

**COUNCIL OF THE CITY OF ABERDEEN  
RESOLUTION NO. 22-R-03**

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**Date Introduced:** February 28, 2022

**Sponsored By:** Councilman Adam Hiob and Councilwoman Sandra Landbeck

**Public Hearing:** April 11, 2022

**Amendments Adopted:** None

**Date Adopted:** April 25, 2022

**Date Effective:**

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**RESOLUTION NO. 22-R-03**

**ANNEXATION PLAN FOR 2106 TITAN TERRACE**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ABERDEEN, MARYLAND, TO APPROVE AN ANNEXATION PLAN FOR THE 31,478 SQUARE FEET OF LAND PROPOSED TO BE ANNEXED AND KNOWN AS THE LAND OF RICHARD L. BAKER (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 2106 Titan Terrace, designated as Parcel 336 on Tax Map 52, being a part of the property described by Deed dated January 30, 2009, from James F. Stewart and Christine L. Stewart unto Richard L. Baker and recorded among the Land Records of Harford County, Maryland at Liber J.J.R. No. 8545, folio 58; containing 31,478 square feet, or .723 acres more or less, as shown on the exhibit plat entitled "Annexation Exhibit Plat for Parcel 336" dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit B (the "Subject Property").

1 The Subject Property is described by metes and bounds in a written description of the  
2 Land of Richard L. Baker dated January 30, 2022 prepared by Bay State Land Services,  
3 attached hereto as Exhibit A.

4 **WHEREAS**, a Petition for Annexation was accepted by the City Clerk of the City  
5 of Aberdeen, on or about May 28, 2021 (the “Petition”); and

6 **WHEREAS**, the Petitioner, Richard L. Baker, hereinafter the “Petitioner,” is  
7 requesting that the Property be zoned R-1, Low Intensity Residential District as provided  
8 for in the Code of the City of Aberdeen, Chapter 235 Development Code; and

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

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

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

21 **Section 1. NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City  
22 Council of the City of Aberdeen that the Annexation Plan for 2106 Titan Terrace is  
23 hereby adopted as follows:

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

27 (i) The Subject Property’s current zoning designation as set forth in the  
28 Harford County Development Regulations is R-1, Urban Residential  
29 District, and its land use designation in the Harford County Master  
30 Land Use Plan is Low Intensity. The land use and densities permitted

1 under the City zoning classification of R-1, Low Density Residential  
2 are not substantially different from the land uses and densities of the  
3 Subject Property under the Harford County Master Land Use Plan  
4 designation for the area of Low Intensity.

5 (ii) The Subject Property is intended to be developed for residential uses  
6 pursuant to the R-1, Low Density Residential District, Section 235-  
7 18A. of the Code of the City of Aberdeen. The purpose of the City's  
8 R-1, Low Intensity Residential District, is to provide for single-family,  
9 low-density residential development, together with such public  
10 buildings, schools, churches, public recreational facilities and  
11 accessory uses as may be necessary or are compatible with residential  
12 surroundings. This district is designated to protect existing  
13 development of high character and vacant land considered appropriate  
14 for future development.

15 (iii) Single-family residential uses are the primary land uses permitted  
16 under the R-1, Low Intensity Residential District.

17 (b) School, libraries, and recreation. Public schools, libraries, and recreation  
18 facilities will not be impacted by the proposed residential use of the Property.  
19 The Property is served by the following schools: Bakersfield Elementary  
20 School (State-Rated Capacity: 500; 2021-2022 enrollment: 420; utilization  
21 percentage; 84%), Halls Cross Roads Elementary School (State-Rated  
22 Capacity: 552; 2021-2022 Enrollment: 464; Utilization Percentage: 84%),  
23 Aberdeen Middle School (State-Rated Capacity: 1,624; 2021-2022  
24 Enrollment: 1,210; Utilization Percentage: 75%), Aberdeen High School:  
25 State-Rated Capacity: 1,720; 2021-2022; Enrollment: 1,168; Utilization  
26 Percentage: 85%). The Property is also served by the Harford County Library  
27 Branch in Aberdeen. The development of the property will not have to comply  
28 with the City of Aberdeen's Adequate Public Facilities Ordinance (APFO) or  
29 Harford County's APFO by the future development of the Property because it  
30 is less than five (5) EDUs.

1 (c) Fire, Police, and Emergency Medical Services. The Property will be served  
2 by the City of Aberdeen Police Department and the Aberdeen Volunteer Fire  
3 Department and Emergency Medical Services. City police and the Aberdeen  
4 Volunteer Fire Department have adequate facilities and personnel to serve  
5 future development of the property.

