

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.

September 29, 2022

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



Re: Annexation to the Town of Elkton, A4-2022
Parcel located west of 201 Chesapeake Blvd (Tax Map 033C, Parcel 0669)

Dear Mr. Massey:

The Mayor and Commissioners of the Town of Elkton have scheduled a public hearing for the proposed annexation of one parcel of land owned by Perch Creek Properties, LLC. The parcel is identified on Tax Map 033C, Parcel 0669, west of 201 Chesapeake Blvd with a listed address of 0 Pulaski Highway and road frontage on Maloney Road, and consisting of approximately 38 acres.

The public hearing is scheduled for November 16, 2022 at 12:10 p.m. at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, MD 21921.

Enclosed is a copy of the Annexation Plan, the Annexation Petition, Resolution A4-2022, 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 approximately 38 acres of land currently zoned High Density Residential District (RM) district in Cecil County. The property will be zoned Business Industrial (BI) classification. Land uses and density permitted under Elkton's Business Industrial district are substantially different than those authorized under Cecil County's High Density Residential zone, and does require consent for the change in zoning.

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.

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 WEBSITE: www.elkton.org

**Town of Elkton
Annexation Plan
Resolution A4-2022
Tax Map 033C, Parcel 0669
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 a parcel of land owned by Perch Creek Properties LLC., and identified on Tax Map 033C, Parcel 0669, consisting of approximately 37.726 unimproved acres of land located at 0 Maloney Road, Elkton, MD 21921. Mr. Avi Hoffer representing Perch Creek Properties, LLC (“Petitioners”) presented a Petition for Annexation to the Mayor and Commissioners of the Town of Elkton on **September 21, 2022**. The Annexation Resolution A4-2022, was accepted for introduction by the Mayor and Commissioners of the Town of Elkton on **September 21, 2022**, and is attached hereto as Exhibit B. The Elkton Planning Commission will consider the Petition for Annexation at their regularly scheduled public meeting on **November 7, 2022** for recommendation to the Mayor and Commissioners. A public hearing is scheduled by the Mayor and Commissioners on **November 16, 2022 at 12:05 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 **December 31, 2022**.

PROPERTY

On September 21, 2022, the Petitioner submitted an annexation petition for a parcel of land as shown on Exhibit A, owned by Perch Creek Properties, LLC, identified on Tax Map 033C, Parcel 0669, consisting of approximately 37.726 acres and is addressed as 0 Maloney Road, Elkton, MD 21921. This property consists of three (3) lots and is currently unimproved. The parcel is zoned High Density Residential (RM) district by Cecil County and will be designated Business Industrial (BI) 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 4. The Plan states that the area either side of Maloney Road is envisioned as medium to high density residential. It further states that if Chesapeake Boulevard is extended to Frenchtown Road, industrial areas could be extended to take advantage of the road access that would be provided between US 40 and Frenchtown Road. Absent such an improvement, this area would be isolated from existing employment uses and would be envisioned as a residential area. The Estes Express Lines truck terminal is adjacent to this property to the east. Estes Express Lines intends to expand their current site with additional paved parking on the petitioner’s parcel. The parcel as previously indicated, will be zoned Business Industrial (BI), which is consistent with the adjacent properties to the east, within the Town of Elkton.

ROADS

Parcel 0669 abuts Maloney Road, a Cecil County-owned Local Road. The Estes Express Lines truck terminal is adjacent to the Petitioner's property to the east. Estes Express Lines intends to expand their current site with additional paved parking on the Petitioner's parcel. All ingress and egress traffic from the Petitioner's property will travel through the Estes Express Lines currently owned property on Chesapeake Boulevard. No access on Maloney Road or other adjoining roads is requested or required for its development.

A Traffic Impact Study may be required for this development. Road improvements deemed necessary by Town of Elkton, Cecil County or Maryland State Highway Administration (SHA) to accommodate and additional traffic associated with the planned use will be a condition of development approval.

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 315 gallons per day (gpd). The Town of Elkton owns, operates and maintains a municipal water system that will provide water to serve these parcels. The Petitioners will be responsible for planning, engineering, and constructing improvements to connect to the Town's existing water main located on Chesapeake Boulevard. All necessary improvements, including any required off-site improvements, shall be constructed at the Petitioner's expense. Engineers for the Town have determined that the Town's municipal water system will have adequate capacity to accommodate the projected flow.

