

Robert J. Alt, Mayor

Board of Commissioners:

Town Administrator:

Jean A. Broomell

Robert M. Massimiano

Lewis H. George, Jr.

Charles H. Givens, Sr.

Earl M. Piner, Sr.

July 9, 2021

Mr. James Massey  
Cecil County Council Manager  
200 Chesapeake Blvd.  
Elkton, MD 21921

Re: Annexation to the Town of Elkton  
Resolution A1-2021  
Tax Map 027B, Parcels 58, 2483 & 807  
Elkton, Cecil County, Maryland 21921

Dear Mr. Massey:

The Mayor and Commissioners of the Town of Elkton have scheduled a public hearing for the proposed annexation of three (3) parcels of land owned by Preston Ayars and Laetitia Ayars:

- **Parcel 1** - identified on Tax Map 027B, Parcel 0807, consisting of approximately 1.094 acres and addressed as 65 Swallow Drive, Elkton, MD 21921
- **Parcel 2** - identified on Tax Map 027B, Parcel 2483 consisting of approximately 9.459 acres, and located on Elkton Road, Elkton, MD 2192;
- **Parcel 3** - identified on Tax Map 027B, Parcel 0058, consisting of 49.4012 acres and located on Belle Hill Road, Elkton, MD 21921.

The public hearing is scheduled for August 18, 2021 at 6:05 p.m. at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, MD 21921. The Elkton Planning Commission will consider the Petition for Annexation at their regularly scheduled public meeting on August 16, 2021, for recommendation to the Mayor and Commissioners.

Enclosed is a copy of the Annexation Plan, the Annexation Petition, Resolution A1-2021, Cecil County Land Use Map, Elkton Future Growth Areas map, aerial photo and copies of the Notice of Public Hearing for the proposed annexation. The proposed annexation consists of a total of 56.1806 acres of land currently zoned High Density Residential (RM) district in Cecil County. The property will be zoned C-3 (Highway Interchange Commercial) Town zoning classification. **Land uses permitted under Elkton's C-3 district are substantially different than those authorized under Cecil County's RM zone. This change of zoning will require Cecil County Council consent. Please see the attached Annexation Plan for more information.**

Should you have any questions, or require additional information, I may be reached at (410) 398-4999 or by email at [jeanne.minner@elkton.org](mailto:jeanne.minner@elkton.org).

Sincerely,

Jeanne D. Minner AICP  
Director of Planning

Enclosures

## TOWN OF ELKTON

Elkton Municipal Building, 100 Railroad Avenue, P.O. Box 157, Elkton, Maryland 21922-0157  
TELEPHONE: (410) 398-4999 FAX: (410) 398-0128 E-MAIL: [building.zoning@elkton.org](mailto:building.zoning@elkton.org) WEBSITE: [www.elkton.org](http://www.elkton.org)

**Town of Elkton  
Annexation Plan  
Resolution A1-2021  
Tax Map 027B, Parcels 58, 2483 & 807  
Elkton, Cecil County, Maryland 21921**

**INTRODUCTION**

The Town of Elkton, Cecil County, is a Maryland municipal corporation (hereinafter the "Town"). In accordance with Article XI-E, Constitution of the State of Maryland, and Section 4-401, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, for the enlargement of the corporate boundaries of the Town of Elkton, the Town hereby sets forth the following Annexation Plan for three (3) parcels of land owned by Preston Ayars and Laetitia Ayars: **Parcel 1** - identified on Tax Map 027B, Parcel 0807, consisting of approximately 1.094 acres and addressed as 65 Swallow Drive, Elkton, MD 21921; **Parcel 2** – identified on Tax Map 027B, Parcel 2483 consisting of approximately 9.459 acres, and located on Elkton Road, Elkton, MD 2192; **Parcel 3** – identified on Tax Map 027B, Parcel 0058, consisting of 49.4012 acres and located on Belle Hill Road, Elkton, MD 21921. Mr. Preston Ayars and Laetitia Ayars ("Petitioners") presented a Petition for Annexation to the Mayor and Commissioners of the Town of Elkton on **June 16, 2021**. The Annexation Resolution A1-2021, was accepted for introduction by the Mayor and Commissioners of the Town of Elkton on **June 16, 2021**, and is attached hereto as Exhibit B. The Elkton Planning Commission will consider the Petition for Annexation at their regularly scheduled public meeting on **August 16, 2021** for recommendation to the Mayor and Commissioners. A public hearing is scheduled by the Mayor and Commissioners on **August 18, 2021**, at **6:05 p.m.**, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, after which the resolution is subject to adoption. If adopted, the annexation shall be effective on **October 2, 2021**.

