

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

ANNEXATION RESOLUTION NO. 288

Introduced by _____ Council Member Ringsaker

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, TITLE 4 OF THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND ANNOTATED CODE, SECTIONS 3, 33 AND 34 OF THE CITY CHARTER, AND SECTION 20 OF THE CITY CODE AUTHORIZING THE CITY COUNCIL, AS THE LEGISLATIVE BODY OF A MUNICIPALITY, TO ANNEX PROPERTY EXTENDING THE BOUNDARIES OF THE MUNICIPALITY AND AMENDING THE CITY CHARTER, SPECIFICALLY APPENDIX A BY ADDING "SUBSECTION A.34 THE FIRST 2020 ADDITION TO THE CITY BOUNDARIES" ALONG WITH THE LEGAL DESCRIPTION OF THE ACRES OF LAND WHICH WILL ENLARGE THE BOUNDARIES OF THE CITY OF HAVRE DE GRACE TO INCLUDE THE LANDS OF PULASKI PARCEL LLC LOCATED AT 1531 PULASKI HIGHWAY NEAR THE NORTHWEST INTERSECTION OF PULASKI HIGHWAY AND OLD POST ROAD/STATE ROUTE 7, CONSISTING OF FIVE PARCELS IN THE SIXTH ELECTION DISTRICT TOGETHER WITH A DRAINAGE AND UTILITY EASEMENT AND PART OF THE ADJOINING CSX RAILROAD RIGHT OF WAY CONSISTING OF A TOTAL OF 3.613 ACRES MORE OR LESS.

WHEREAS, the land subject to this annexation resolution is eligible for annexation since the land is contiguous and adjoining the existing corporate boundaries of the City, and the annexation will not create an unincorporated area bounded on all sides by: (i) property presently within the corporate limits of the City; (ii) real property proposed to be within the corporate limits of the City as a result of the proposed annexation; or (iii) any combination of such properties; and

WHEREAS, the owners of not less than twenty-five percent (25%) of the assessed value of the real property to be annexed consent to the annexation, and there are no resident voters on the land being annexed and therefore the annexation meets the requirements of Section 4-404 of the Local Government Article of the Annotated Code of Maryland; and

WHEREAS, The Mayor and City Council of Havre de Grace, Maryland have previously adopted an Annexation Plan for the Property subject to this Annexation Resolution pursuant to City of Havre de Grace Resolution No. 2020-06; and

WHEREAS, The Mayor and City Council of Havre de Grace, Maryland have determined that the annexation of the 3.613 acres of land more or less consisting of five parcels, located at 1531 Pulaski Highway as more specifically defined herein ("Property") is in the best interest of the health and welfare of the citizens of Havre de Grace.

NOW THEREFORE BE IT RESOLVED, ORDAINED, AND ENACTED BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND AS FOLLOWS:

SECTION 1. The Appendix to the Charter of the Mayor and City Council of Havre de Grace, Maryland is hereby amended to add a new Subsection A.34 The First 2020 Addition to the City Boundaries to read as set forth in the legal description attached hereto as Exhibit A and incorporated by reference herein. ("Property").

SECTION 2. The Mayor and City Council of Havre de Grace, Maryland and the requisite owners of the properties hereby annexed agree that the conditions and circumstances applicable to the change in the boundaries of the City of Havre de Grace caused by this annexation and to the property within the area hereby annexed are as provided in the applicable Charter provisions, laws and ordinances of the State of Maryland and the City of Havre de Grace, except as follows:

- (a) The Property is currently given a County zoning designation of Commercial Industrial (CI) on the official zoning maps of Harford County. The zoning designation in the City that the Mayor and City Council shall assign to the Property is Commercial (C) as defined in the Havre de Grace Zoning Ordinance.
- (b) City water and sewer service shall be provided to the Property hereby annexed at generally applicable rates and pursuant to conditions generally applicable to other City-owned properties within the corporate boundaries of the City of Havre de Grace at such time the Mayor and City Council of Havre de Grace approve development of the Property. The cost to construct any facilities necessary to provide water and sewer service to the Property shall be paid according to the laws, rules, regulations and policies, specifications, standards and approvals (including state and county, if any), existing or required at the time of construction, including any applicable recoupment agreements authorized under the Annexation Resolution, and in accordance with the Annexation Plan Resolution 2020-06 attached hereto and marked Exhibit B.
- (c) The Mayor and City Council of Havre de Grace, Maryland acknowledge that a legal description of the Property has been prepared by a professional engineer retained by the City.
- (d) The terms and conditions of this Resolution are consistent with the Annexation Policy of the Mayor and City Council of Havre de Grace, Maryland established by City Code Section 20 ("Annexation Policy"), a copy of which is attached hereto as Exhibit C.

