

FOR SALE

80+ acres of Land in Historic Port Deposit

Overlooking the Susquehanna River

Suburban Transition Residential Zoning

4 Units Per Acre Potential

Public Water and Sewer Service Available

Bob Johnson * Aimee C. O'Neill
O'NEILL ENTERPRISES REALTY
443-307-7167 * 410-459-7220

Aimee O'Neill & Co., Inc.

REAL ESTATE BROKER • AUCTIONEER • APPRAISER • MANAGEMENT & ACCOUNTING SERVICES

103 E. Jarrettsville Road • Suite A • P.O. Box 394 • Forest Hill, Maryland 21050

410-838-6980 • FAX: 410-836-0772

www.oneillenterprises.com • aimee@oneillenterprises.com

"Serve the Lord with Gladness" Psalm 100:2a

120 Beechwood Dr, Port Deposit, MD 21904

Active

Land

\$6,250,000



MLS #:	MDCC2002826	Lot Acres / SQFT:	81.63a / 3555802.8sf /
Tax ID #:	0807003145		Estimated
County:	Cecil, MD	Price/Acre:	\$76,564.99
Subdiv / Neigh:	BAINBRIDGE	Ownership Interest:	Fee Simple
School District:	Cecil County Public Schools	Lease In Effect:	No
High School:	Perryville		
Development Status:	Raw Land		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,743 / 2021
 Tax Assessed Value: \$147,667 / 2021

Association / Community Info

HOA: No
 Condo/Coop Assoc: No

Land Information

Possible Use:	Development, Golf Course, Hunting, Livestock, Multi-Family, Senior Assisted/DayCare	Additional Parcels:	Yes / P. 602 (Tax ID 07-029454) - 0.479 acres; P. 598 (Tax ID 07-028148) - 8.91 acres; P. 641 (Tax ID 07-003188) - 5.6 acres
Current Use:	Agriculture, Residential	Topography:	Level land - cliff-side frontage overlooking the Susquehanna River
Lot Features:	Backs to Trees, Cleared, Corner, Crops Reserved, Front Yard, Landscaping, Level, No thru street, Not In Development, Partly Wooded, Rear Yard, Road Frontage, Rural, Secluded, SideYard(s), Sloping, Subdivision Possible, Trees/Wooded, Unrestricted, Vegetation Planting	View:	Panoramic, River, Sc
		Building Permits:	No Building Permits

Features

Exterior Features: Horse: Yes, Horses Allowed; Other Structures: 2nd House, Machine Shed
 Utilities: Cable TV, Sewer Available, Water Available; Electric Service: 200+ Amp Service; Water Source: Well; Sewer: On Site Septic; Internet Services: Cable

Remarks

Public: 80+ acres of land consisting of 4 parcels to be sold as an entirety. Located in Historic Port Deposit with dramatic cliff-side overlooking the Susquehanna River, this property is located within 3 miles' distance from the junction of Md Rte # 275 with I-95 - the location of the Hollywood Casino, Perryville Outlets and Great Wolf Lodge Family Entertainment and Water Park - opening in 2023! Suburban Transition Residential Zoning permits a density of 4 Units per acre including townhome, condominium and single-family residential development potential. Buyer to assume the costs of land engineering and the extension of public water and sewer services to the property residential density development. A lovely 3 bedroom/2 bath home containing nearly 3,500 sq. ft. is included in the purchase. The late 19th century manor home is storm-damaged and requires razing. No sign posted. Inspection by appointment, only. Do not enter the property without an appointment. Additional information available in the MLS documents.

Listing Office

Listing Agent: Aimee C O'Neill (27447) Lic# 00921 (410) 459-7220
 Listing Office: O'Neill Enterprises Realty (ONEN1) (Lic# Unknown)

Compensation

Buyer Agency Comp: 2% Of Gross
 Sub Agency Comp: 2% Of Gross

Showing

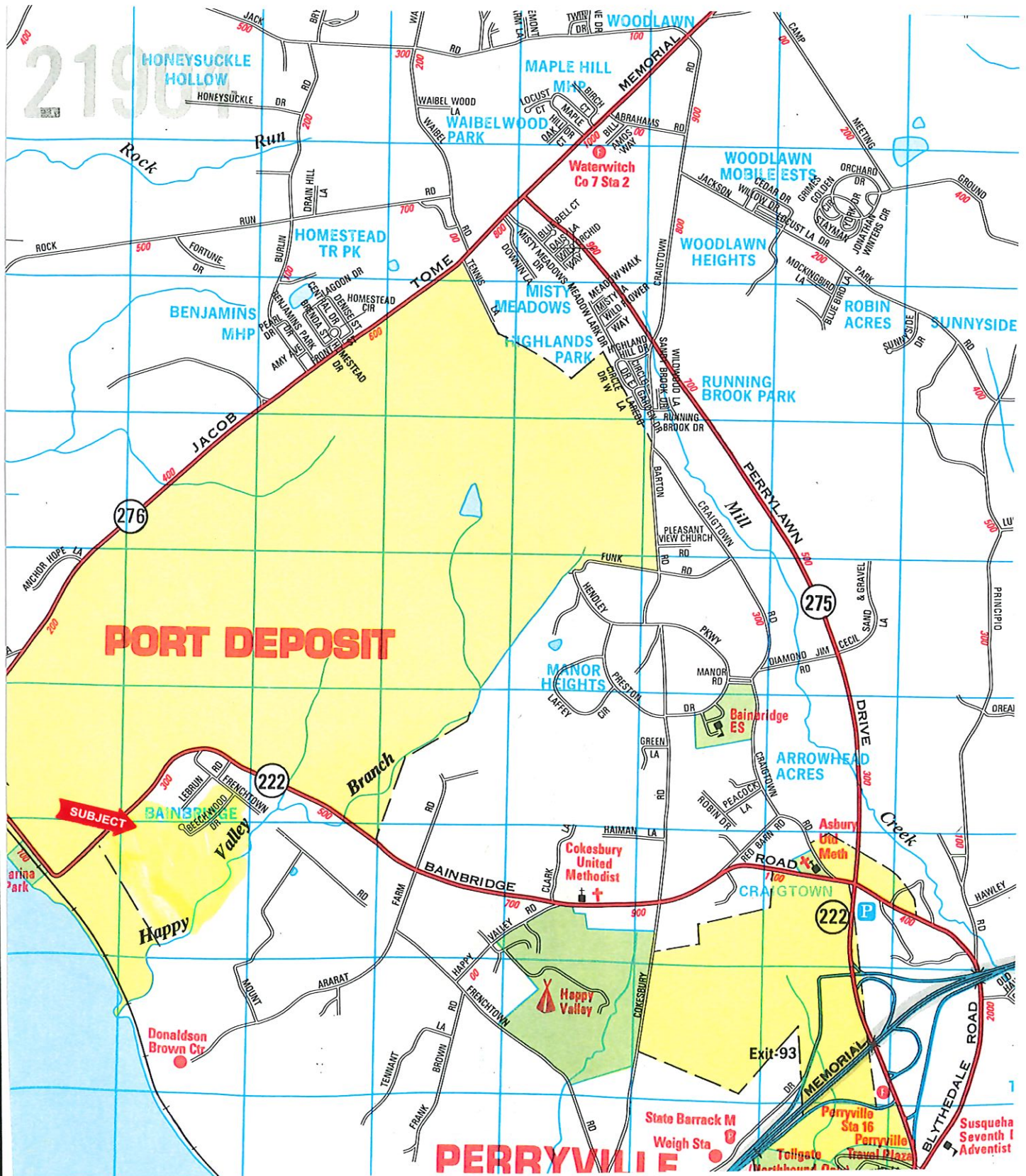
Showing Method: In-Person Only Appointment Phone: (866) 891-7469 Contact Name: Showing Time
 Showing Requirements: Agent or Owner to be Present, Appointment Only, Do Not Show Without Appt, Schedule Online, See Remarks