**PROPERTY**

On June 16, 2021, the Petitioners submitted an annexation petition for three (3) parcels of land as shown on Exhibit A. **Parcel 1**, owned by Mr. Preston Ayars and Laetitia Ayars, identified on Tax Map 027B, Parcel 0807, consisting of approximately 1.094 acres and is addressed as 65 Swallow Drive, Elkton, MD 21921. This property is improved with a single-family detached residential home. The parcel is completely surrounded by parcel 58 and is currently zoned High Density Residential (RM) district by Cecil County and will be designated Highway Interchange Commercial (C-3) zoning classification under the Town of Elkton's zoning regulations. The proposed zoning classification is not consistent with the current zoning and use of the property and will require approval by the Cecil County Commissioners for the proposed change in zoning.

**Parcel 2**, owned by Mr. Preston Ayars and identified on Tax Map 027B, Parcel 2483 consisting of approximately 9.459 acres, and located on Elkton Road, Elkton, MD 21921. This parcel consists of fragmented forest and crops. The eastern boundary along MD 279 (Elkton Road) is contiguous to the corporate limits of Elkton across MD 279 (Elkton Road). The rest of this curved, linear property is surrounded mainly by parcel 58, which consists of fragmented forest and cropland. The adjacent property to the southwest is undeveloped remaining lands of the State Roads Commission. There are two parcels of land along the northern boundary - the first adjacent parcel is owned by PECO Energy Company (parcel 772) and currently used as cropland. The second adjacent parcel (parcel 1020) is owned by Elkton Acquisition Corporation, and is currently improved with storage and parking for the Elkton Gas Company. The subject parcel is currently zoned High Density Residential (RM) district by Cecil County and will be designated Highway Interchange Commercial (C-3) zoning classification under the Town of Elkton's zoning regulations. The proposed zoning classification is not consistent with the current zoning and use of the property and will require approval by the Cecil County Commissioners for the proposed change in zoning.

**Parcel 3**, owned by Mr. Preston Ayars and identified on Tax Map 027B, Parcel 0058, consisting of 49.4012 acres and located on Belle Hill Road to the north and MD 279 (Elkton Road) to the south. This parcel consists of fragmented forest and crops. The southern boundary is contiguous to the corporate limits of Elkton across MD 279 (Elkton Road). The subject parcel is currently zoned High Density Residential (RM) district by Cecil County and will be designated Highway Interchange Commercial (C-3) zoning classification under the Town of Elkton's zoning regulations. The proposed zoning classification is not consistent with the current zoning and use of the property and will require approval by the Cecil County Commissioners for the proposed change in zoning.

## COMPREHENSIVE PLAN

These properties are currently zoned Cecil County High Density Residential (RM) zone. According to the Cecil County Comprehensive Plan (2010), all of the high growth areas are adjacent to the towns of Elkton, North East and Perryville. Higher density development is encouraged in these areas as a mix of housing types, including especially duplexes, townhouses, apartments and condominiums. Consistent with the High growth designation, commercial uses can be regional in nature and serve large market areas, provided they are well planned, designed in a manner that creates pedestrian and transit linkages to nearby areas, and support the County's land use and economic development goals. Larger commercial uses should be on major roads for safe and convenient access for large traffic volumes.

**The Town of Elkton's 2010 Comprehensive Plan identifies the parcels as located within Future Growth Area 2. The Plan states that the area between MD 279 and Appleton Road is envisioned for Interchange Commercial and Mixed Use. The parcels as previously indicated, will be zoned Highway Interchange Commercial (C-3), which is consistent with the adjacent properties within the Town of Elkton.**

### ROADS

Parcel 58 is adjacent to and can be served directly by Belle Hill Road, a Cecil County-owned Local Road. Parcel 807 is currently served by Appleton Road (MD 316) a State-owned Minor Arterial Road. Parcel 2483 abuts Elkton-Newark Road (MD 279), a State-owned Principal Arterial Road. The three parcels will be combined into one parcel. It is expected that access to the parcel will be from Belle Hill Road and MD 279.

A Traffic Impact Study is required for this development. Road improvements deemed necessary by Cecil County Roads Division, Town of Elkton or Maryland State Highway Administration (SHA) to accommodate traffic associated with the planned use will be a condition of development approval. The owner/developer will enter into a Public Works Agreement with the Town, and provide a Letter of Credit or other surety to ensure completion of the required infrastructure for this development. SHA will determine if the (SHA-owned) intersection of Belle Hill Road and State Route 279 will require upgrades as a result of this development. This would be a separate agreement between the owner/developer and SHA.

**The developer of the site has requested a "Break in Access" from MDOT/SHA for direct access from this parcel onto MD 279. On May 20, 2021 Richard Baker, Assistant District Engineer Traffic, District 2, provided an update on the "Break in Access" request. Mr. Baker stated that his team is preparing the "Break in Access" letter for approval at the District level. The next step will be MDOT/SHA approval and then it will be presented for approval to the Board of Public Works.**

### SCHOOLS

The Town does not own, operate or maintain a school system. Cecil County Public Schools provide public education and related resources to the citizens of Cecil County, including all citizens residing within municipalities. The Properties will be zoned for industrial use and will have no impact on the Cecil County Public School System.