SECTION 3. AND BE IT FURTHER RESOLVED that, promptly after the introduction and first reading of this Resolution by the Mayor and City Council of Havre de Grace, Maryland, the Director of Administration shall create a public notice, briefly and accurately describing the proposed change and the conditions and circumstances applicable. The aforesaid notice shall be published two (2) times at not less than weekly intervals in a newspaper or newspapers of general circulation in the City of Havre de Grace and the area to be annexed, as the area to be annexed is less than 25 acres. The aforesaid public notice shall state a time, not less than fifteen (15) days after the second (4th) publication thereof and not less than 30 days after the Annexation Plan Resolution 2020-06 is approved, provided to the regional and national planning agencies, and the place within the City of Havre de Grace at which a public hearing shall be held to consider public comment to consider this Resolution. The public hearing may be continued or rescheduled in accordance with the requirements set forth in Local Government Article of the Annotated Code of Maryland. Immediately upon the first publication of the specified public notice, a copy of the public notice and other relevant documents shall be provided to the Harford County Council, the Harford County Executive, the Director of the Harford County Department of Planning and Zoning, the Planning Commission of the City of Havre de Grace, and to any other regional or state planning agency having jurisdiction over the property, including the Executive Director of the Baltimore Metropolitan Council.

SECTION 4. AND BE IT FURTHER RESOLVED that, this Annexation Resolution shall become effective forty-five (45) days after its enactment by the Mayor and City Council of Havre de Grace, Maryland, provided this Resolution is read and passed by an affirmative vote of a majority of the Council members present at a second reading of the Resolution at a regular City Council meeting after the conclusion of the public hearing and any continuation thereof as prescribed by the Local Government Article Section 4-407 of the Annotated Code of Maryland (as amended) and also provided that a proper petition for referendum calling for an election related to the annexation is not filed as permitted by law.

SECTION 5. AND BE IT FURTHER RESOLVED that, if any section, subsection, paragraph, sentence, clause, phrase or word of this Resolution or its application to any person or circumstances is held invalid by any court of competent jurisdiction, the remaining sections, subsections, paragraphs, sentences, clauses, phrases, and words of this Resolution, or the application of the provision to other persons or circumstances then in effect, shall continue in full force and effect.

SECTION 6. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of Havre de Grace, Maryland, that the Director of Planning shall promptly register the original and the new corporate boundaries of the City of Havre de Grace with the Clerk of the Circuit Court of Harford County and the Department of Legislative Reference for the State of Maryland when this Resolution takes effect.

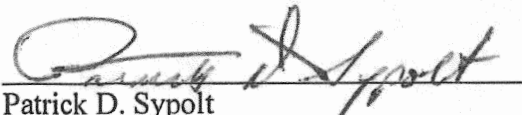
SECTION 7. AND BE IT FURTHER RESOLVED, by the City Council of Havre de Grace, Maryland that the Mayor is authorized to enter into an Annexation Agreement with the recommendation of the Director of Planning, the Director of the Department of Public Works, and the City Attorney to implement the purposes of this Annexation Resolution.

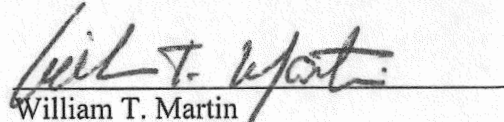
SECTION 8. AND BE IT FURTHER RESOLVED, that the Mayor is authorized to enter into a Public Works Agreement with the recommendation of the Director of the Department of Public Works and the City Attorney, to implement the purposes of this Annexation Resolution.

Adopted by the City Council of Havre de Grace, Maryland this 17th day of August, 2020.