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 315 gallons per day. The Petitioners will be responsible for planning, engineering, and constructing improvements to connect to the Town's existing sanitary sewer main located on Chesapeake Boulevard. 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 September 21, 2022 and introduced Annexation Resolution A4-2022 at their September 21, 2022 meeting and following the public hearing scheduled for November 16, 2022, they will consider the adoption of said Resolution, which initiates the 45-day referendum period. Absent a referendum, the annexation shall be effective on December 31, 2022.

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 A5-2022 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 **November 4, 2022**. 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.**

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

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



The Mayor and Commissioners of the Town of Elkton

Annexation Resolution A4-2022

Tax Map 033C, Parcel 0669

Parcel Located West Side of Chesapeake Blvd

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, September 21, 2022, by Avi Hoffer, on behalf of Perch Creek Properties, LLC ("Petitioner"); 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 Petitioner; and

WHEREAS, the improved land subject to annexation is owned entirely by the Petitioner, Perch Creek Properties, LLC; 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 parcels of land:

Parcel 1:

Commencing at a found 3 inch metal disk in the easterly right-of-way of Maloney Road; thence along said right-of-way the following two (2) calls: S27°50'32"E a distance of 30.02 feet more or less, to a point; S27°49'17"E a distance of 169.99 feet more or less, to a found 1/2 inch bent pipe; thence leaving said right-of-way S72°50'55"E a distance of 42.43 feet more or less, to a found 3 inch metal disk; thence N62°09'05"E a distance of 813.36 feet more or less, to a point which is the Point of Beginning:

Thence N22°26'10"W a distance of 190.25 feet more or less, to a point; thence N66°05'55"E a distance of 764.38 feet more or less, to a found 1/2 inch rebar; thence S24°03'27"E a distance of 16.86 feet more or less, to a point; thence S27°48'50"E a distance of 1371.55 feet or or less, to a found 4x6 inch concrete monument; thence S65°30'24"W a distance of 893.78 feet more or less, to a point; thence N22°32'23"W a distance of 158.35 feet more or less, to a point; thence N22°32'23"W a distance of

22.15 feet more or less, to a point; thence N22°24'55"W a distance of 973.92 feet more or less, to a point; thence N22°24'16"W a distance of 50.23 feet more or less, to the Point of Beginning, having an area of 1,151,825 Square Feet, or 26.442 Acres.

Parcel 2:

Commencing at a found 3 inch metal disk in the easterly right-of-way of Maloney Road; thence along said right-of-way the following two (2) calls: S27°50'32"E a distance of 30.02 feet more or less, to a point; S27°49'17"E a distance of 169.99 feet more or less, to a found 1/2 inch bent pipe; thence leaving said right-of-way S72°50'55"E a distance of 42.43 feet more or less, to a found 3 inch metal disk; thence N62°09'05"E a distance of 813.36 feet more or less, to a point; thence N22°26'10"W a distance of 190.25 feet more or less, to a point; thence N66°05'55"E a distance of 764.38 feet more or less, to a found 1/2 inch rebar; thence S24°03'27"E a distance of 16.86 feet more or less, to a point; thence S27°48'50"E a distance of 1371.55 feet more or less, to a found 4x6 inch concrete monument which is the Point of Beginning:

Thence S27°32'04"E a distance of 400.00 feet more or less, to a point; thence S60°03'55"W a distance of 963.53 feet more or less, to a point; thence N27°50'54"W a distance of 660.00 feet more or less, to a point; thence N71°50'52"E a distance of 88.75 feet more or less, to a point; thence S22°32'23"E a distance of 158.35 feet more or less, to appoint; thence N65°30'24"E a distance of 893.78 feet more or less, to the Point of Beginning, having an area of 442,914 Square Feet, or 10.168 Acres.