### PUBLIC SAFETY

Currently, the Cecil County Sheriff's Department provides law enforcement services to these parcels. Once annexed, law enforcement and public safety services will be provided by the Elkton Police Department. Additionally, the Town's Department of Building and Zoning will provide building, zoning, and code enforcement regulatory services affecting the properties.

Fire, rescue and ambulance services are provided by the William M. Singerly Steam Fire Engine and Hook and Ladder Company (locally referred to as the "Singerly Fire Company") and Cecil County Government.

## **SOLID WASTE MANAGEMENT**

The Town currently contracts with Waste Management of Delaware, Inc. to provide curbside collection of residential trash and recyclables. Non-residential properties are required to contract for trash collection services from a private solid waste management company.

## **RECREATION**

The Town provides passive and active recreation and leisure-time activities for the citizens and the surrounding community. Public parks and recreation facilities provide a range of resources from natural areas to areas featuring significant improvements, e.g., tennis courts, basketball courts, football/soccer/lacrosse fields, playground equipment, fishing ponds, pavilions, a walking track, picnic areas, and open space for other activities. There will be no residential uses on the properties, consequently there will be no adverse impact on the Town's recreation resources.

## **WATER SERVICE**

The Owner has estimated the water demand to be 18,000 gallons per day (gpd). The Town of Elkton owns, operates and maintains a municipal water system that will provide water to Artesian via an interconnect to serve these parcels. The Property lies within the Elkton West Water Service Area, an area included under an August, 2008 agreement between Cecil County and Artesian Water Maryland, Inc., to provide water services. Artesian will provide water service to this annexation area via an existing 12" water main interconnection with Elkton's water service on Belle Hill Road. Engineers for the Town have determined that the 12-inch water main is adequate to serve the properties. At the Belle Hill Interconnection, Artesian can purchase from the Town up to fifty thousand (50,000) gallons per day. Artesian utilizes an average of approximately 7,750 gpd, 15.5% of the allowable amount per the agreement with the Town of Elkton. Artesian provided a letter dated July 30, 2020 to Matthew Gaston, of North Point Development, stating that Artesian is willing and able to provide the required domestic water service for this project. The Town has determined that there is adequate water capacity available per the interconnection agreement with the Town of Elkton to meet the projected domestic demand of 18,000 gpd. The minimum fire flow requirement is 2,000 gpm for 2 hrs, equaling to 240,000 gallons. The capped amount of 50,000 gpd would require a water storage tank onsite to meet this minimum fire flow requirements.

The Petitioners will be responsible for planning, engineering, and constructing improvements to connect to the Town's existing 12-inch water main located on Belle Hill Road and the onsite water storage tank for fire flow. All necessary improvements, including any required off-site improvements, shall be constructed at the Petitioner's expense.

## **SEWER SERVICE**

The Town owns, operates and maintains a wastewater treatment and collection system that will serve these parcels. It is estimated that the wastewater generated will be roughly equivalent to the water demand, approximately 18,000 gallons per day. The Petitioners will be responsible for planning, engineering, and constructing improvements to connect to the Town's existing 8" gravity sanitary sewer main located on Belle Hill Road, or the existing 8" to 10" gravity sewer located on the east side of the project site further downstream. The flow will be collected at the Warner Road Pump Station. Engineers for the Town have determined that the Town's existing sewer system will have adequate capacity to accommodate the projected flow.

## **FINANCING PUBLIC IMPROVEMENTS AND SCHEDULING IMPROVEMENTS**

The Town collects fees and charges to support operating and capital costs incurred by the Town to improve, manage and maintain public improvements associated with the development of land. Upon the effective date of the annexation, the Petitioner shall be subject to all Town taxes, fees and charges, including Major Facilities fees, relating to these parcels.

## **SUMMARY**

**The Mayor and Commissioners accepted the Petition for Annexation on June 16, 2021, and introduced Annexation Resolution A1-2021 at their June 16, 2021 meeting and following the public hearing scheduled for August 18, 2021, they will consider the adoption of said Resolution, which initiates the 45-day referendum period. Absent a referendum, the**

annexation shall be effective on October 2, 2021.

*The Town of Elkton reserves the right to amend this Annexation Plan in response to information provided at the public hearing set forth under Annexation Resolution A1-2021 as part of this annexation process.*

### REVIEW COMMENTS, QUESTIONS, AND RECOMMENDATIONS

Pursuant to Section 4-401, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, a copy of this *Annexation Plan* is being provided to both the County Council of Cecil County, which currently exercises jurisdiction over the properties, and to the Maryland Department of Planning. All review comments must be received by the Town of Elkton no later than **August 13, 2021**. Review comments should be addressed to: **Town of Elkton, Attn: Jeanne D. Minner, Director, Department of Planning, P.O. Box 157, Elkton, Maryland 21922-0157.**