ATTEST:

THE MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE, MARYLAND


Patrick D. Sypolt
Director of Administration


William T. Martin
Mayor

Introduced:	06/01/2020
Public Hearing:	07/06/2020
Adopted:	08/17/2020
Effective Date:	10/01/2020 (45 days from adoption)

EXHIBIT A

May 29, 2020
BSLS #15024

CITY OF HAVRE DE GRACE, MARYLAND ANNEXATION CONSOLIDATION DESCRIPTION

Harford County Tax Map #52, Parcel #275
Harford County Tax Map #52, Parcel #323, Lot 1
Harford County Tax Map #52, Parcel #323, Lots 2 & 3
Harford County Tax Map #44, Parcel #707

ZONING DESCRIPTION – 3.578 acres of land more or less, lying on the Northerly side of U.S. Route #40-Pulaski Highway, Sixth Election District, Harford County, Maryland, being more particularly described as follows:

BEGINNING for the same at a point on the northernmost right-of-way line of U.S. Route #40, said point being the southeasternmost lot corner of Lot 3 as depicted on a plat titled, "Gerard & Habermann Subdivision" and was recorded among the Plat Records of Harford County, Maryland in Liber G.C.B. 04, folio 20; thence binding on the northernmost right-of-way line of U.S. Route #40, the following course and distance now surveyed:

1. By a curve to the right with a radius of 5654.58 feet for an arc length of 429.85 feet; said curve being subtended by a chord bearing South 43 degrees 47 minutes 14 seconds West 429.75 feet to a point; thence leaving said right-of-way for the following course and distance:
2. North 78°43'51" West 66.44 feet to the point, thence;
3. North 22 degrees 53 minutes 31 seconds West 319.86 feet to a point in the southeasternmost corner of Parcel "A" Open Space as depicted on a plat titled, "Revised Final Plat One - Phase 1 Greenway Farm and was recorded among the Plat Records of Harford County, Maryland in Liber J.J.R. 126, folio 18; said Open Space being within the Limits of the City of Havre de Grace, Maryland; thence binding on the two easternmost lines of said Open Space and said City Limits, the two following courses and distances:
4. North 45 degrees 39 minutes 32 seconds East 25.01 feet to the point;

5. North 45 degrees 13 minutes 17 seconds West 104.57 feet to a point of the southernmost right-of-way line of the CSX Transportation Inc.; thence leaving the City Limits of Havre de Grace, Maryland and binding on the said CSX right-of-way, the following course and distance:
6. By a curve to the left with a radius of 8632.42 feet for an arc length of 20.00 feet; said curve being subtended by a chord bearing North 45 degrees 07 minutes 55 seconds East 20.00 feet to a point; thence still binding on said CSX right-of-way and also binding on a right-of-way of the American Telephone & Telegraph for the following course and distance:
7. South 45 degrees 13 minutes 24 seconds East 60.06 feet to a point on the southernmost right-of-way line of said the American Telephone & Telegraph and still binding on said right-of-way for the following course and distance:
8. By a curve to the left with a radius of 8692.48 feet for an arc length of 279.00 feet; said curve being subtended by a chord bearing North 44 degrees 08 minutes 38 seconds East 278.99 feet to a point; thence leaving said right-of-way the following course and distance:
9. South 48 degrees 16 minutes 34 seconds East 391.48 feet to the Place of Beginning;

CONTAINING 3.578 ACRES OF LAND, MORE OR LESS.

SURVEY DATUM ABOVE IS BASED ON NORTH AMERICAN DATUM (N.A.D.) 83/2011.

EXHIBIT B

RESOLUTION NO. 2020-06

THE ANNEXATION PLAN FOR THE LANDS OF PULASKI PARCEL LLC LOCATED AT 1531 PULASKI HIGHWAY NEAR THE NORTHWEST INTERSECTION OF PULASKI HIGHWAY AND OLD POST ROAD/STATE ROUTE 7, CONSISTING OF THREE PROPERTIES IN THE SIXTH ELECTION DISTRICT TOGETHER WITH A DRAINAGE AND UTILITY EASEMENT AND PART OF THE ADJOINING CSX RAILROAD RIGHT OF WAY CONSISTING OF A TOTAL OF 3.613 ACRES MORE OR LESS.