Parcel 3:

Commencing at a found 3-inch metal disk in the easterly right-of-way of Maloney Road; thence along said right-of-way the following two (2) calls: S27°50'32"E a distance of 30.02 feet more or less, to a point; S27°49'17"E a distance of 169.99 feet more or less, to a found 1/2-inch bent pipe which is the Point of Beginning:

Thence leaving said right-of-way S72°50'55"E a distance of 42.43 feet more or less, to a found 3-inch metal disk; thence N62°09'05"E a distance of 813.36 feet more or less, to a point; thence S22°24'16"E a distance of 50.23 feet more or less, to a point; thence S62°09'05"W a distance of 808.60 feet more or less to a point; thence S17°09'16"W a distance of 42.42 feet more or less, to a found 1/2-inch pipe being in the easterly right-of-way of Maloney Road; thence following said right-of-way N27°50'55"W a distance of 110.00 feet more or less to the Point of Beginning, having an area of 42,952 Square Feet, or 0.986 Acres.

BEING the same lot of ground which is under contract for sale to Estes Express Lines which owns 26.5637 acres of abutting land located at 201 Chesapeake Boulevard in the Town of Elkton, shown on Tax Map 033C, Grid 18, Lot 4, Parcel 2340.

BE IT FURTHER RESOLVED that the land currently is zoned by Cecil County as High Density Residential District (RM) and will be designated as Business Industrial (BI) 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; 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, 2023; and

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Elkton will consider the Petition for Annexation and Annexation Resolution A4-2022 at a regularly scheduled public meeting on November 7, 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, November 16, 2022, at 12:05 p.m., Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland; 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: September 28, 2022, October 5, 2022, October 12, 2022 and October 19, 2022, 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 November 16, 2022, 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 45th 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 [Business Industrial (BI)]; 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

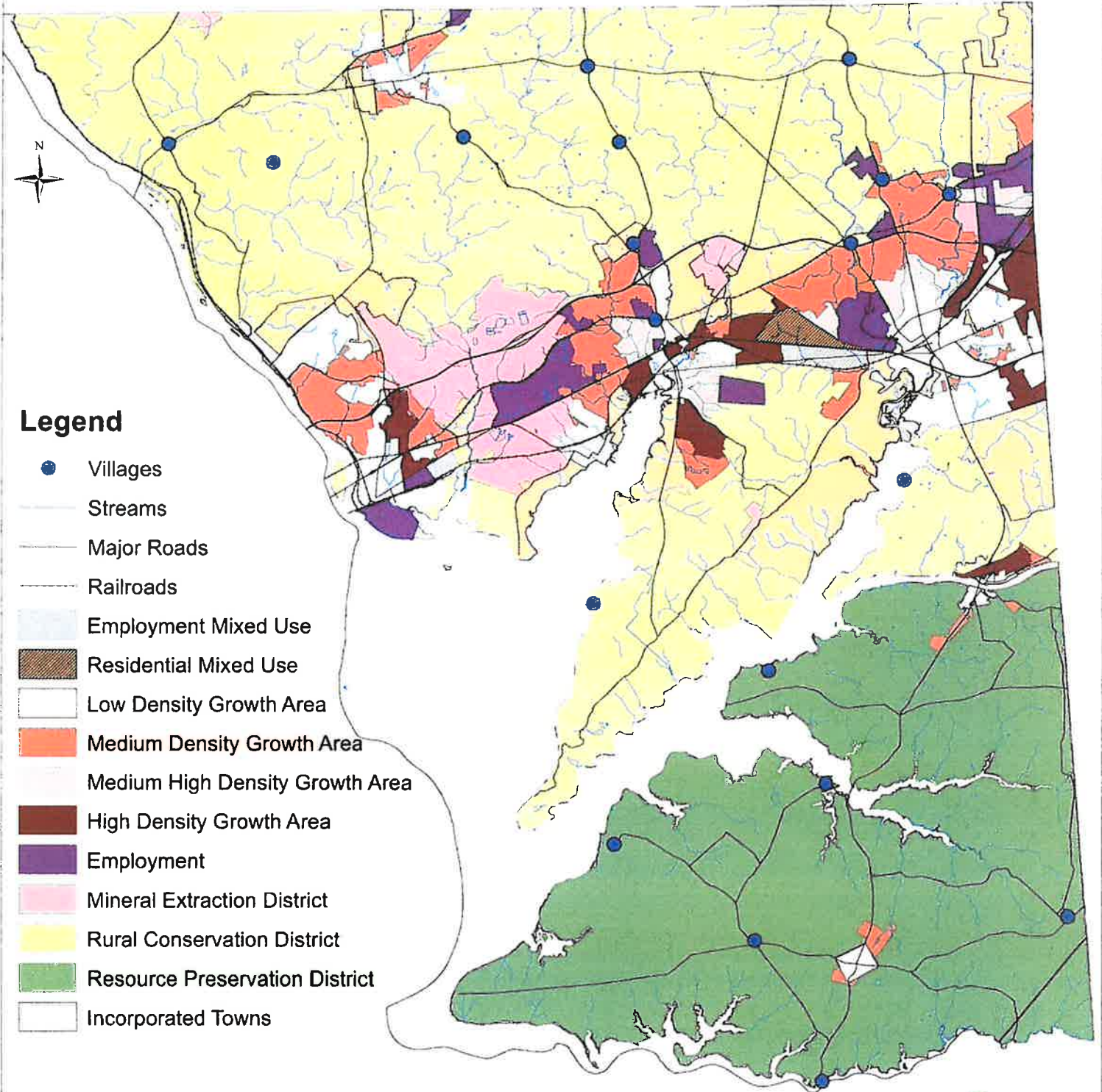
received by the Town, a copy of the Resolution shall be delivered to the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services and the Federal Emergency Management Administration.