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Jeanne D. Minner, AICP, Director  
Town of Elkton  
Planning Department  
100 Railroad Avenue  
P.O. Box 157  
Elkton, Maryland 21921  
Telephone: (410) 398-4999  
Fax (410) 398-0128  
Email: [jeanne.minner@elkton.org](mailto:jeanne.minner@elkton.org)

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Lewis H. George, Jr., Town Administrator  
Town of Elkton  
Administration Office  
100 Railroad Avenue  
P.O. Box 157  
Elkton, Maryland 21921  
Telephone (410) 398-0970  
Fax (410) 392-6633  
Email: [administration@elkton.org](mailto:administration@elkton.org)

MAYOR AND COMMISSIONERS


TOWN OF ELKTON

ANNEXATION PETITION

The undersigned, Preston Ayars and Laetitia Ayars owner(s) (either individually or joint) of parcels 58. 807, and 2483 on Cecil County Tax Map 303 consisting of 56.1806 acres more or less and recorded in the land records of Cecil County at Liber WAS 469 Folio 493, Liber WAS 265 Folio 237 and Liber 265 Folio 233. Said properties are more particularly described in the Land Description attached hereto. Said parties hereby petition to annex said properties into the Town of Elkton, an incorporated municipality of the State of Maryland. Currently, property owner(s) Preston Ayars and Laetitia Ayars. The Ayars currently occupy the property as their primary residence. The property is currently zoned RM – High Density Residential under the Cecil County Zoning Ordinance. The Petitioners request that said parcel be zoned C-3, Highway Interchange upon annexation into the Town.

It is anticipated that the property will be serviced by Town services including police, water and sewer. An outline for extension of services will be provided as a part of the annexation process.

This petition, having been executed by the sole owner and resident of the properties at issue, meets the requirements of Section 4-404(a) and Section 4-413 of the Local Government Article of the Annotated Code of Maryland.

By:  \_\_\_\_\_ Date: 4/21/21

By: Laetitia C Ayars \_\_\_\_\_ Date: 4/21/21

RECEIVED

MAY 05 2021

TOWN OF ELKTON

*Handwritten:* 11-2021



# The Mayor and Commissioners of the Town of Elkton

Annexation Resolution A1-2021  
Tax Map 027B, Parcels 58, 2483 & 807

**A RESOLUTION** of the Mayor and Commissioners of the Town of Elkton, adopted pursuant to the authority of Article XI-E., Constitution of the State of Maryland, and Section 4-401, et. seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, for the enlargement of the corporate boundaries of the Town of Elkton by the annexation of certain land contiguous and adjoining to the existing corporate boundaries of Elkton.

**WHEREAS**, in accordance with Section 4-404, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, a **Petition for Annexation** was presented to the Mayor and Commissioners of the Town of Elkton on **Wednesday, June 16, 2021**, by Preston Ayars and Laetitia Ayars (“Petitioners”); and

**WHEREAS**, upon presentation of the Petition for Annexation to the Mayor and Commissioners of the Town of Elkton, the Mayor, the presiding officer, caused to be made a verification of the signature(s) of the Petitioners; and

**WHEREAS**, the improved land subject to annexation is owned entirely by the Petitioners, Preston Ayars and Laetitia Ayars; and

**WHEREAS**, the Mayor and Commissioners of the Town of Elkton accepted this Resolution for introduction on the date written hereinafter with the intent to annex the hereinafter described land into the corporate boundaries of the Town of Elkton.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Commissioners of the Town of Elkton that the corporate boundaries of the Town of Elkton, as filed by the Town, the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services, and as described in the Charter of the Town of Elkton, shall be amended to include the following described three (3) parcels of land:

**BEGINNING FOR THE SAME** at the point in the center of Belle Hill Road (formerly Old Newark Road), distant North 64°04'56" East 1,011.13 feet from the intersection of the centerline of said Belle Hill Road and the centerline of Appleton Road, Maryland Route 316 (formerly Capitol Trail); thence departing said point so fixed, running with the centerline of said Belle Hill Road for the following two courses, with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011