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, ADOPTED PURSUANT TO THE AUTHORITY OF THE MARYLAND CONSTITUTION ARTICLE XI-E AND THE PROVISIONS OF THE ANNOTATED CODE OF MARYLAND, LOCAL GOVERNMENT ARTICLE SECTION 4-405 WHICH REQUIRES THE LEGISLATIVE BODY OF A MUNICIPALITY SEEKING TO ANNEX PROPERTY AFTER OCTOBER 1, 2006 TO ADOPT AN ANNEXATION PLAN FOR THE SUBJECT PROPERTY AND THAT THE ANNEXATION PLAN NOT BE PART OF THE ANNEXATION RESOLUTION.

WHEREAS, the Mayor and City Council of Havre de Grace seek to annex certain properties along Pulaski Highway/Route 40 pursuant to the introduction of a Charter Resolution for Annexation; and

WHEREAS, the properties consist of five separate properties consisting of three properties owned by Pulaski Parcel LLC, a drainage and utility easement purportedly owned by MTBR Ventures LLC, and a portion of a railroad right of way owned by CSX Railroad, which properties, are contiguous and are located at the northwest intersection of Pulaski Highway and Old Post Road/State Route 7, and are situate and lying in the Sixth Election District of Harford County, Maryland as set forth more fully below (collectively, the annexed areas are referred here as the "Properties"); and.

WHEREAS, the Properties are reflected on the attached plat marked Exhibit A and said properties sit on the west side of Pulaski Highway, Route 40, adjacent to the Bulle Rock and Greenway Farms residential developments, which are within the municipal limits of the City of Havre de Grace ("City"); and

WHEREAS, the annexation is consistent with the City's Comprehensive Plan, and specifically the Municipal Growth Element and expansion along Route 40;

NOW THEREFORE, the Mayor and City Council adopt the following Annexation Plan for the Property:

1. THE ANNEXATION PLAN FOR THE LANDS OF PULASKI PARCEL LLC LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PULASKI HIGHWAY AND OLD POST ROAD/STATE ROUTE 7, CONSISTING OF THREE PROPERTIES IN THE SIXTH ELECTION DISTRICT WITH TAX ID NUMBERS 06-008461 (1531 PULASKI HIGHWAY), 06-008488 (LOT 1 – GERARD AND HABERMAN P4/20); AND 06-001254 (LOTS 2 AND 3 – GERARD AND HABERMAN P4/20) TOGETHER WITH A DRAINAGE AND UTILITY EASEMENT AND PART OF THE CSX RAILROAD RIGHT OF WAY ADJOINING THE PARCELS, CONSISTING OF A TOTAL OF 3.613 ACRES MORE OR LESS.
2. Introduction. The Properties proposed to be annexed in this Plan are situated along Pulaski Highway (Route 40) at the northwestern corner of the intersection with Old Post Road/State Route 7, adjacent to the southeasternmost edge of the Bulle Rock development and the northeastern most edge of the Greenway Farms development. For identification purposes, the Properties being annexed consists of two separate parcels, and a portion of two additional portions of land consisting of a drainage and utility easement and right of way and described in the deeds set forth above, with the total acreage being 3.613 acres, more or less. The entire area to be annexed is reflected on Exhibit A. and , acquired by the owners by virtue of and more particularly described in, the following:

PROPERTY A: 1531 Pulaski Highway, Tax Map 52, Parcel #275, Account ID No. 06-008461, and described as Parcel No. 2 in a Deed dated July 7, 2015 recorded among the land records of Harford County, Maryland, in Liber 11385, folio 255, from 1531Pulaski Highway LLC to Pulaski Parcel LLC, consisting of 0.747 acres more or less.

PROPERTY B: Designated as Lot 1 on a plat of the Gerard and Haberman Subdivision, recorded among the Plat Records of Harford County in Plat Book G.R.G. No. 4, folio 20, and described as Parcel No. 1 in a Deed dated July 7, 2015 recorded among the land records of Harford County, Maryland, in Liber 11385, folio 255, from 1531Pulaski Highway LLC to Pulaski Parcel LLC, consisting of 0.877 acres more or less.

PROPERTY C: Designated as Lots 2 and 3 on a plat of the Gerard and Haberman Subdivision, recorded among the Plat Records of Harford County in Plat Book G.R.G. No. 4, folio 20, and in a Deed from Allen J. Fair and Anthony Meoli, trading as A&T Properties to Pulaski Parcel, LLC, dated August 23, 2005, recorded among the land records of Harford County, Maryland, in Liber 6317, folio 508, each of said lots fronting 100 feet on the northwest side of the Pulaski Highway, consisting of 1.744 acres more or less.