ACCEPTED FOR INTRODUCTION BY the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting on the **21st** day of **September 2022**, 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

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

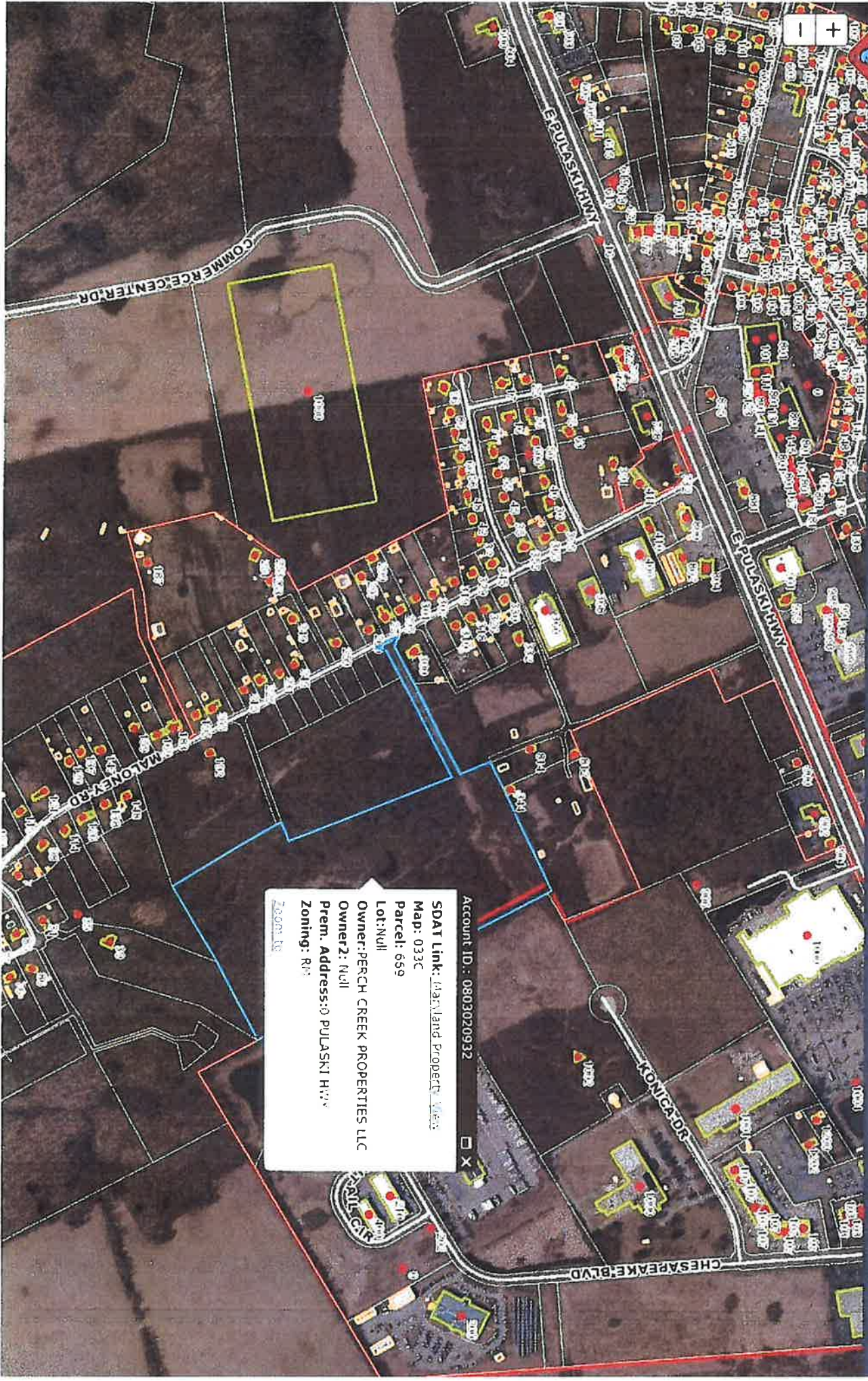
Cecil County
Office of Planning & Zoning
April 13, 2010
Revised March 2, 2021