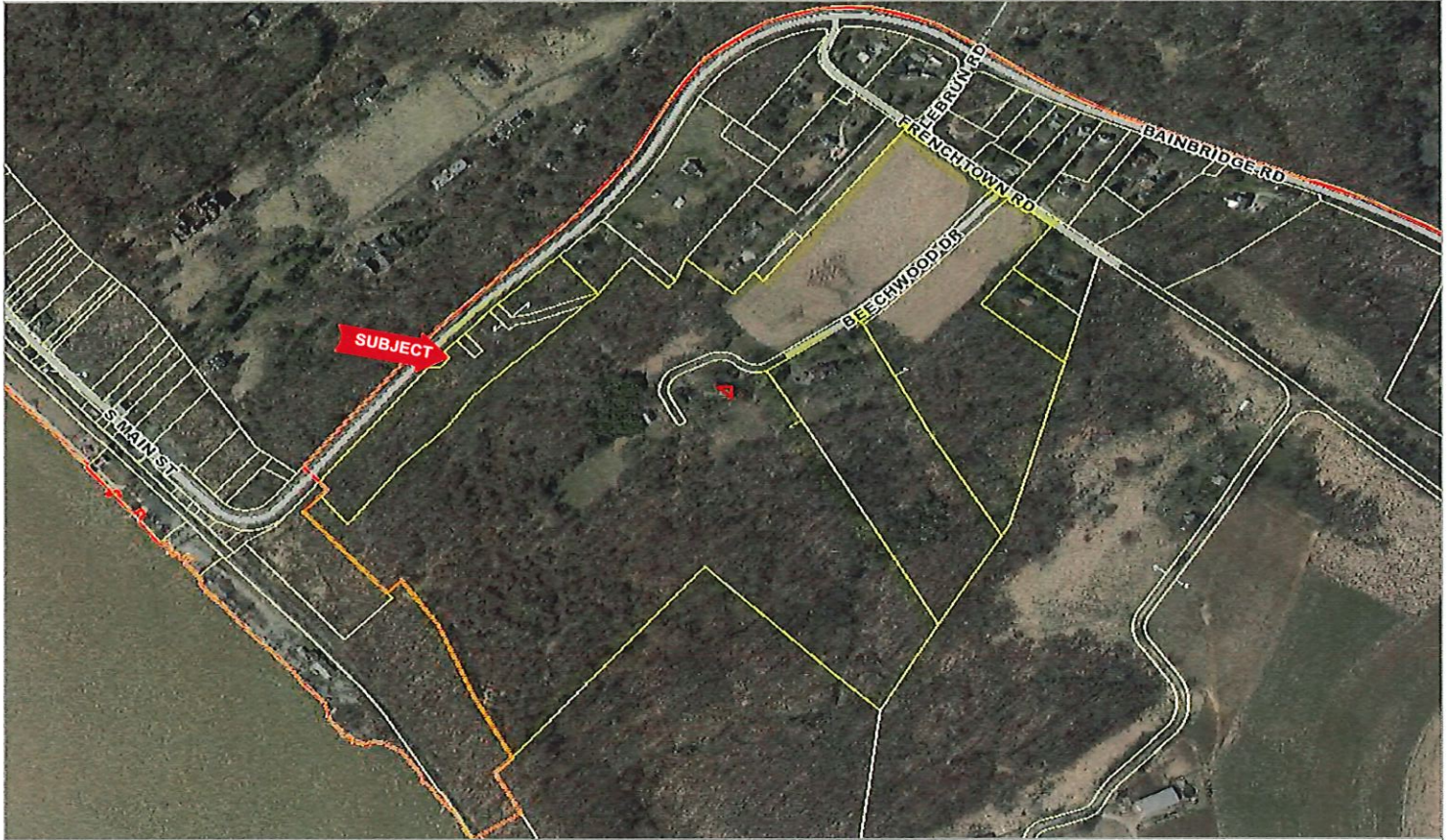
Listing Details

Original Price:	\$6,250,000	Sale Type:	Standard	DOM / CDOM:	31 / 31
Listing Agrmnt Type:	Exclusive Agency			Owner Name:	Henry F Jr and Marilyn W Coudon
Listing Term Begins:	12/21/2021				
Inclusions:	Two Dwellings; outbuildings				
Exclusions:	personal property				



ADC Cecil County Street Map
Map 9 Grid B9





Cecil County, MD Aerial Map



Scale = 1: 3511

THIS MAP IS DESIGNED FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED AS A SUBSTITUTE FOR A TRUE TITLE SEARCH, PROPERTY APPRAISAL OR A SURVEY BY A LICENSED SURVEYOR.



