

**COUNCIL OF THE CITY OF ABERDEEN  
RESOLUTION NO. 21-R-04**

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**Date Introduced:** August 23, 2021

**Sponsored By:** Councilman Adam M. Hiob and Councilwoman Sandra J. Landbeck

**Public Hearing:** September 27, 2021

**Amendments Adopted:** None

**Date Adopted:** October 11, 2021

**Date Effective:**

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**RESOLUTION NO. 21-R-04**

**ANNEXATION PLAN  
FOR THE LAND OF PRESBYTERIAN HOME OF MARYLAND,  
INCORPORATED**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ABERDEEN,  
MARYLAND, TO APPROVE THE ANNEXATION PLAN FOR THE 9.062  
ACRES OF LAND PROPOSED TO BE ANNEXED AND KNOWN AS THE LAND  
OF PRESBYTERIAN HOME OF MARYLAND, INCORPORATED PROPERTY  
(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 area proposed to be annexed known as the Presbyterian Home of Maryland, Incorporated (“Property”) containing 9.062 acres of land, more or less, containing Parcels 951 and 946, being all of the land conveyed by and described in a Deed from Vernon K. Johnson, Trustee under the Vernon K. Johnson Trust, to Presbyterian Home of Maryland, Inc. dated January 15, 2008 and recorded among the Land Records of Harford County, Maryland in Liber 7844, Folio 234; and also being the land conveyed by and described as Parcel C in a deed from The Village at Carsins Run

1 LLC, to Presbyterian Home of Maryland, Incorporated, dated August 31, 2010 and  
2 recorded among the Land Records in Liber JJR 8820, Folio 335; and being all the land  
3 designated on the exhibit plat entitled “Annexation Exhibit Plat Land of Presbyterian  
4 Home of Maryland, Inc.” dated April 12, 2019 (the “Plat”) prepared by Morris & Ritchie  
5 Associates, Inc., is hereto attached and incorporated by reference as Exhibits A and B.

6 **WHEREAS**, a Petition for Annexation was accepted by the City Clerk of the City  
7 of Aberdeen, on or about April 25, 2019 (the “Petition”) and

8 **WHEREAS**, the Petitioners Presbyterian Home of Maryland, Incorporated and  
9 Goldstone Properties, LLC collectively the “Petitioners,” are requesting that the Property  
10 be zoned Integrated Business District (IBD) as provided for in the Code of the City of  
11 Aberdeen, Chapter 235 Development Code; and

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

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

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

24 **Section 1. NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City  
25 Council of the City of Aberdeen that the Annexation Plan for Presbyterian Home of  
26 Maryland, Incorporated 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:

- (i) The Property's current zoning designation as set forth in the Harford County Development Regulations is Agricultural (AG) and its land use designation in the Harford County Master Land Use Plan is Mixed Office (MO). The property lies northwest of the Exit 85 (MD 22) interchange of I-95 along Long Drive, adjacent and contiguous to lands in the City that are zoned IBD. The Property and immediately surrounding lands are unimproved. Developed lands located within 1 mile of the Property include the Ripken Stadium and Cal Ripken Sr. Yard, a hotel, multi-family housing, Stadium Towne Center retail and restaurant uses proposed, the former the Higher Education and Applied Technology (HEAT) Center, other research and development uses.
- (ii) The Property is intended to be developed for residential uses pursuant to the Integrated Business District (IBD), Section 235-18 K of the Code of the City of Aberdeen. The purpose of the IBD is to provide residential, recreational, educational, retail, entertainment, and other commercial uses in an aesthetically pleasing and functionally compatible manner, to complement existing residential areas, to blend development with the environmental characteristics of the land, and to facilitate the efficient delivery and use of public services. The object is to use site plan and architectural guidelines to promote land use flexibility and design creativity, to create comfortable and harmonious development that appeals to people living, working, shopping, and socializing within the IBD. The IBD will seek to maintain a common theme and character using specific zoning regulations, design requirements, and architectural review procedures established to encourage flexibility in land planning and generally to align the design, character, and quality of mixed uses. The IBD area west of the I-95 interchange will encourage mixed-use development consistent with the degree and intensity of Ripken Stadium and University Center architectural and design standards known already to attract social

interchange through commercial, educational, entertainment, and recreational activity.

(iii) Residential, commercial, and institutional uses are the primary land uses permitted under the IBD.

