

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND  
LEGISLATIVE SESSION DAY 2022-21

RESOLUTION NO. 60-2022

**Title of Resolution:** Annexation - Town of Elkton – West of Chesapeake Blvd. - Zoning Designation.

**Synopsis:** A Resolution to approve the request from the Town of Elkton that the zoning of the property, located on the west of Chesapeake Blvd. consisting of 37.726 acres, also known as the Perch Creek Properties LLC, which is being annexed into the Town of Elkton, to be changed from the County’s High Density Residential District (RM) to the Town’s Business Industrial (BI) zoning district. COUNCIL APPROVED EXPEDITING LEGISLATION.

**Introduced by:** Council President on behalf of the Town of Elkton

**Introduced and order posted on:** October 4, 2022

**Public Hearing scheduled on:** October 18, 2022 at 7:00 pm

**Consideration scheduled on:** October 18, 2022

By:   
Council Manager

Notice of time and place of public hearing and title of Resolution having been posted by October 4, 2022 at the County Administrative Building, 200 Chesapeake Blvd, Elkton, and having been published according to the Charter on October 12, 2022 and October 14, 2022, a public hearing was held on October 18, 2022 and concluded on October 18, 2022.

By:   
Council Manager

**Explanation:** CAPITALS INDICATE MATTER ADDED TO EXISTING ORDINANCE.  
~~Strike through~~ indicate matter deleted from existing ordinance.  
Underlining indicates language added by amendment.  
~~Double Strike through~~ indicates language deleted by amendment.

**RESOLUTION NO. 60-2022**  
**Annexation - Town of Elkton – West of Chesapeake Blvd.- Zoning Designation**

1           **WHEREAS**, the Town of Elkton intends to annex Parcel 0669 on the Cecil County Tax  
2 Map 033C, pursuant to the Annotated Code of Maryland, Local Government Article, Division II.  
3 Municipalities, Title 4. In General, Subtitle 4. Annexations, Sections 4-402 to 4-416; and

4           **WHEREAS**, the Town of Elkton is initiating the annexation at the request of the property  
5 owner, Perch Creek Properties, LLC.; and

6           **WHEREAS**, the Mayor and Council of the Town of Elkton will meet on November 16,  
7 2022 to conduct a public hearing on Resolution A4-2022, to annex a parcel of land located west  
8 of Chesapeake Blvd, which abuts Maloney Road, more commonly known as the Perch Creek  
9 Properties, LLC, and shown as Parcel 0669 on Tax Map 033C; and

10           **WHEREAS**, the Annexation Resolution and supporting documents state that the zoning  
11 of the subject property is proposed to be changed from its present County designation of High  
12 Density Residential District (RM) to the Town of Elkton’s Business Industrial (BI) zoning  
13 classification; and

14           **WHEREAS**, Cecil County Government, in accordance with Division II, Title 4, Subtitle 4,  
15 Section 4-416(c) of the Local Government Article of the Annotated Code of Maryland, has the  
16 authority to grant consent to the zoning change; and

17           **WHEREAS**, this zoning change is necessary as the County’s High Density Residential  
18 District (RM) zone permits land uses that are substantially different from the Town’s Business  
19 Industrial (BI) zone.

20           **NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COUNTY COUNCIL OF CECIL**  
21 **COUNTY, MARYLAND**, that the zoning designation of Parcel 0669 on Tax Map 033C, located  
22 west of Chesapeake Blvd, known as the Perch Creek Properties, LLC., grants its consent to the  
23 request of the Town of Elkton for a change in zoning designation after annexation, from the  
24 County designation of High Density Residential District (RM) to the Town of Elkton's Business  
25 Industrial (BI) zoning district.

26           **BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF CECIL COUNTY MARYLAND**,  
27 that all provisions of this Resolution shall take effect on the date the Resolution is adopted by  
28 the Council.

**INTRODUCED: October 4, 2022**

**ADOPTED: October 18, 2022**

**RESOLUTION NO. 60-2022**  
**Annexation - Town of Elkton – West of Chesapeake Blvd.- Zoning Designation**

ATTEST  
*James Massey*  
Council Manager

*R. M. J.*  
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President of the Council