PROPERTY D: A Drainage and Utility Easement, shown on an exhibit to the Deed recorded among the Land Records of Harford County, in Liber 11385, folio

255, as a 20 foot wide "abandoned private road" between Property A and Property B identified above, and as shown in the Deed of Easement dated January 13, 2020 and recorded among the Land Records of Harford County in Liber 8505, folio 444 at Exhibit A page 3 of 3, as referenced in the Deed of Easement (Route 40/06-003001) recorded among the Land Records of Harford County in Liber 5676, folio 23, and which land is purportedly part of the lands identified in a Deed dated February 28, 2001 and recorded among the Land Record of Harford County in Liber 3452, folio 0221, as land belonging to MTBR Ventures LLC, (formerly known as Able Ventures, LLC), identified on Tax Map 44, Parcel No. 707, consisting of approximately 0.210 acres, more or less.

PROPERTY E: A portion of the property of The Chesapeake and Ohio Railway Company ("CSX"), Tax Map 600, Parcel 1218, as confirmed by Corrected Certificate of Conveyance referencing "PCL # 9689 /R/W land 25.789 ac. in Havre de Grace" and dated April 20, 1987, and recorded among the Land Records of Harford County in Liber 1519, folio 387, which portion of property adjoins Property B and Property D, identified above, which will complete the contiguous boundaries of the City of Havre de Grace with the southeasternmost portion of Bulle Rock. The portion of the CSX property being annexed consists of 0.035 acres more or less.

3. Current Conditions. Currently there are no homes located on the Properties and no resident voters. The Property is not currently serviced with City water or sewer.
4. Current Zoning. The Property is currently zoned CI/Commercial Industrial district on the official zoning maps of Harford County.
5. Future Proposed Use. Major change is proposed for the Property 1 only. A developer has indicated an interest in constructing a retail establishment. The specific proposed use may change and is not finalized.
6. Proposed Zoning. Proposed zoning for the Properties will be C/Commercial. Amendment to the City's zoning code will not be required for the proposed use. The proposed zoning is also consistent with the Comprehensive Plan for the City of Havre de Grace.
7. Public Facilities. There is currently no requirement that the land subject to this Annexation Plan be set aside for a school site, water or sewer treatment facilities, libraries, recreation, or fire, EMS or police departments, except for a construction of a water main line from the City's water line to the subject property that will serve the proposed development project. The current annexation shall be reviewed for anticipated infrastructure needs. As for water and sewer capacity, the City estimates that it currently has the water and sewer capacity for the property. However,

infrastructure improvements for water pressure and volume of delivery may be required. Until the site plan is approved, water and sewer capacity remain uncommitted and not guaranteed. Sewer lines must be extended to the property, and any recorded recoupments will need to be collected. If there are any required infrastructure improvements, including but not limited to water and sewer capacity or distribution, they shall all be paid for by the owner/developers of the property along with required bonding for performance and maintenance. The owners/developers of the Property shall be charged the standard capital cost recovery charges, user benefit fees and all other fees and charges associated with connection to the City's water and sewer systems. Water and Sewer service rates shall be charged at the generally applicable rates and pursuant to the conditions generally applied by the City. The Properties may be subject to recoupment agreements for water and sewer as may be authorized by the Annexation Resolution, Annexation Agreement, or Public Works Agreement, or separate agreements for capital cost recoupment that are recorded among the Land Record for Harford County.

8. Trash Removal. The Properties will be serviced by a private trash removal provider.
9. Fire Protection. Fire protection shall continue to be provided to the Properties by the Susquehanna Hose Company, Inc. pursuant to conditions applicable to the other properties within the corporate boundaries of the City.
10. Schools – Library – Recreation. The scope of the development on the Properties is limited in size and will not include a residential component. As such, no recreation element is required, and no additional school or library expansions will be needed as a result of the proposed development.
11. Real Property Taxes. The Properties shall be taxed by the City at generally applicable rates. If the land is potentially subject to an abatement request due to an enterprise zone designation and/or extensive recoupment fees, and if a request for an abatement is made, the City acknowledges that it would consider such a request in accordance with applicable law so long as the terms of this Annexation Plan have otherwise been complied with by the owners and developers.
12. EMS. EMS protection shall be provided to the Properties by the Havre de Grace Ambulance Corps, Inc. pursuant to the conditions applicable to other properties within the corporate boundaries of the City of Havre de Grace.
13. Police. Police protection shall be provided to the Properties by the Havre de Grace Police Department pursuant to the conditions to other properties within the corporate boundaries of the City of Havre de Grace.