(b) School, libraries, and recreation. Public schools, libraries, and recreation facilities will be impacted by the proposed development of the Property. The Property is contiguous to the Presbyterian Home of Maryland, Inc. property, Map 51, Parcel No. 0096 and in conjunction with the future development of this parcel public schools, libraries, and recreation facilities will be impacted. The Property is served by the following schools: Bakersfield Elementary School (State Rated Capacity: 500; 2021-2022 Enrollment: 420; Utilization Percentage: 84%), Aberdeen Middle School (State Rated Capacity: 1,624; 2021-2022 Enrollment: 1,210, Utilization Percentage: 75%), and Aberdeen High School (State Rated Capacity: 1,720; 2021-2022 Projected Enrollment: 1,468; Utilization Percentage: 85%). The Property is also served by the Harford County Library Branch in Aberdeen. The development of the Property will be required to comply with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford County's APFO to ensure that adequate school and library facilities will be available to serve residential growth generated by future development of the Property.

(c) Fire, Police, and Emergency Medical Services. The Property will be served by the City of Aberdeen Police and Volunteer Fire Departments, and Emergency Medical Services, as well as Level Volunteer Fire Department. City Police and the Volunteer Fire Department have adequate facilities and personnel to serve future development of the Property.

(d) Water and Sewer Facilities. It is anticipated that the Property will be served with public water and sewer from the City of Aberdeen. The development of the property must comply with the City of Aberdeen's APFO with respect to all public infrastructure. At the time of development, the developer and/or owner of the property will extend the required public utilities at their expense.

1           The schedule for extending utility services to the Property shall be approved  
2           by the City of Aberdeen Director of Public Works.

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

9           (f) Traffic Impact. Public roads will be impacted by the proposed development of  
10          the Property. A Traffic Impact Study will be required, and the scope and  
11          results of the Traffic Impact Study must be submitted to the Maryland  
12          Department of Transportation/State Highway Administration, City of  
13          Aberdeen and Harford County Departments of Public Works for review and  
14          approvals. The development of the Property must comply with the City of  
15          Aberdeen's APFO and Harford County's APFO. The Owner/Developer, at its  
16          expense, will be required to upgrade existing public roads as necessary to  
17          comply with the City of Aberdeen's APFO and Harford County's APFO.

18          (g) Trash Service. The City of Aberdeen will provide trash removal to the  
19          proposed residential development.

20          (h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land  
21          will be subject to Aberdeen real property taxes. Once developed, property  
22          values on the property will increase substantially over the current assessment.  
23          Upon future development of the Property, Harford County school impact fees,  
24          Aberdeen water and sewer connection fees, and APFO will be assessed.

25          (i) Consistency with the Municipal Growth Element. This Annexation Plan is  
26          consistent with the Municipal Growth Element of the City's 2011  
27          Comprehensive Plan as referenced in Planning Area 11: Long/HEAT. This  
28          Planning Area is a priority area recommended for future growth for the City.  
29          The Long/HEAT Planning Area is planned for research and development,  
30          offices, and mixed uses permitted in the Integrated Business District.

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

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

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

Exhibit A  
Metes and Bounds Description of Property

9.62 Acre Parcel Description to Accompany Annexation Resolution

BEGINNING for the same at a point in the northwest right of way line of Long Drive, formerly Technology Drive Extended, 80 feet wide, as shown on plats entitled "Technology Drive Extended Right of Way Plat" Sheets 2 of 3 and 3 of 3, and recorded among the Land Records of Harford County, Maryland in DPW Plat Book 5, Folios 41 and 42, said point being at the beginning point of a deed from Vernon K. Johnson, Trustee under the Vernon K. Johnson Trust, to Presbyterian Home of Maryland, Inc., dated January 15, 2008 and recorded among the Land Records of Harford County, Maryland in Liber 7844, Folio 234, said point also being at the beginning point of Parcel C in a deed from The Village at Carsin's Run, LLC, to Presbyterian Home of Maryland, Incorporated, dated August 31, 2010 and recorded among the Land Records of Harford County, Maryland in Liber JJR 8820, Folio 335, thence leaving the said right of way and binding on all of the first line of the first mentioned deed and on all of the first and second lines of the said Parcel C, as now surveyed, with all bearings referred to the Maryland Coordinate System (NAD '83/91),

