

**COUNCIL OF THE CITY OF ABERDEEN
RESOLUTION NO. 21-R-03**

Date Introduced: June 21, 2021

Sponsored By: Councilman Adam Hiob and Councilwoman Sandra Landbeck

Public Hearing: July 26, 2021

Amendments Adopted: None

Date Adopted: August 9, 2021

Date Effective: October 27, 2022

RESOLUTION NO. 21-R-03

**ANNEXATION PLAN
FRP OLD PHILADELPHIA ROAD, LLC**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ABERDEEN, MARYLAND, TO APPROVE AN ANNEXATION PLAN FOR THE 22.046 ACRES, MORE OR LESS, OF LAND PROPOSED TO BE ANNEXED LOCATED ON PERRYMAN ROAD AND OWNED BY FRP OLD PHILADELPHIA ROAD, LLC, TO BE KNOWN AS “CRANBERRY RUN BUSINESS CENTER, PHASE II (the “Annexation Plan”)

A Resolution of the Mayor and City Council of the City of Aberdeen adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-415 of the Local Government Article of the Annotated Code of Maryland, to adopt an Annexation Plan for the 22.046 acres of land, more or less, proposed to be annexed, owned by FRP Old Philadelphia Road, LLC. The area proposed to be annexed contains two parcels of land (Parcel A and Parcel B) adjacent and contiguous to each other and to the corporate limits of the City. Parcel A consists of all of Parcel 252 and Parcel B consists of part of Parcel 265, as depicted on Harford County Tax Map 58. Parcel A and Parcel B are parts of the property described in a Deed dated November 23, 2020, from Crouse Construction Company, Inc., unto FRP Old Philadelphia Road, LLC, and recorded among the Land Records of Harford County, Maryland at Liber J. J. R. No.

1 14379, folio 178. Parcels A and B collectively comprise 22.046 acres, more or less, of
2 land per the description and survey prepared by George William Stephens, Jr. and
3 Associates, Inc., attached hereto and incorporated by reference herein as Exhibit A.
4 Parcel A and Parcel B are referred to hereafter collectively as the “Property.” A
5 composite description of the 22.046 acres, more or less, proposed to be annexed,
6 prepared by George William Stephens, Jr. and Associates, Inc., is attached hereto and
7 incorporated by reference herein as Exhibit B.

8 **WHEREAS**, a Petition for Annexation was accepted by the City Clerk of the City
9 of Aberdeen, on or about April 14, 2021 (the “Petition”); and

10 **WHEREAS**, the Petitioner, FRP Old Philadelphia Road, LLC, hereinafter the
11 “Petitioner,” is requesting that the Property be zoned M-1 Light Industrial District as
12 provided for in the Code of the City of Aberdeen, Chapter 235 Development Code; and

13 **WHEREAS**, pursuant to Section 4-415 of the Local Government Article of the
14 Annotated Code of Maryland (as amended from time to time), in addition to, but not as
15 part of the Annexation Resolution, the legislative body of the municipal corporation shall
16 adopt an Annexation Plan for the area proposed to be annexed; and

17 **WHEREAS**, the Annexation Plan shall be open to public review and discussion
18 at the public hearing on the Annexation Resolution; and

19 **WHEREAS**, a copy of the Annexation Plan shall be provided to the Harford
20 County Department of Planning and Zoning and to the Maryland Department of
21 Planning, and any regional and State planning agencies having jurisdictions within the
22 county at least 30 days prior to the holding of the public hearing required by Section 4-
23 415 and Section 4-406.

24 **Section 1. NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City
25 Council of the City of Aberdeen that the FRP Old Philadelphia Road, LLC, Annexation
26 Plan is hereby adopted as follows:

- 27 (a) Land Use Pattern. The description of land use pattern existing and proposed
28 for the area to be annexed, which includes the Harford County Master Plan
29 already in effect for the area, is as follows:

1 (i) The Property is intended to be developed pursuant to the M-1 Light
2 Industrial District, Section 235-18.G. of the Code of the City of
3 Aberdeen. The purpose of the M-1 Light Industrial District is to
4 provide for light manufacturing, fabricating, warehousing and
5 wholesale distributing in low-rise buildings with off-street loading and
6 off-street parking for employees and with access by major
7 thoroughfares or rail. Commercial uses are permitted, primarily for
8 service to employees in the district.