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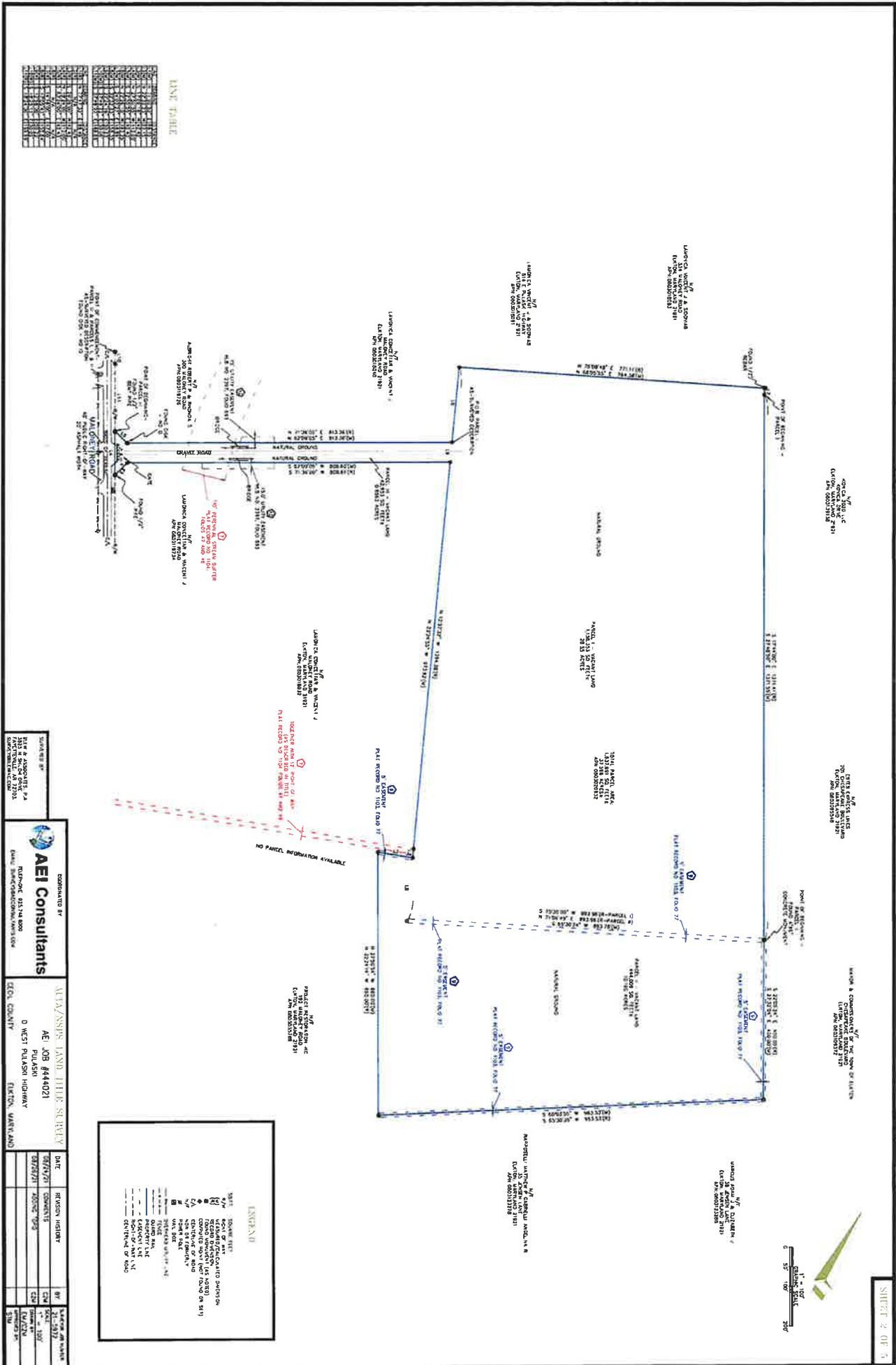