as now surveyed,

1. North 64°04'56" East for a distance of 3.24 feet to a point; thence
2. North 65°01'52" East for a distance of 277.92 feet to the northwestern-most corner of the lands of PECO Energy Company at the end of the seventh or North 25°29'53" West 169.91 feet line as described in a deed from Preston Ayars, Jr. et al to Conowingo Power Company dated August 26, 1969 as recorded among the Land Records of Cecil County in Liber WAS 244 Folio 202; thence departing the centerline of said Belle Hill Road, binding on said PECO lands and running with said seventh line reversely and also the sixth or North 18°43'20" West 530.89 feet line reversely, by the following two (2) courses
3. South 29°11'39" East for a distance of 168.33 feet to a point; thence
4. South 18°00'42" East for a distance of 521.24 feet to intersect the northerly side of a former Pennsylvania Railroad Right of Way and former lands of State Highway Administration (SHA) as shown on SHA plat 51599 and referenced in a conveyance from State Highway Administration et al to Preston Ayars dated October 5, 2007 as recorded among the said Land Records in Liber WLB 2418 Folio 113; thence binding on said former lands of SHA
5. North 68°35'34" East for a distance of 515.19 feet to intersect the northerly Right of Way Line and Right of Way Line of Through Highway of Maryland Route 279 as shown on State Roads Commission plats 19892, 19893 and 19894; thence binding on said Maryland Route 279
6. South 35°18'02" West for a distance of 182.17 feet to a point; thence
7. South 35°44'17" West for a distance of 810.44 feet to a point; thence
8. South 34°57'41" West for a distance of 1048.61 feet to a point; thence
9. South 86°58'57" West for a distance of 188.44 feet to a point on the Right of Way Line & Line of Division of Maryland 279, as shown on SHA plat 51599, located 124.72 feet from the limit of the Right of Way Through Highway; thence continuing with said Right of Way Line & Line of Division, thence
10. South 71°26'24" West for a distance of 684.67 feet to a point; thence
11. North 34°32'59" West for a distance of 329.99 feet to the southwesterly corner of Orchard Avenue, 30' wide, an unimproved road (paper road) as shown on a plat entitled, "Bell Hill Manor Near Elkton Maryland," dated June 1926 and recorded among the said Land Records in Plat Book HWL 20



Page 28, passing in transit a Stone Found at 48.10 feet and the limit of Maryland Route 279; thence binding on and running with the easterly side of said Orchard Ave. for the following two (2) courses

12. North 30°57'00" East for a distance of 519.16 feet to a point; thence
13. North 26°07'16" East for a distance of 372.18 feet to a point; thence binding on a portion of said Orchard Avenue and the lands of Secretary of Veterans Affairs
14. North 62°31'02" West for a distance of 199.62 feet to a point at the end of the third or South 37° 59'16" West 63.76 feet line of the third lot of a conveyance described in a deed from Wells Fargo Bank, N.A. to Secretary of Veterans Affairs dated October 1, 2018 as recorded among the said Land Records in Liber CMN 4327 Folio 500, passing in transit a ¾" Iron Pipe Found at 30.01 feet and a ¾" Iron Pipe Found at 170.53 feet; thence continuing to bind on the land of said Secretary of Veterans Affairs for the following two (2) courses, running with said third line reversely
15. North 27°53'30" East for a distance of 63.80 feet to a point at the beginning of the said third line; thence
16. North 24°12'24" East for a distance of 276.02 feet to a point, thence
17. North 44°15'34" East for a distance of 131.79 feet to a 1" Iron Pipe Found at the northeasterly corner of Parcel 808; thence
18. North 39°57'26" West for a distance of 60.00 feet to a point; thence
19. North 29°37'26" West for a distance of 184.90 to a point; thence
20. North 64°04'56" East for a distance of 991.80 feet to a point; thence
21. North 25°55'04" West for a distance of 50.00 feet to the point of beginning

CONTAINING 2,447,227 square feet or 56.1806 acres of land, per surveyor's calculations.

BEING part of a conveyance described in a deed from Edward D. E. Rollins, Jr., Trustee to Preston Ayars and Elizabeth R. Ayars dated April 23, 1965 as recorded among the Cecil County Land Records in Liber WAS 469 Folio 493 and all of the land described in a deed from Edward D.E. Rollins, Jr., Trustee to Preston Ayars, and Jean R. Ayars dated March 4, 1971 as recorded among the Cecil County Land Records in Liber WAS 265, Folio 237.

**BE IT FURTHER RESOLVED** that the land is currently zoned by Cecil County as High Density

Residential (RM) and will be designated as Highway Interchange (C-3) by the Town of Elkton following the annexation; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution, following its introduction, along with a plat detailing the area to be annexed, shall be available for public inspection at the Town of Elkton Administration Office, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, during normal business hours [Monday - Friday 8:00 a.m. - 4:30 p.m.] and via the Town of Elkton's website at [www.elkton.org](http://www.elkton.org); and

**BE IT FURTHER RESOLVED** that the aforementioned and described land shall upon annexation be subject to all provisions of the Charter and Code of the Town of Elkton heretofore and subsequently enacted by the Mayor and Commissioners of the Town of Elkton; and

**BE IT FURTHER RESOLVED** that the aforementioned and described land shall be subject to a levy of real and personal property taxes by the Town effective July 1, 2022; and

**BE IT FURTHER RESOLVED** that the **Mayor and Commissioners** of the Town of Elkton shall hold a **PUBLIC HEARING** on the annexation on **Wednesday, August 18, 2021, at 6:05 p.m.**, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland; and

**BE IT FURTHER RESOLVED** that the Planning Commission of the Town of Elkton will consider the Petition for Annexation and Annexation Resolution A1-2021 at a regularly scheduled public meeting on August 6, 2021; and