9 (ii) The Property's zoning designation as set forth in the Harford County
10 Development Regulations is General Industrial District (GI) and its
11 land use designation in the Harford County Master Land Use Plan is
12 Industrial/Employment. Industrial/Employment is defined as "Areas
13 intended for the concentration of manufacturing,
14 warehousing/distribution, technical research, office, and other
15 employment activities. Generally, these designations should be
16 situated along major transportation corridors." The Property currently
17 is unimproved.

18 (iii) Commercial, industrial, and institutional uses are the primary land uses
19 permitted under the M-1 District.

20 (b) School, libraries, and recreation. Public schools, libraries, and recreation
21 facilities will not be impacted by the proposed development of the Property
22 for light industrial use purposes.

23 (c) Fire, Police, and Emergency Medical Services. The Property will be served
24 by the City of Aberdeen Police Department and the Aberdeen Volunteer Fire
25 Department and Emergency Medical Services.

26 (d) Water and Sewer Facilities. It is anticipated that the Property will be served
27 with public water from Harford County and public sewer from the City of
28 Aberdeen. The development of the Property must comply with the City of
29 Aberdeen's Adequate Public Facilities Ordinance (APFO) with respect to
30 public sewer and Harford County's APFO with respect to public water. The

1 developer and/or owner of the Property will extend the required public
2 utilities at their expense. The owner/developer of the Property will connect to
3 existing public water lines as approved by the Harford County Department of
4 Public Works. The construction of the new water lines on the Property will
5 need to be approved by the Harford County Department of Public Works. The
6 owner/developer of the Property will connect to existing public sewer lines as
7 approved by the City of Aberdeen's Director of Public Works. The
8 construction of the new sewer lines on the Property will need to be approved
9 by the City of Aberdeen's Director of Public Works. The schedule for
10 extending utility services to the Property shall be approved by the City of
11 Aberdeen and Harford County Department of Public Works, respectively.

12 (e) Roads. The owner/developer of the Property shall, at its own expense,
13 construct all internal roadways on the Property, all on-site appurtenances,
14 parking areas, curbing, sidewalks, lighting, storm drainage systems,
15 stormwater management facilities, etc. to accommodate the proposed
16 development pursuant to the Code of the City of Aberdeen and any other
17 applicable requirements.

18 (f) Traffic Impact. Public roads will be impacted by the proposed development of
19 the Property. A Traffic Impact Study will be required and submitted to the
20 City of Aberdeen and Harford County Department of Public Works for review
21 and approvals. The development of the Property must comply with the City
22 of Aberdeen's APFO with respect to roads and traffic.

23 (g) Trash Service. No trash removal will be provided by the City of Aberdeen for
24 the development of the Property.

25 (h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land
26 will be subject to the City of Aberdeen real property taxes. With the
27 annexation of the Property, Cranberry Run Business Center, Phase II allows
28 for a total of 691,600 square feet of warehouse space representing
29 approximately \$34.6 million dollars in total value. Based on the City of

Aberdeen's current tax rate of \$0.64 per \$100 of assessed value, the Property will generate annually approximately \$221,440 in tax revenue.

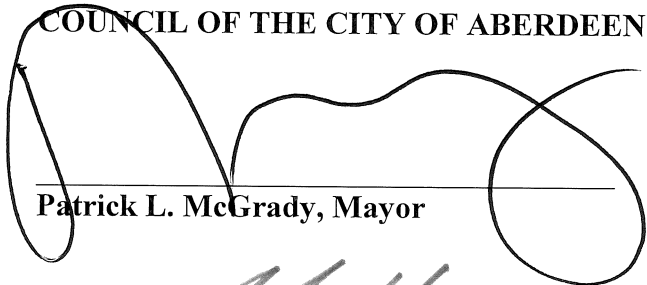
Section 2. BE IT FURTHER RESOLVED, by the Mayor and City Council of Aberdeen, that this Annexation Plan shall be open to the public for review and discussion at a public hearing, but amendments to the Annexation Plan may not be construed in any way as an amendment to the Annexation Resolution, nor may they serve in any manner to cause a re-initiation of the annexation procedure now in process.

Section 3. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of Aberdeen, that a copy of the Annexation Plan shall be provided to Harford County, Maryland, the Harford County Department of Planning and Zoning, and the Maryland Department of Planning at least thirty (30) days prior to holding the public hearing required by Section 4-415 of the Local Government Article of the Maryland Annotated Code.

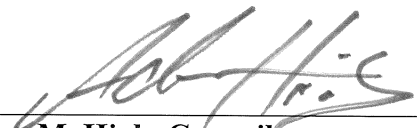
Section 4. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of Aberdeen, that this Resolution shall become effective on the effective date of the Annexation Resolution annexing said property into the corporate limits of the City of Aberdeen.