Cecil County, MD - Online GIS



Account ID.: 0803020932
SDAT Link: Maryland Property View
Map: 033C
Parcel: 659
Lot: Null
Owner: PERCH CREEK PROPERTIES LLC
Owner2: Null
Prem. Address: 0 PULASKI HWY
Zoning: RM
Zoom to



LINE TABLE

LINE NO.	DESCRIPTION	DATE	BY
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The Mayor and Commissioners of the Town of Elkton

Annexation Resolution A4-2022
Tax Map 033C, Parcel 0669
Parcel Located West Side of Chesapeake Blvd

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.

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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.

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Parcel 1:

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Thence N22°26'10"W a distance of 190.25 feet more or less, to a point; thence N66°05'55"E a distance of 764.38 feet more or less, to a found 1/2 inch rebar; thence S24°03'27"E a distance of 16.86 feet more or less, to a point; thence S27°48'50"E a distance of 1371.55 feet or less, to a found 4x6 inch concrete monument; thence S65°30'24"W a distance of 893.78 feet more or less, to a point; thence N22°32'23"W a distance of 158.35 feet more or less, to a point; thence N22°32'23"W a distance of 22.15 feet more or less, to a point; thence N22°24'55"W a distance of 973.92 feet more or less, to a point; thence N22°24'16"W a distance of 50.23 feet more or less, to the Point of Beginning, having an area of 1,151,825 Square Feet, or 26.442 Acres.

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Parcel 3:

Commencing at a found 3-inch metal disk in the easterly right-of-way of Maloney Road; thence along said right-of-way the following two (2) calls: S27°50'32"E a distance of 30.02 feet more or less, to a point; S27°49'17"E a distance of 169.99 feet more or less, to a found 1/2-inch bent pipe which is the Point of Beginning;

Thence leaving said right-of-way S72°50'55"E a distance of 42.43 feet more or less, to a found 3-inch metal disk; thence N62°09'05"E a distance of 813.36 feet more or less, to a point; thence S22°24'16"E a distance of 50.23 feet more or less, to a point; thence S62°09'05"W a distance of 808.60 feet more or less to a point; thence S17°09'16"W a distance of 42.42 feet more or less, to a found 1/2-inch pipe being in the easterly right-of-way of Maloney Road; thence following said right-of-way N27°50'55"W a distance of 110.00 feet more or less to the Point of Beginning, having an area of 42,952 Square Feet, or 0.986 Acres.

BEING the same lot of ground which is under contract for sale to Estes Express Lines which owns 26.5637 acres of abutting land located at 201 Chesapeake Boulevard in the Town of Elkton, shown on Tax Map 033C, Grid 15, Lot 4, Parcel 2340.

BE IT FURTHER RESOLVED that the land currently is zoned by Cecil County as High Density Residential District (RM) and will be designated as Business Industrial (BI) 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; 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, 2023; and

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Elkton will consider the Petition for Annexation and Annexation Resolution A4-2022 at a regularly scheduled public meeting on November 7, 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, November 16, 2022, at 12:05 p.m., Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland; 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: September 28, 2022, October 5, 2022, October 12, 2022 and October 19, 2022, 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 November 16, 2022, 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 45th 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 [Business Industrial (BI)]; 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 21st day of September 2022, 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

Commissioner Jean A. Broomell
Commissioner Charles H. Givens, Sr.
Commissioner Robert M. Massimiano
Commissioner Earl M. Piner, Sr.

2999793 CW

9/28,10/5,10/12,10/19/2022