Cecil County, MD Soils Map



Scale = 1: 3511

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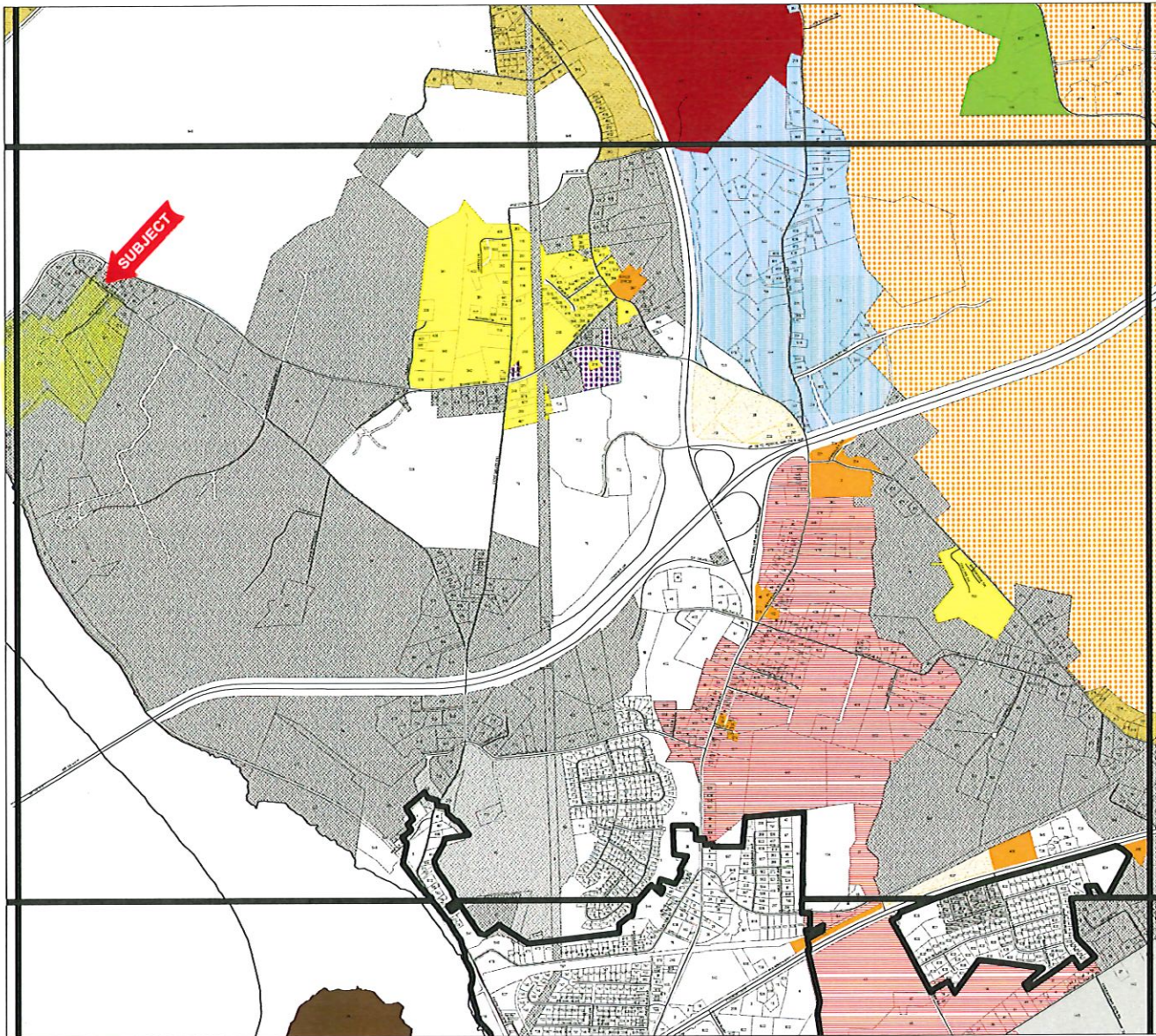
Cecil County, MD Flood Map



Scale = 1: 3511

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Cecil County Zoning Map

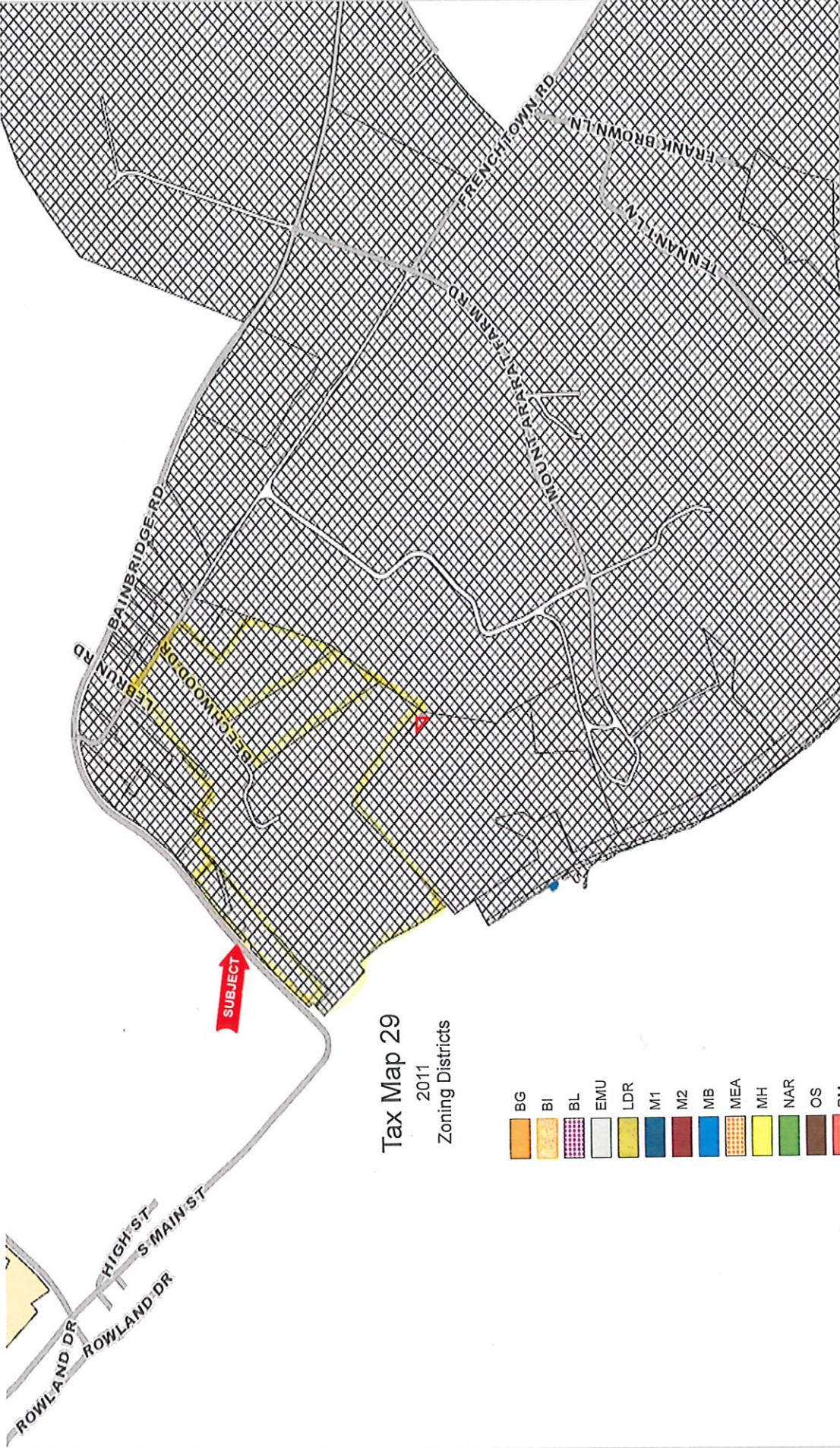


Tax Map 29 2011 Zoning Districts

- BG
- BI
- BL
- EMU
- LDR
- M1
- M2
- MB
- MEA
- MH
- NAR
- OS
- RM
- RMU
- RR
- SAR
- ST
- Town Zoning
- UR
- VR
- Tax Map Boundary
- Road Centerlines

1 inch = 500 feet
April 5, 2011

Updated February 10, 2020
through Rezoning 2019-03



Tax Map 29
2011
Zoning Districts

- BG
- BI
- BL
- EMU
- LDR
- M1
- M2
- MB
- MEA
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Cecil County, MD

