

**COUNCIL OF THE CITY OF ABERDEEN**  
**Resolution No. 16-R-01**

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<b>Introduced By:</b>	<b>Mayor Patrick L. McGrady</b>
<b>Date Introduced:</b>	<b>March 14, 2016</b>
<b>Public Hearing:</b>	<b>April 25, 2016</b>
<b>Date Adopted:</b>	<b>May 9, 2016</b>
<b>Date Effective:</b>	<b>August 5, 2016</b>

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**RESOLUTION NO. 16-R-01**

**ANNEXATION PLAN  
HARDY FAMILY SERIES LLC**

**RESOLUTION OF THE CITY OF ABERDEEN TO APPROVE THE ANNEXATION  
PLAN FOR THE AREA PROPOSED TO BE ANNEXED AND KNOWN AS THE  
HARDY FAMILY SERIES LLC (the “Annexation Plan”)**

A Resolution 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 Hardy Family Series LLC, property containing 1.032 acres, more or less, as described in a deed dated December 28, 2012, and recorded among the Land Records of Harford County, Maryland, at Liber JJR 10077, Folio 035, and more particularly identified in the following: (1) Petition for Annexation was accepted by the Mayor and City Council of the City of Aberdeen, on or about November 23, 2015 (the “Petition”) and subsequently amended on December 29, 2015; and (2) certain of the exhibits which accompanied the Petition for Annexation, prepared by State Line Engineering, LLC. The exhibits are attached hereto and incorporated by reference herein.

1           **WHEREAS**, the Petitioner Hardy Family Series LLC, hereinafter the “Property,” is  
2 requesting that the Property be zoned M-1 Light Industrial District as provided for in the Code of  
3 the City of Aberdeen, Chapter 235; and

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

8           **WHEREAS**, the Annexation Plan shall be open to public review and discussion at the  
9 public hearing; and

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

14           Section 1. NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of  
15 the City of Aberdeen that the Hardy Family Series LLC Property Annexation Plan is hereby  
16 adopted as follows:

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

20           (i) The Property is intended to be developed pursuant to the M-1 Light Industrial  
21 District, Section 235-18 of the City of Aberdeen Development Code and for  
22 the purposes set forth herein.

(ii) The Property's zoning designation as set forth in the Harford County Development Regulations is CI, Commercial Industrial District and its land use designation in the Harford County Master Land Use Plan is Low Intensity.

(iii) Industrial, office, and business uses of a moderate scale and intensity are the primary land uses permitted under the current CI zoning classification. Self-storage or mini-warehouses are allowed on the Property under the CI zoning classification and proposed M-1 Light Industrial District.

(b) School, libraries, and recreation. Public schools, libraries, and recreation facilities will not be significantly impacted by the proposed development of the Property due to its commercial nature.

(c) Fire, Police, and Emergency Medical Services. The Property will be served by the City of Aberdeen Police and Fire Departments, respectively.

(d) Water and Sewer Facilities. It is anticipated that the Property will be served with public water and sewer from the City of Aberdeen. A proposed 8" sewer line and a proposed 1" water line will be extended to the property line by the developer and/or owner of the Property at their expense.

(e) Traffic Impact. Because of the existing use of the Property it is not anticipated that the Property will generate any significant increase of traffic to and from MD 22 or East Bel Air Avenue nor affect the level of service. In the future, if and when the site redevelops, a Traffic Impact Study will be required to be submitted to the City of Aberdeen and State Highway Administration for review and approvals.

1 (f) Roads. The Property abuts MD 22 and East Bel Air Avenue and its existing uses will  
2 not create an adverse impact on the roadway. No major road improvements to MD 22  
3 will be necessary as a result of the annexation.

4 (g) Trash Service. Trash removal will be contracted privately by the developer and/or  
5 owner of the Property.

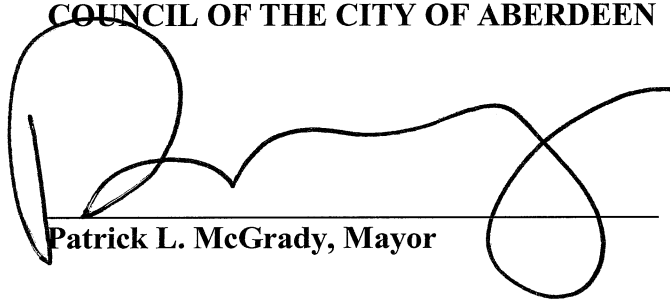
6 (h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land would  
7 be subject to Aberdeen real property taxes. Once developed, property values on the  
8 property will increase substantially over the current assessment. The preliminary  
9 analysis indicates that the potential annual revenue realized by the City is \$3,765.00  
10 (based on assessment of property @ \$570,500 at a tax rate of \$0.66/100). Because  
11 the proposed use will be commercial in nature the City does not anticipate any impact  
12 which will require extraordinary use of its funds.

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

18 Section 3. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of  
19 Aberdeen, that a copy of the Annexation Plan shall be provided to Harford County, Maryland,  
20 the Harford County Department of Planning and Zoning, and the Maryland Department of  
21 Planning at least thirty (30) days prior to the holding of the public hearing required by Section 4-  
22 415 of the Local Government Article of the Maryland Annotated Code.

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

**COUNCIL OF THE CITY OF ABERDEEN**



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**Patrick L. McGrady, Mayor**



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**Sandra J. Landbeck, Councilwoman**



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**Timothy W. Lindecamp, Councilman**



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**Melvin T. Taylor, Councilman**



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**~~Vacant~~ STEVEN E. GOODIN, COUNCILMAN**

**ATTEST:**

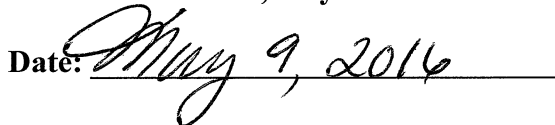
**SEAL:**



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**Monica A. Correll, City Clerk**

**Date:**



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