6 (d) Water and Sewer Facilities. It is anticipated that the Property will be served  
7 with public water and sewer from the City of Aberdeen. The schedule for  
8 extending utility services to the Property shall be approved by the City of  
9 Aberdeen Department of Public Works.

10 (e) Roads. No anticipated road improvements will be required by the  
11 development of this Property.

12 (f) Traffic Impact. No anticipated traffic impact by the development of this  
13 Property.

14 (g) Trash Service. The City of Aberdeen will provide trash service to the  
15 proposed future residential development.

16 (h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land  
17 will be subject to the City of Aberdeen real property taxes, currently at the  
18 rate of \$0.64 per \$100.00 of assessed value. Once developed, property values  
19 will increase substantially over the current assessment. Upon future  
20 development of the Property, Harford County school impact fees and the City  
21 of Aberdeen's water and sewer area connection fees will be assessed.

22 (i) Consistency With the Municipal Growth Element. This Annexation Plan is  
23 consistent with Municipal Growth Element of the City's 2011 Comprehensive  
24 Plan as referenced in Planning Area 6; Titan Terrace. This Planning Area is a  
25 priority area recommended for future growth of the City. The land use and  
26 densities of uses of the Subject Property permitted under the proposed City  
27 Zoning Classification of Low Density Residential (R-1) are consistent with  
28 the 2011 Aberdeen Comprehensive Plan for Planning Area 6.

29 **Section 2. AND BE IT FURTHER RESOLVED**, by the Mayor and City  
30 Council of Aberdeen, that this Annexation Plan shall be open to the public for review and

1 discussion at a public hearing, but amendments to the Annexation Plan may not be  
2 construed in any way as an amendment to the Annexation Resolution, nor may they serve  
3 in any manner to cause a re-initiation of the annexation procedure now in process.

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


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

14 *-Signatures appear on following page-*

**COUNCIL OF THE CITY OF ABERDEEN**



\_\_\_\_\_  
**Patrick L. McGrady, Mayor**



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**Adam M. Hiob, Councilman**



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**Jason W. Kolligs, Councilman**

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**Sandra J. Landbeck, Councilwoman**



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**Timothy W. Lindecamp, Councilman**

**ATTEST:**

**SEAL:**



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**Monica A. Correll, City Clerk**

Date: April 25, 2022

EXHIBIT A

METES AND BOUNDS DESCRIPTION

PARCEL 336

January 30, 2022  
BSLS # 21020

**LAND OF RICHARD L. BAKER**

**Harford County Tax Map #52, Parcel #336  
Glenn Heights, Section IV, Lot 1, Plat # 19/18  
#2106 Titan Terrace, Havre de Grace, Maryland 21078**

ZONING DESCRIPTION – 0.752 acres of land more or less, lying on the south side of Titan Terrace, Second Election District, Harford County, Maryland, being more particularly describes as follows:

BEGINNING for the same at a point on the Southernly right-of-way line of Titan Terrace as depicted on a plat titled "Section IV Glenn Heights" as recorded in the Plat Records of Harford County, Maryland in Liber G.R.G. 19, folio 18, thence leaving said right-of-way line;

1. South 01° 59' 40" West 202.38 feet to a point, thence;
2. North 83° 01' 02" West 173.74 feet to a point, thence;
3. Binding on the southernly right-of-way line of Telestar Way by a curve to the left with a radius of 3564.75 feet for an arc length of 180.23 feet; said curve being subtended by a chord bearing North 08° 25' 39" East 180.21 feet to a point, thence;

**PAGE TWO**  
**LAND OF RICHARD L. BAKER**  
**JANUARY 30, 2022**

4. Binding on the southwesterly right-of-way lines of Telestar Way and Titan Terrace by a curve to the left with a radius of 25.00 feet for an arc length of 39.27 feet; said curve being subtended by a chord bearing North 54° 52' 33" East 35.36 feet to a point;
5. South 80° 07' 27" East 66.00 feet to a point, thence;
6. Binding on the southerly right-of-way lines of Titan Terrace by a curve to the left with a radius of 432.45 feet for an arc length of 59.51 feet; said curve being subtended by a chord bearing South 84° 03' 59" East 59.46 feet to a point at the beginning hereof;

**CONTAINING 0.752 ACRES OF LAND MORE OR LESS.**  
**SURVEY DATUM ABOVE IS BASED ON A SUBDIVISION PLAT RECORDED**  
**AMONG THE PLAT RECORDS OF HARFORD COUNTY, MARYLAND IN LIBER**  
**G.R.G. 19, FOLIO 18 AND TITLED "SECTION IV GLENN HEIGHTS.**



# EXHIBIT B

## ANNEXATION EXHIBIT PLAT FOR PARCEL 336