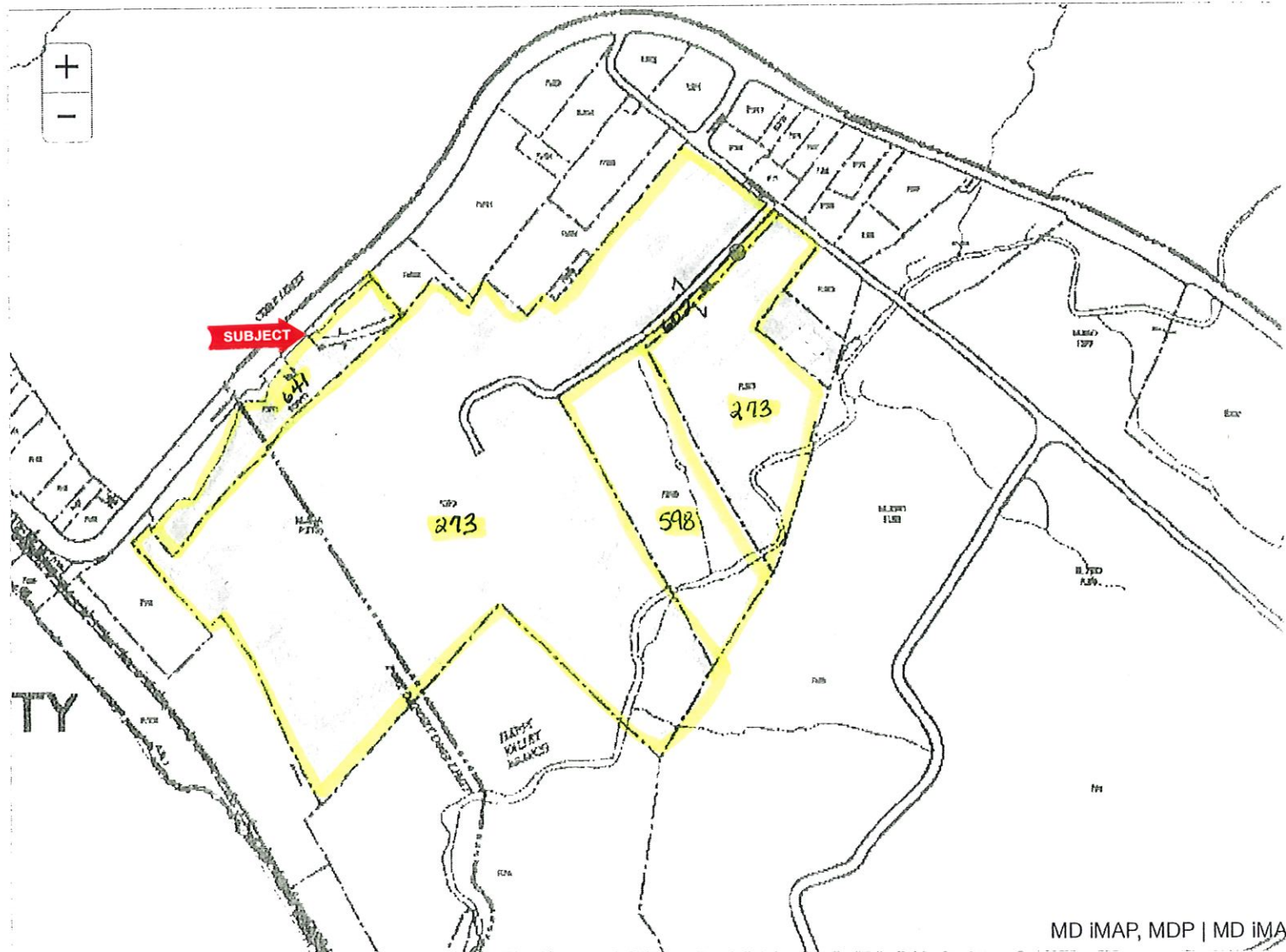


Scale = 1: 6742

Cecil County

[New Search \(https://sdat.dat.maryland.gov/RealProperty/\)](https://sdat.dat.maryland.gov/RealProperty/)

District: **07** Account Number: **029454**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

CECIL COUNTY ZONING ORDINANCE

Adopted: April 19, 2011

Effective: May 1, 2011

	<u>Section</u>	<u>Amendment Type</u>
<i>Amended:</i>		
<i>January 3, 2012</i>	<i>161</i>	<i>Clinics</i>
<i>February 1, 2012</i>	<i>215</i>	<i>Fee-in-Lieu</i>
<i>August 21, 2012</i>	<i>12, 246.8</i>	<i>Transfer of Dev. Rights</i>
<i>December 3, 2012</i>	<i>Numerous</i>	<i>Change from Commissioner to Charter form of government</i>
<i>May 21, 2013</i>	<i>12 & 79</i>	<i>Home occupations</i>
<i>June 19, 2013</i>	<i>16 & 224-233</i>	<i>Floodplains</i>
<i>July 18, 2013</i>	<i>12, 42, 247</i>	<i>Brownfield Redev. District</i>
<i>May 5, 2015</i>	<i>225, 228, 232, 233</i>	<i>Floodplains</i>

Board of County Commissioners of Cecil County

James T. Mullin, President
Diana Broomell, Vice-President
Michael W. Dunn, Commissioner
Robert J. Hodge, Commissioner
Tari Moore, Commissioner

- a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance.
- b. The parcel to be subdivided is less than two (2) acres in size.
- c. The proposed subdivision would be considered a minor subdivision according to the Cecil County subdivision regulations.
- d. The newly created lot cannot be transferred outside of the immediate family for five (5) years.
- e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area.
- f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 26. ST - Suburban Transition Residential

- 1. Purpose. The purpose of the Suburban Transition Residential zone is to provide opportunities for medium density growth areas in the periphery of the Growth Area. The intent of this zone is to act as a transitional zone between higher density zones and lower density zones.
- 2. Maximum Density Residential Provisions. Maximum permitted residential densities shall be as follows:
 - a. Without Community Facilities – One (1) dwelling unit per acre.
 - b. With Community Facilities – Four (4) dwelling units per acre.
 - c. With the use of Transferred Development Rights – Six (6) dwelling units per acre.
- 3. Open Space Provisions.
 - a. A minimum of fifteen (15) percent common open space is required for all subdivisions involving ten (10) or more lots. This common open space requirement may be waived by the Planning Commission if a payment in lieu of common open space is made to the County's Purchase of Development Rights program.
 - b. A minimum of fifteen (15) percent common open space is required for all subdivisions using transferred development rights. The open space shall be interspersed throughout the development into small village greens and pocket parks rather than in one large mass of open space.
- 4. Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance. The following minimum bufferyards shall be required:
 - a. Bufferyard from collector or arterial roads – Bufferyard B.
 - b. Bufferyard from internal streets – row of street trees.