**BE IT FURTHER RESOLVED** that notice of the public hearing and of the proposed change to the corporate boundaries of the Town of Elkton shall be published in the Cecil Whig on the following dates: **July 7, 2021, July 14, 2021, July 21, 2021 and July 28, 2021** and on the Town of Elkton's Website at **www.elkton.org**; and

**BE IT FURTHER RESOLVED** that immediately following its first publication a copy of the Resolution shall be provided to the County Council of Cecil County, the Cecil County Department of Planning, and the Maryland Department of Planning, which shall be entitled the right to be heard before the public at the public hearing on the proposed annexation; and

**BE IT FURTHER RESOLVED** that this Resolution shall be subject to adoption by the Mayor and Commissioners of the Town of Elkton on **August 18, 2021, following the PUBLIC HEARING** and, if adopted, it shall become effective **forty-five (45) days** after said adoption unless a petition for referendum hereon shall be filed in accordance with Section 4-408, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland. A copy of this Resolution shall be posted at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, for public viewing until the

45<sup>th</sup> day of the referendum period has elapsed; and

**BE IT FURTHER RESOLVED** that not less than thirty (30) days prior to PUBLIC HEARING, a copy of the ANNEXATION PLAN shall be provided to the County Council of Cecil County, to the Cecil County Office of Planning and Zoning, and to the Maryland Department of Planning that outlines the extension of services and public facilities, as may be applicable, for the aforementioned land. The ANNEXATION PLAN shall be subject to public review and discussion at the PUBLIC HEARING, as well as subject to commentary received from Cecil County and the Maryland Department of Planning. The ANNEXATION PLAN shall contain a description of the proposed land use [Highway Interchange (C-3)]; and

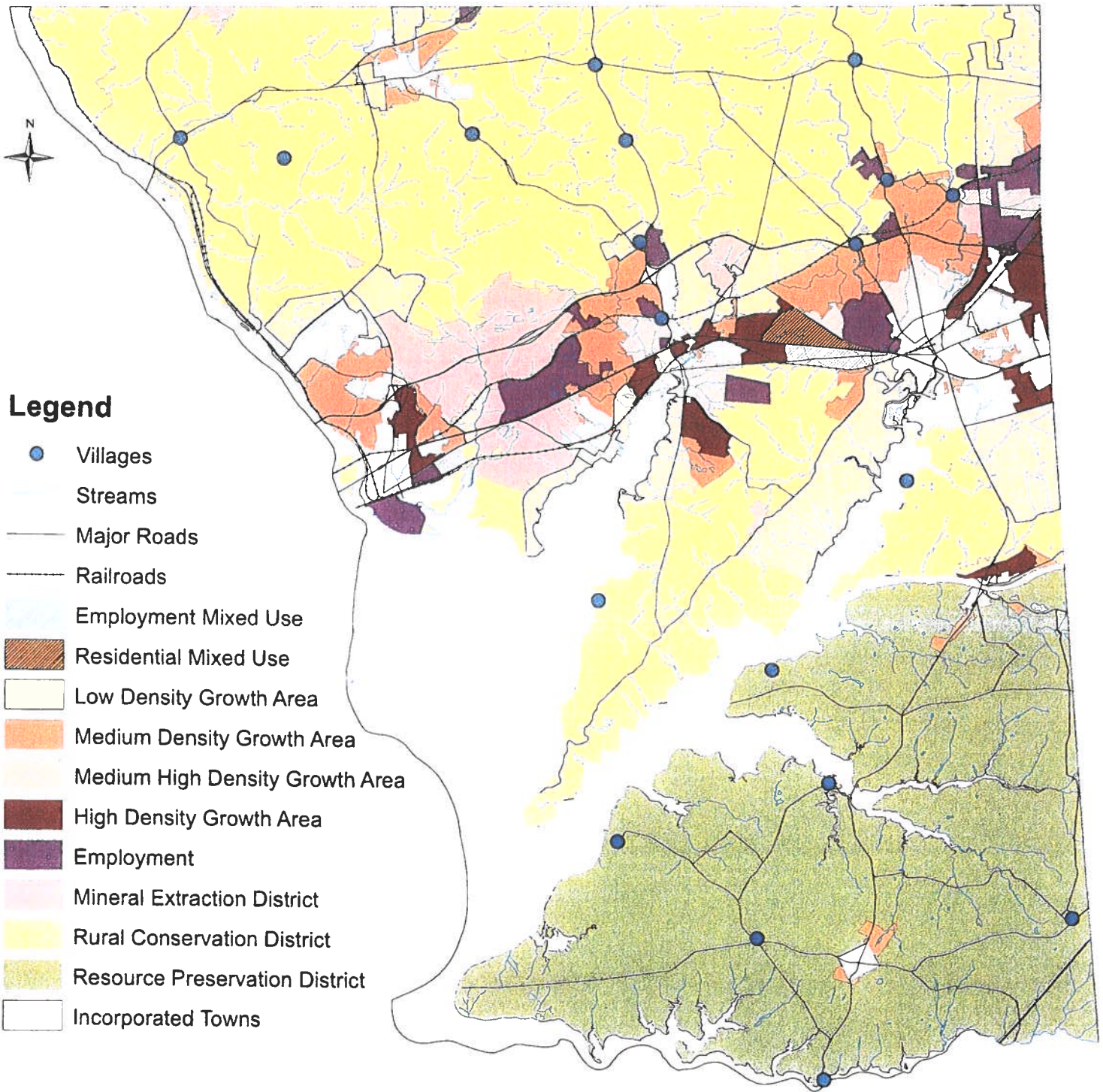
**BE IT FURTHER RESOLVED** that upon the **effective date** of this Resolution, which shall be forty-five (45) days from the date of the Resolution's enactment, unless a Petition for Referendum is received by the Town, a copy of the Resolution shall be delivered to the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services and the Federal Emergency Management Administration.