-Signatures appear on following page-

COUNCIL OF THE CITY OF ABERDEEN



Patrick L. McGrady, Mayor




Adam M. Hiob, Councilman



Jason W. Kolligs, Councilman



Sandra J. Landbeck, Councilwoman



Timothy W. Lindecamp, Councilman

ATTEST:

SEAL:



Monica A. Correll, City Clerk

Date: August 9, 2021

EXHIBIT A

METES AND BOUNDS DESCRIPTION

PARCEL A, PARCEL 252

Description to Accompany Annexation
Resolution Lands of FRP Old Philadelphia
Road, LLC.
City of Aberdeen
Harford County, Maryland
Tax Parcel Map 58 - Parcel 252

Beginning for the same at an iron pipe found in Mill Road at the end of the South 64°35' West 189.45 foot line of Parcel A shown on a plat, recordation date August 01, 1963, and recorded among the Land Records of Harford County, Maryland in Plat Book G.R.G. 12, page 48, thence leaving the outline of Parcel A and intending to bind in said road, with all courses contained herein referred to the Maryland Coordinate System NSRS 83/2011 Datum, as now surveyed by George William Stephens, Jr. and Associates, , the seven following courses:

1. North 63°22'32" East 395.53 feet to a point in Mill Road, thence leaving Mill Road and binding reversely on the North 41°17'31" West 1570.49 foot line of a plat entitled "Cranberry Run Business Center," dated January 31, 1986, recorded in the Land Record of Harford County, Maryland in Plat Book C.G.H. III 53, page 103, and also binding on the tenth or South 33°37'19" East 1572.25 foot line of a parcel of land conveyed by Gwendolyn M. Wells, Charles B. Marek, Jr., and Marie M. Jones, to Crouse Construction Co., Inc., by a deed dated July 29, 2004 and recorded among the Land Records of Harford County, Maryland, in Liber J.J.R. 5527, folio 369;
2. South 41°17'05" East 1570.49 feet, passing over two iron pins & caps found marked "GWS", at 29.93 feet from the beginning thereof and 1116.51 feet respectively, thence binding on the eleventh and first through seventh lines of said deed;
3. South 37°24'41" West 205.21 feet;
4. South 57°55'01" East 703.02 feet to a point intersecting the westerly right of way line of the National Railroad Passenger Corporation, thence binding on said right of way line,

- Being the same parcel of land, designated as Parcel One, conveyed from Crouse Construction Co., Inc., to FRP Old Philadelphia Road, LLC., by a deed dated November 23, 2020 and recorded among the Land Records of Harford County, Maryland, in Liber J.J.R.14379, folio 178.

EXHIBIT A

METES AND BOUNDS DESCRIPTION

PARCEL B, PARCEL 265

Description to Accompany Annexation
Resolution Lands of FRP Old Philadelphia
Road, LLC.
City of Aberdeen
Harford County, Maryland
Tax Parcel Map 58 – Part of Parcel 265

Beginning at a point at the beginning of the fifth or North 41°17'09"
West 453.99 foot line of a parcel of land conveyed by 1001 Partnership, to
Crouse Construction Co., Inc., by a deed dated June 4, 1993 and recorded in the
Land Records of Harford County, Maryland, in Liber C.G.H. 1960, folio 573,
thence leaving said point and running in, over and through the lands of the
herein grantor, and binding reversely on a part of the seventh or North 32°42"
West 2265.78 foot line of the Annex Petition Resolution Number 273, Charter
Amendment Number 33, and recorded in said Land Records in Liber H.D.C.
01, page 113, with all courses contained herein referred to the Maryland
Coordinate System NAD83 Datum, as now surveyed by George William
Stephens, Jr. and Associates, the three following courses:

1. South 41°17'05" East 713.83 feet to a point intersecting the
right of way line of the National Railroad Passenger
Corporation (175 feet wide), thence leaving said right of way
line and binding on the third and fourth lines of said deed;
2. North 57°55'01" West 703.02 feet;
3. North 37°24'41" East 205.21 feet to the place of beginning,

Containing 1.649 acres of land, more or less.

Being a portion of a parcel of land, designated as Parcel One, conveyed
by Crouse Construction Co., Inc., to FRP Old Philadelphia Road, LLC., by a
deed dated November 23, 2020 and recorded in the Land Records of Harford
County, Maryland, in Liber J.J.R. 14379, folio 178.

ANNEXATION EXHIBIT PLAT FOR PARCELS 252 AND 265