- c. Bufferyard from contiguous agricultural uses shall be Bufferyard A. This bufferyard may be waived by the Planning Commission when the principal structures are setback 300 feet from the boundary line.
5. Sidewalks. Sidewalks along one side of internal streets shall be required.
 6. Landscaping. Landscaping shall be required on all subdivisions approved after the adoption of this Ordinance. A minimum of fifteen (15) percent of the development envelope shall be landscaped.
 7. Intra-family Density Transfer Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre density requirement for subdivisions without community facilities provided that:
 - a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance.
 - b. The parcel to be subdivided is less than two (2) acres in size.
 - c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations.
 - d. The newly created lot cannot be transferred outside of the immediate family for five (5) years.
 - e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area.
 - f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 27. UR - Urbanized Residential

1. Purpose. The purpose of the Urbanized Residential zone is to create pedestrian friendly areas that provide a transition between areas of high density and areas of middle density. The Urbanized Residential is intended to contain a mix of housing types including single family, duplex, townhouse, and apartment residences.
2. Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - a. Without Community facilities – One (1) dwelling unit per acre.
 - b. Single Family with Community facilities – Four (4) dwelling units per acre.
 - c. Duplex/Semi-detached with Community Facilities – Six (6) dwelling units per acre (see Sections 72, 73, and Article XII).
 - d. Townhouse – Eight (8) dwelling units per acre.
 - e. Apartments – Ten (10) units per acre.
 - f. Subdivisions using Transferred Development Rights – Twelve (12) units per acre.

Section 54.4 - Table of Permissible Uses

USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RIA	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
1.00.000 AGRICULTURAL USES																			
1.01.000 Agricultural operations, farming																			
1.01.100 Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.01.110 Agricultural Product Sales (Section 158)	PC	PC								P	P	P	P	P					
1.01.200 Agricultural Equipment Sales (Section 57)	SC	SC								P	P	P	P	P					
1.01.300 Animal Husbandry (Section 58)	PC	PC	PC		PC	PC	PC	PC								PC	PC	PC	PC
1.01.400 Slaughterhouses (Section 59)*	SC	SC														PC	P		
1.01.500 Roadside Stand (Section 60)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
1.01.600 Commercial Stables (Section 61)	PC	PC	PC		PC	PC		PC				P	P	P		P	P		PC
1.02.000 Aquaculture	P	P													P	P	P	P	P
1.03.000 Fisheries													P	P	P	P	P	P	P
1.04.000 Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.05.000 Topsoil, Mulch, and/or Aggregate Sales (Section 62)	PC	PC								P	P		P	P					
1.06.000 Farmers Markets (Section 63)	SC	SC								P	P	P	P	P					
1.07.000 Livestock Market (Section 64)	SC	SC														PC	PC	PC	
1.08.000 Nursery	P	P								P	P		P	P			P	P	P
1.09.000 Greenhouse - on-premise sales permitted (Section 65)	PC	PC	PC		PC	PC	PC			P	P	P	P	P		P	P	P	
1.10.000 Kennel, Commercial (Section 66)*	SC	SC												PC	PC				
2.00.000 MINERAL EXTRACTION																			
2.00.100 Mineral Extraction (Section 67)																			PC
2.00.200 Mineral Processing (Section 68)																		PC	PC
3.00.000 RESIDENTIAL																			
3.01.000 Dwelling - Single-Family Detached																			
3.01.100 Dwelling - Detached (Section 69)	P	P	P	P	P	P	P	P	P	P	P	PC	PC	PC	PC	PC	PC	P	
3.01.200 Dwelling - Manufactured Home - Double-wide (Section 70)	PC	PC	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
3.01.300 Dwelling - Manufactured Home - Single-wide (Section 71)	SC	SC	SC	P	SC	SC	SC				SC	SC	SC	SC		SC	SC	SC	

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USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	L11	M2	MEA	OS
3.01.400 Dwelling - Tenant House	P	P	P	P	P	P	P	P	P	P									
3.01.500 Dwelling - Guest House - on parcels greater than 50 acres	P	P	P	P	P	P	P	P	P	P									
3.01.600 Dwelling - Guest House - on parcels less than 50 acres	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE									
3.02.000 Dwelling - Single-Family Attached																			
3.02.100 Dwelling - Duplex (Section 72 & Article Xii)							PC	PC	PC	P	PC	PC							
3.02.200 Dwelling - Semi-Detached (Section 73 & Article Xii)							PC	PC	PC	P	PC	PC							
3.02.300 Dwelling with Accessory Apartment (Section 74)	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P								
3.03.000 Dwelling - Multi-Family									P										
3.03.100 Dwelling - Townhouse (Section 75 and Article Xii)								P	P	P	P				PC				
3.03.200 Dwelling - Apartment (Section 76 and Article Xii)								P	P	P	P	PC	PC		PC		PC		
3.03.300 Dwelling - Apartment Conversion (Section 77)								SC		P	P								
3.04.000 Manufactured Home Park (Section 78)					PC														
3.05.000 Home Occupation (Section 79)	SC	SC	SC	SC	SC	SC	SC	SC	SC	PC	P	P	P	P	P				SC
3.06.000 Homes emphasizing special services, treatment, or supervision and Residential Elderly Care																			
3.06.100 Group Homes																			
3.06.110 less than 9 people	P	P	P	P	P	P	P	P	P	P	P								P
3.06.120 9 through 16 people										P	P								
3.06.200 Day Care																			
3.06.210 Day Care Center, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
3.06.220 Day Care Center, Group (Section 80)*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC		PC			
3.06.300 Halfway House (Section 81)	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC		SC	SC	SC					SC
3.06.400 Retirement housing complex (Section 82)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P								
3.07.000 Miscellaneous rooms for rent situations																			
3.07.100 Boarding houses (Section 83)	SC	SC	SC		SC	SC	SC	SC	SC			PC	PC	PC					
3.07.200 Bed and breakfast (Section 84)	SC	SC	SC		SC	SC	SC	SC	SC			P	P		PC				
3.07.300 Conference Center (Section 85)*	SC	SC				SC	SC			P	P		P	P	PC	P	PC		
3.08.000 Hotel (Section 86)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P	PC	PC			
3.09.000 Motel (Section 87)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P	PC	PC			

P = Permitted PC = Permitted with Conditions SC = Special Exception with Conditions SE = Special Exception * See Note on last page

USES DESCRIPTION (Article V Citation)	Zones																		
	HAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
4.00.000	INSTITUTIONAL																		
4.01.000	P	P	P	P	P	P	P	P	P	P								P	P
4.01.100	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC									PC
4.01.200										P	P		P	P	PC	P	P		
4.02.000	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
4.03.000	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P					P
4.04.000	SE	SE	SE	SE	SE	SE	SE	SE	SE		P	P	P	P	P	PC	PC		SE
4.05.000	Institutional residence or care facilities																		
4.05.100	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		P	P					
4.05.200	SC	SC	SC	SC	SC	SC	SC	SC	SC				PC	PC					
4.06.000	Cemetery, Crematorium																		
4.06.100	Cemeteries																		
4.06.110	P	P	P	P	P	P	P	P		P	P	P	P	P					
4.06.120	SC	SC	SC	SC	SC	SC	SC	SC	SC										
4.06.200	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P	P		P			
4.06.300												PC	PC	PC		PC	PC		
5.00.000	RECREATION, AMUSEMENT, ENTERTAINMENT																		
5.01.000										P	P	P	P	P	P	PC	PC		
5.01.100										P	P		P	P					
5.01.200													SC	SC	SC				
5.01.300													SC	SC	SC		SC		SC
5.01.400														PC	PC				PC
5.01.500														SC	SC		SC		
5.02.000	Privately owned outdoor recreation facilities (Section 100) *																		
	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		P	P	P				
5.03.000	Privately owned outdoor swim or tennis clubs approved as part of a residential development																		
	P	P	P	P	P	P	P	P	P	P	P								P
5.04.000	Marina																		