**ACCEPTED FOR INTRODUCTION BY** the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting on the 16<sup>th</sup> day of June, 2021, and directed to be published in accordance with Section 4-406, Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland.
















**Mayor and Commissioners  
of the Town of Elkton**

**Mayor Robert J. Alt  
Commissioner Jean A. Broomell  
Commissioner Charles H. Givens, Sr.  
Commissioner Robert M. Massimiano  
Commissioner Earl M. Piner, Sr.**

# CECIL COUNTY LAND USE MAP 2010 COMPREHENSIVE PLAN



## Legend

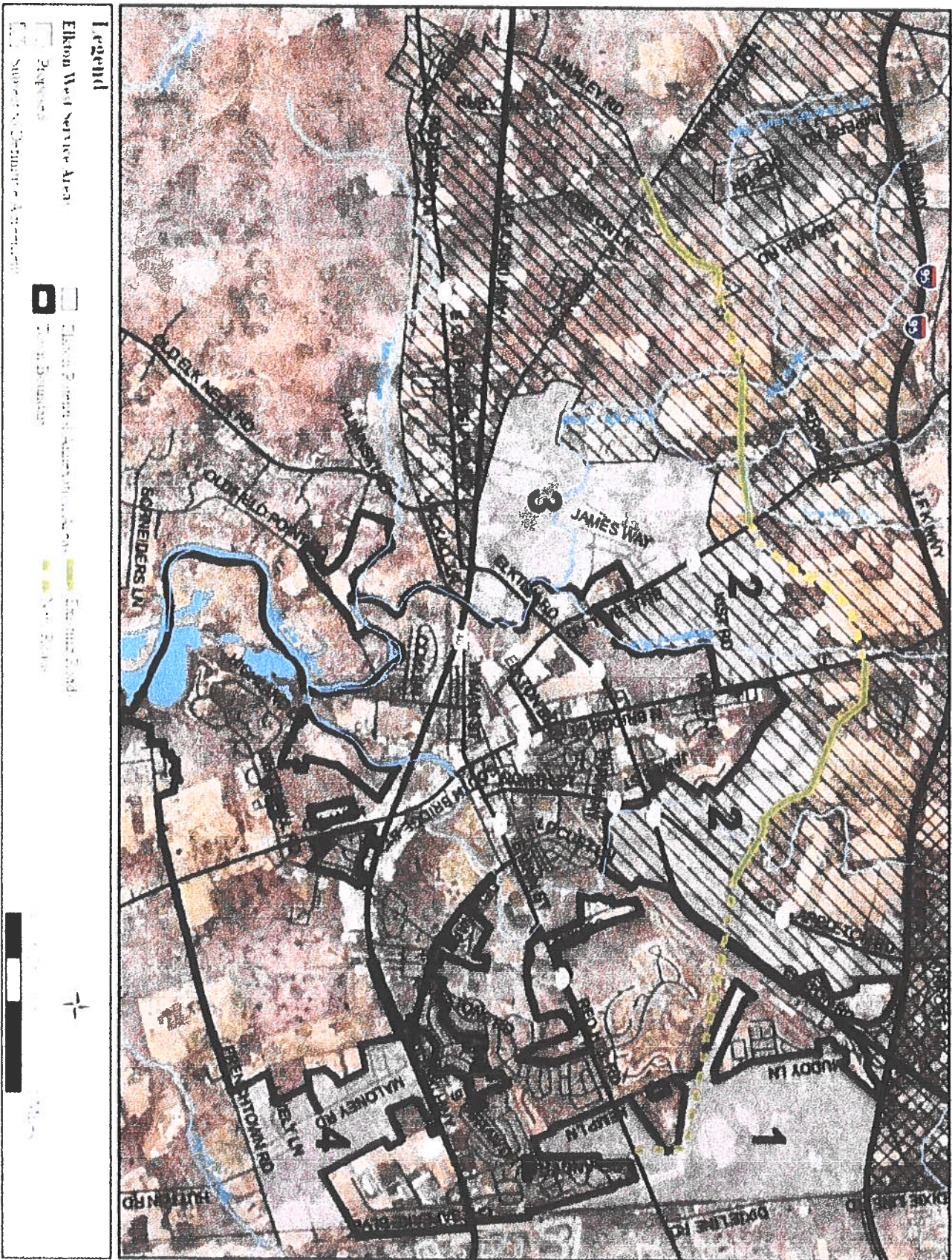
-  Villages
-  Streams
-  Major Roads
-  Railroads
-  Employment Mixed Use
-  Residential Mixed Use
-  Low Density Growth Area
-  Medium Density Growth Area
-  Medium High Density Growth Area
-  High Density Growth Area
-  Employment
-  Mineral Extraction District
-  Rural Conservation District
-  Resource Preservation District
-  Incorporated Towns