1. North  $58^{\circ} 36' 32''$  West 727.48 feet, thence binding on all of the second line of the first mentioned deed and binding in part on the third line of the aforesaid Parcel C,
2. North  $31^{\circ} 22' 14''$  East 469.65 feet, thence binding on the third line of the first mentioned deed,
3. South  $69^{\circ} 56' 00''$  East, passing over a stone heretofore planted at a distance of 238.06 feet, 822.28 feet to a point and to intersect the aforesaid northerly right of way line of Long Drive, thence binding thereon and binding on the fourth line of the first mentioned deed,
4. By a non-tangent curve to the left with a radius of 360.00 feet and an arc length of 278.97 feet, said curve being subtended by a chord bearing South  $51^{\circ} 23' 28''$  West 272.04 feet, to a point of tangency, thence continuing to bind on the aforesaid right of way and binding on all of the fifth line of the first mentioned deed, and in part binding on the last line of the aforesaid Parcel C,
5. South  $29^{\circ} 11' 31''$  West 375.76 feet to the place of beginning.

CONTAINING 9.062 acres of land, more or less.

BEING all of the land conveyed by and described in a deed from Vernon K. Johnson, Trustee under the Vernon K. Johnson Trust, to Presbyterian Home of Maryland, Inc., dated January 15, 2008 and recorded among the Land Records of Harford County, Maryland in Liber 7844, Folio 234; BEING ALSO included within the described 9.062 acre parcel all of the land conveyed by and described as Parcel C in a deed from The Village at Carsin's Run, LLC, to Presbyterian Home of Maryland, Incorporated, dated August 31, 2010 and recorded among the said Land Records in Liber JJR 8820, Folio 335.

(Amended September 3, 2013 – Non-substantive revision of BEING clause and correction of a typographical error in the chord bearing of course 4)



**EXHIBIT B**

**MRA**

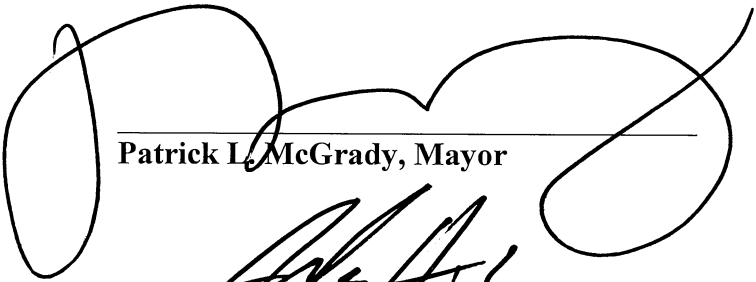
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS & LANDSCAPE ARCHITECTS  
 2445-A Box 181 Corporate Center Drive  
 Arlington, Maryland 20019  
 Phone: 410-342-4000  
 Fax: 410-342-4002

**ANNEXATION EXHIBIT PLAT**  
**LAND OF**  
**PRESBYTERIAN HOME**  
**OF MARYLAND, INC.**  
 SECOND ELECTION DISTRICT  
 HARBOR COUNTY, MARYLAND

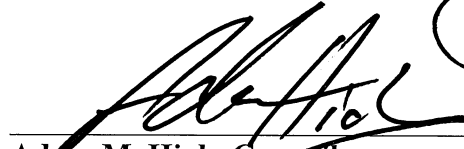
**SCALE: 1"=100'**      **DATE: 4/2/11**      **DRAWN BY: ETC**      **CHECKED BY: ETC**      **JOB NO: 12748**

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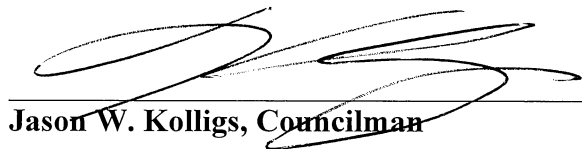
**COUNCIL OF THE CITY OF ABERDEEN**



Patrick L. McGrady, Mayor



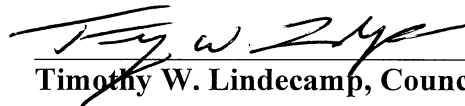
Adam M. Hiob, Councilman



Jason W. Kolligs, Councilman



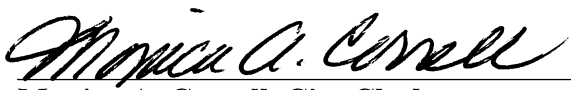
Sandra J. Landbeck, Councilman



Timothy W. Lindecamp, Councilman

ATTEST:

SEAL:



Monica A. Correll, City Clerk

DATE: October 11, 2021