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USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RIAU	EMU	BL	BG	BI	IB	IA1	IA2	MEA	OS
5.05.000 Campgrounds, Recreational Vehicle Parks (Section 101)*	SC	SC		SC										PC	PC	PC			PC
5.06.000 Festivals or Events (Section 102)	SC	SC																	
5.07.000 Automobile and motorcycle racing tracks (Section 103)*														SC			SC	SC	
5.08.000 Go Cart Track (Section 104)													PC	PC					
5.09.000 Amusement Parks (Section 105)*	SC	SC											PC	PC					
5.10.000 Public Golf Courses, privately owned golf courses, and public and privately owned golf courses approved as part of some residential development (Section 106)*	PC	PC	PC		PC	PC	PC	PC	PC										PC
5.11.000 Golf Driving Range, not part of a golf course (Section 107)													PC	PC					SC
5.12.000 Golf - Miniature										P	P		P	P	P				
5.13.000 Rifle and pistol range, war games, archery ranges or other recreation using weapons, outdoor (Section 108)	SC	SC											SC	SC					SC
5.14.000 Swimming Pool, Commercial (Section 109)*	SC	SC	SC	SC	SC	SC	SC		SC				PC	PC	PC				
6.00.000 EMERGENCY SERVICES																			
6.01.000 Fire Stations without assembly hall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.02.000 Fire Station with Assembly Hall (Section 110)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P					P
6.03.000 Rescue squad, ambulance service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.04.000 Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7.00.000 PUBLIC AND SEMI-PUBLIC FACILITIES																			
7.01.000 Post office																			
7.01.100 Local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7.01.200 Regional										P				P	P			P	P
7.02.000 Airport (Section 111)*	SC	SC			SC	SC								SC		SC	SC		SC
7.03.000 Helicopter Facilities (Section 112)*	SC	SC											SC	SC		SC	SC		SC
7.04.000 Prison (Section 113)																SC	SC		SC
7.05.000 Transportation																			
7.05.100 Train station	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
7.05.200 Bus Depot											P		P	P					
7.05.300 Park and Ride Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P

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		Zones																		
USES DESCRIPTION (Article V Citation)		HAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
8.00.000	UTILITIES																			
8.01.000	Neighborhood Essential Service (Section 160)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
8.02.000	Electric power, gas transmission & telecommunications buildings and structures (Section 114)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
8.03.000	Overhead Electric Power Transmission	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8.04.000	Communication Tower (Section 115)	SC	SC		SC	SC	SC	SC		SC	SC	SC		PC	PC		PC	PC		
8.05.000	Public Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9.00.000	COMMERCIAL -SERVICE																			
9.01.000	Service establishments with floor area < 5,000 square feet (Section 116)*				PC						PC	P	P	P	P	P	PC	PC	PC	
9.02.000	Service establishments with floor area > 5,000 square feet (Section 117)											P		P	P	PC				
9.03.000	Office Buildings																			
9.03.100	Office Building, Class A (Section 118)*											P		P	P			P	PC	
9.03.200	Office Building, Class B											P		P	P			P		
9.03.300	Office Building, Class C (Section 119)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P	P					
9.04.000	Banks, Drive-in (Section 120)													PC	PC	PC				
9.05.000	Business services											P	P	P	P			P		
9.06.000	Health Club (Section 121)*										P	P	P	P	P	P	PC	PC		
9.07.000 *	Construction Business or Supplies										P	P	P	P	P		P	P		
9.08.000 *	Funeral Parlors (Section 122)*	SC	SC	SC		SC	SC	SC			P	P	P	P						
9.09.000	Animal Hospital (Section 123)*	SC	SC									PC	PC	PC						
10.00.000	COMMERCIAL - RETAIL AND WHOLESALE																			
10.01.000	Retail Establishments with floor area <5,000 square feet (Section 124)*				PC						PC	P	P	P	P	P	PC	PC	PC	
10.02.000	Retail Establishments with floor area >5,000 square feet (Section 125)											P		P	P	PC				
10.03.000	Adult Bookstore and/or Entertainment Center (Section 126)													SC	SC					

P= Permitted PC= Permitted with Conditions SC = Special Exception with Conditions SE = Special Exception * See Note on last page