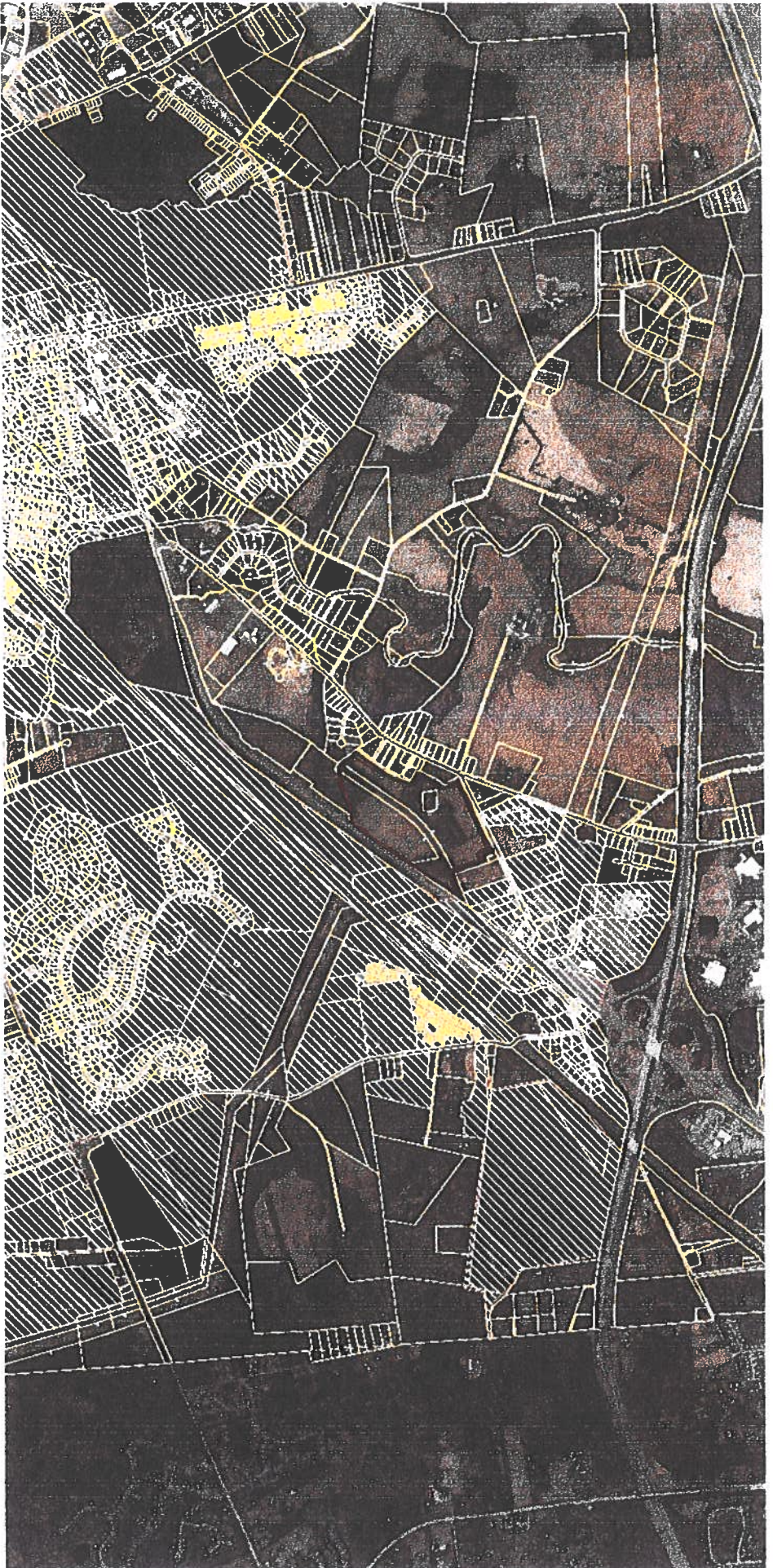
Cecil County  
Office of Planning & Zoning  
April 13, 2010

0 2.5 5 10 Miles



Map 3.1 Future Growth Areas





# Cecil County, MD



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.

Scale = 1 : 7980