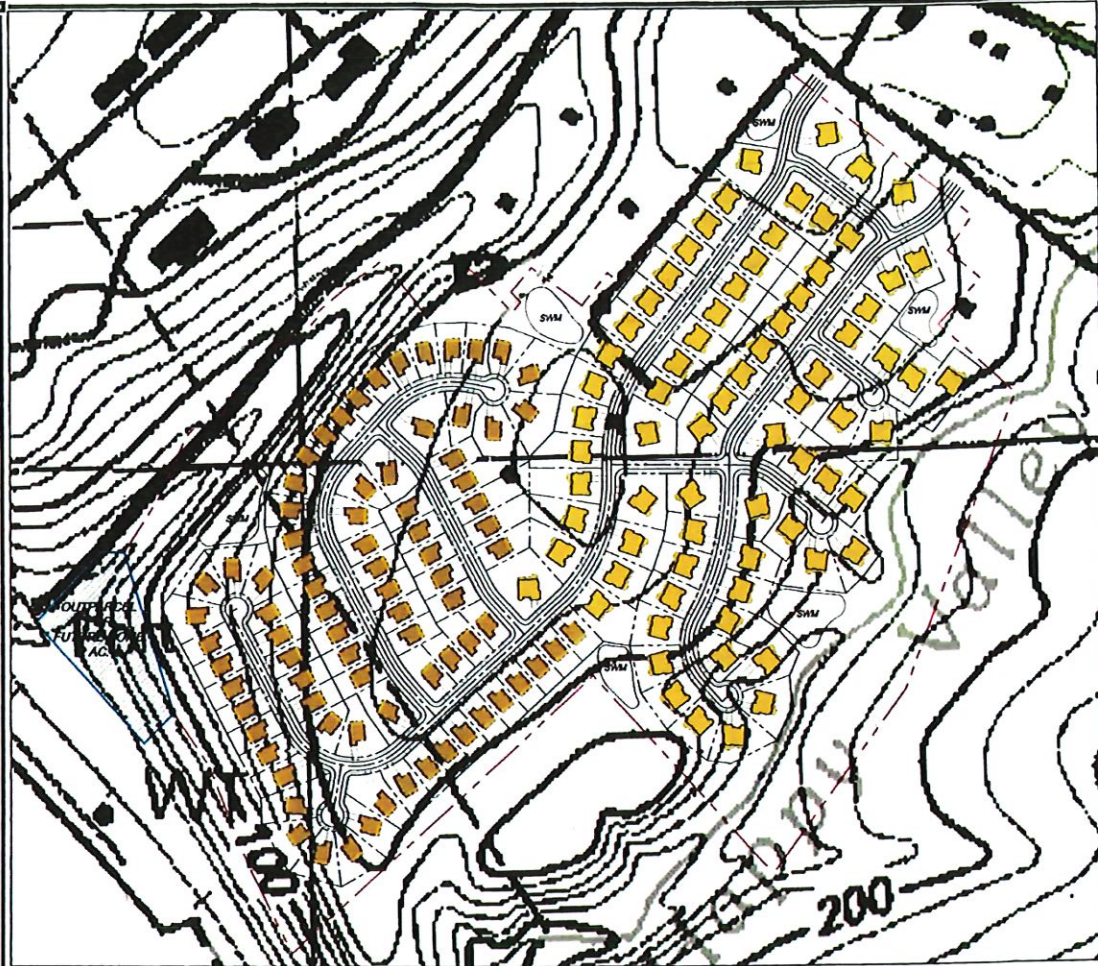
USES DESCRIPTION (Article V Citation)	Zones																			
	NAR	SAR	RR	MH	LDR	ST	UR	VR	REI	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS	
10.04.000	Alcoholic Beverage Sales/Liquor Stores (Section 127)										SC	SC	PC	PC	SC					
10.05.000	Antique Shops (Section 128)*	SC	SC	SC	SC	SC	SC	SC		P	P	P	P	P						
10.06.000	Auction Houses (Section 129)*	SC	SC							P		P	P			P	P		SC	
10.06.100	Industrial Auction House									P	P	P	P	P						
10.07.000	Pet Store									P	P	P	P	P						
10.08.000	Manufactured Home sales									P	P	P	P	P						
10.09.000	Open-air markets									P	P	P	P	P						
10.10.000	Wholesale sales and establishments *									P	P	P	P	P						
10.11.000	Shopping Center (Section 130)										SC	SC	SC							
10.12.000	Restaurants																			
10.12.100	Restaurant, Standard (Section 131)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P	PC	PC	PC			
10.12.200	Restaurant, Carry-out, Delivery (Section 132)*									P	P	P	P	P	PC	PC	PC			
10.12.300	Restaurant, Drive-thru or fast food (Section 133)										PC	PC	PC	PC						
10.12.400	Tavern (Section 134)										PC	PC	PC	PC	PC					
11.00.000	MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS																			
11.01.000	Motor Vehicle Sales										P		P	P						
11.02.000	Motor Vehicle Filling Station (Section 135)										PC	PC	PC	PC						
11.03.000	Motor Vehicle Rental (Section 136)										P		P	P	PC					
11.04.000	Motor Vehicle Repair and Maintenance (Section 137)*										P	PC	P	P		P	P			
11.05.000	Salvage Yard (Section 138)*	SC	SC																	
11.06.000	Towing Service (Section 139)*										PC		PC	PC		PC	P			
11.07.000	Travel Trailers (Section 140)	PC	PC	PC																
11.08.000	Storage Trailer and Container (Section 158)	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	P	P	P	P	P	P	
11.09.000	Storage Trailer Facility (Section 141)*											PC	PC	PC				PC		
11.10.000	Bus Storage (Section 142)*	SC	SC								P		P	P					P	
11.11.000	Car Wash										P		P	P						
11.12.000	Truck Wash													P		P				
11.13.000	Travel plaza													P						
11.14.000	Truck stop															P				

P = Permitted PC = Permitted with Conditions SC = Special Exception with Conditions SE = Special Exception * See Note on last page

USES DESCRIPTION (Article V Citation)	Zones																		
	IAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
12.00.000	INDUSTRIAL																		
12.01.000	Manufacturing																		
12.01.100																			P
12.01.200	Light Industry (Section 143)*	SC	SC											P		P	P		
12.02.000	Blacksmith Shop	SE	SE													P	P		
12.03.000	Welding shops, ornamental iron works, machine shops*																P	P	
12.04.000	Bottling Facility*									P							P	P	
12.05.000	Saw Mills (Section 144)*	SC	SC															P	
12.06.000	Winery (Section 145)	PC	PC	PC	PC	PC	PC	PC	PC								P	P	
12.07.000	Brick or Block Manufacturing*																		P
12.08.000	Concrete and Asphalt Plants (Section 146)*																	PC	PC
12.09.000	Automobile Parking Garages or Parking Lots, not accessory to a permitted use										P		P	P					
12.10.000*	Truck Terminal																P	P	
12.11.000	Warehouse*										P		P	P			P	P	
12.12.000	Mini-Storage (Section 147)													PC	PC				
12.13.000	Non-Automotive Fuel Sales or Storage (Section 148)*											PC		PC	PC			PC	PC
12.14.000*	Research and Development Facilities (Section 149)	SC	SC			SC	SC	SC			P				P		P	P	
12.15.000	Waste Management Uses																		
12.15.100	Recycling Facility*																	P	SE
12.15.200	Petroleum Products Recycling Facility (Section 150)*																	SC	
12.15.300	Hazardous Waste Recycling Facility (Section 151)																	SC	
12.15.400	Hazardous Waste Incineration Facility (Section 152)																	SC	
12.15.500	Rubble Landfill (Section 153)																		SC
12.15.600	Sanitary Landfill (Section 154)																		SC
12.15.700	Sludge Handling (Section 155)	SC	SC																SC
12.16.000	Power Generating Facilities (Section 156)	SC	SC														SE	P	
13.00.000	MISCELLANEOUS USE																		
13.01.000	Necessary Structures and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13.02.000	Zoological Gardens	SE	SE											P					P

P = Permitted; PC = Permitted with Conditions; SC = Special Exception with Conditions; SE = Special Exception * See Note on last page
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* When these uses are proposed to occur or expand within the Chesapeake Bay Critical Area - Resource Conservation Area (RCA) the applicant must apply for, and receive Growth Allocation as described in Article XI, Part I of this Ordinance prior to final approval.

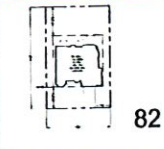


DENSITY TABULATION

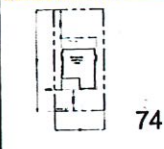
Category	Density
Single-Family Residential	10 Units/Acre
Medium-Density Residential	20 Units/Acre
High-Density Residential	30 Units/Acre
Office/Professional	100,000 sq ft/Acre
Community/Institutional	100,000 sq ft/Acre
Public/Community	100,000 sq ft/Acre
Industrial	100,000 sq ft/Acre
Warehouse	100,000 sq ft/Acre
Manufacturing	100,000 sq ft/Acre
Other	100,000 sq ft/Acre

- GENERAL NOTES**
1. ALL DATA SHOWN HAS GATHERED FROM THE UNITED STATES GEOLOGICAL SURVEY, NATIONAL PHOTOGRAPHIC AND AERIAL PHOTOGRAPHIC INFORMATION SYSTEM (NAIP).
 2. ALL LAND RECORDS FOR LOCAL LINES, RECORDS, AND CURRENT PROPERTY OWNERS ARE OBTAINED THROUGH LOCAL RECORDS.
 3. ALL DATA DEPICTED ON THIS MAP IS OBTAINED TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 4. DATE OF ALL DATA PHOTOGRAPHY: BLANK.
 5. LOCAL CLIMATE: WET SUBTROPICAL.
 6. ALL DIMENSIONS ARE SUBJECT TO REVIEW BY LOCAL COUNTY.
 7. FURTHER FIELD SURVEYING MAY BE NEEDED TO DETERMINE THE LOCATION OF BOUNDARIES AND ADJACENT PROPERTIES.
 8. UTILITIES: UTILITIES FACILITIES MAY REQUIRE RELOCATION OR DEEPENING AND ARE NOT SHOWN ON THIS MAP. FUTURE CONSTRUCTION OF UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER.
 9. THE BASE INFORMATION SHOWN HERE IS BASED ON A DEED FROM 1998 WHICH IS ASSOCIATED WITH THE DEED FOR THIS PROJECT. THE DEED ALSO STATES THAT THE PROPERTY HAS BEEN MOVED TO BE DELETED FROM THE RECORDS.
 10. THE DENSITY DEPICTED HERE IS ONLY APPLICABLE WITH PUBLIC WATER AND SEWER.
 11. BASED ON THE WATER MAIN AND SEWER PLAN FOR LOCAL COUNTY ASSEMBLY IS OUT OF THE SERVICE AREA. FUTURE CONSTRUCTION IS LOCATED TO THE SOUTH AND WEST AND EASTING IS LOCATED TO THE SOUTH AND WEST STREAM TO THE SEWERAGE.
 12. ALL DIMENSIONS ARE SUBJECT TO THE ENGINEER'S JUDGMENT AND SHALL BE SHOWN ON THE PLAN.
 13. ALL DIMENSIONS ARE SUBJECT TO THE ENGINEER'S JUDGMENT AND SHALL BE SHOWN ON THE PLAN.
 14. ALL DIMENSIONS ARE SUBJECT TO THE ENGINEER'S JUDGMENT AND SHALL BE SHOWN ON THE PLAN.

FRONT ENTRY GARAGE



EXECUTIVE/ESTATE LINE



**COUDON ASSEMBLAGE
SUBURBAN RESIDENTIAL 2 CONCEPT**



100' SCALE
DATE: 10/1/00



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From the Baltimore Business Journal:

<https://www.bizjournals.com/baltimore/news/2021/06/28/cecil-county-great-wolf-lodge-development-boom.html>

Cecil County wants to expand beyond its industrial base. Great Wolf Lodge is just the start.

Jun 28, 2021, 7:30am EDT

Cecil County's landscape is taking off in some new directions this summer with a slew of projects in the residential, entertainment and even sports tourism sectors.

The rural county for years has used its vein of Interstate 95 to expand its industrial and e-commerce base with tenants like Amazon, Lidl and Medline moving into large warehouses. Now, a new push to grow even



COURTESY OF GREAT WOLF RESORTS

The national chain of resorts and water parks opened this "Fort Mackenzie" park in Georgia three years ago.

more along the major corridors of I-95 and U.S. Route 40 is getting into full swing — with the anticipated revenue that will follow expected to put the jurisdiction on the road toward a more solid future.

"We are looking at attracting bioscience," said Steven Overbay, the county's new economic development director in an interview with the Baltimore Business Journal this month. "And we are building residential units. The additional rooftops into Cecil and the retail and office pad sites, our sports tourism opportunities, are all elements for mixed-use development growth and really go to creating a corporate culture here. We're excited to be a jobs generator."

The once staid Cecil County landscape — viewed for years as a low-key last stop in Maryland near the Delaware state line — will soon be dotted with construction cranes.

Chief among them is the 700-room Great Wolf Lodge, which will kick off development in Perryville in mid-July and is expected to bring 2,000 construction jobs and 500 permanent jobs to the area. When completed in 2023, the resort will be the largest in the national chain's portfolio and its indoor pool complex will be the largest on the East Coast. The resort is expected to draw about 500,000 visitors each year, Overbay said.

Across the county in Elkton, \$20 million worth of upgrades to the historic Fair Hill track paved the way for the Maryland 5 Star international equestrian event to take place for the first time this fall with an expected draw of 30,000. The Oct. 14-17 event will bring elite athletes from around the world to compete at an Olympic level that is only equaled by one other event in the U.S.

Another up-and-coming Cecil County attraction is a sports complex in the works at the 650-acre Southfields of Elkton with a vision of attracting youth sports tournaments to the area. That development by Stonewall Capital CEO Ray Jackson is expected to produce 1,000 new residential units in Elkton flanked by 250,000 square feet of retail and

commercial space — as well as an industrial park — in the coming five years.

"Cecil County will be a hotbed of activity for years to come," said Overbay, who was hired from Harford County's economic development office last year.

But that doesn't mean Cecil County is getting away from its still-growing industrial base. Overbay ticked off several accomplishments so far, including a recently announced expansion of California-based athleisure wear companies Alo Yoga and Bella+Canvas to a 717,000-square-foot distribution facility in North East. Automotive distributor Highline Warren also just leased 250,000 square feet of warehouse space near the county's office building in Elkton for a distribution hub.

Not far from the Great Wolf Lodge, the first phase of a massive overhaul of the long-idled former Bainbridge Naval Training Center site is expected to get underway in the coming months. Meanwhile, industrial developer Trammell Crow is approaching the halfway mark of a 766,000-square-foot warehouse in an emerging 299-acre commerce center as part of the Southfields of Elkton development. Another 14.5 million square feet of potential development awaits in the Principio Business Park off Route 40.

Overbay estimates about 7 million square feet of new industrial development will soon be underway in the northern corner of the county with potential for another large cluster near North East at Principio. All will be complemented by a \$54 million, partially federally-funded new interchange off I-95 near Principio where the 1.15-million-square-foot Amazon warehouse sits.

Cecil's new county executive, Danielle Hornberger, said in February she aims to keep the growth contained to certain areas to contain sprawl. Cecil has thousands of acres dedicated to agriculture and some of its smaller towns have an old-fashioned Main Street aura they want to retain.

That will require a measured approach, she said.

"We are going to tackle it slowly with a lot of consensus," Hornberger said. "We want to do business and grow our tax base, and we're not saying we will turn a project down because we want to go back to the 1950s. We're saying come talk to us and we'll find a spot for you."

Added Overbay: "We're seeing a lot of investment come in. I think it's safe to say there was a period of time when Cecil County found it difficult to grow, but there's been a very measured approach and strategic changes within our development corridor, and we're seeing action in that now."

Melody Simmons

Reporter

Baltimore Business Journal