14. Timing of Municipal Services. Municipal services shall be provided at the time of construction/development of the Properties and prior to the issuance of any new use and occupancy permit.

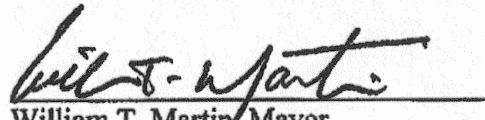
15. Annexation Agreement. The City and the owners/developers of the Properties agree to enter into an Annexation Agreement and/or Public Works Agreements detailing the terms of this Annexation Plan and any other appropriate conditions, if required by the City. The provisions of this Annexation Plan are to be considered minimum requirements and additional requirements or more stringent requirements may be added and addressed in an Annexation Agreement and/or Public Works Agreements.

ENACTED this 20th day of April, 2020.

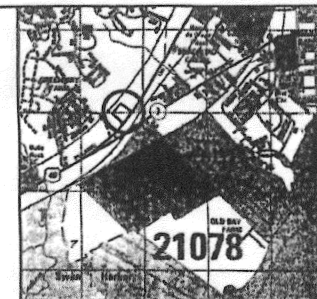
ATTEST:

THE MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE


Patrick D. Sypolt
Director of Administration


William T. Martin, Mayor

Introduced: April 20, 2020
Adopted: April 20, 2020
Effective Date: April 20, 2020



LOCATION MAP
1" = 200'

SITE DATA

TAX MAP 552-PARCEL 572
OWNER: PULASKI PARCEL, LLC
601 WHITAKER HILL ROAD
JOPPA, MARYLAND 21085
DEED REF.: J.L.R. 1385/255
0.741 AC.

TAX MAP 544-PARCEL 8301
OWNER: HIER VENTURES, LLC
650 S. EXETER STREET
SUITE 200
BALTIMORE, MARYLAND 21202
DEED REF.: C.G.H. 3458/221
0.210 AC.

TAX MAP 552-PARCEL 572-LOT 1
OWNER: PULASKI PARCEL, LLC
601 WHITAKER HILL ROAD
JOPPA, MARYLAND 21085
DEED REF.: J.L.R. 1385/255
0.871 AC.

TAX MAP 552-PARCEL 572-LOT 2 AND LOT 3
OWNER: PULASKI PARCEL, LLC
601 WHITAKER HILL ROAD
JOPPA, MARYLAND 21085
DEED REF.: J.L.R. 631/506
1.744 AC.

TAX MAP 5600-PARCEL 5726
CSX TRANSPORTATION INC.
500 WATER STREET-J-140
JACKSONVILLE, FLORIDA 32202
DEED REF.: C.G.H. 1519/381
0.095 AC.

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON APRIL 6, 2020 AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (04.13.06).

DAY STATE LAND SERVICES, LLC
CHARLES DICKENS CAMPBELL
PROPERTY LINE SURVEYOR #900
LICENSE EXPIRATES AUGUST 21, 2020
DATE: 04-13-20

LINE TABLE

LINE	DESCRIPTION	LENGTH
1	1/4" 1/4" 1/4" 1/4"	1.000
2	1/4" 1/4" 1/4" 1/4"	1.000
3	1/4" 1/4" 1/4" 1/4"	1.000
4	1/4" 1/4" 1/4" 1/4"	1.000

CURVE TABLE

CURVE	DESCRIPTION	LENGTH
1	1/4" 1/4" 1/4" 1/4"	1.000
2	1/4" 1/4" 1/4" 1/4"	1.000
3	1/4" 1/4" 1/4" 1/4"	1.000
4	1/4" 1/4" 1/4" 1/4"	1.000

MARYLAND STATE COORDINATE SYSTEM
NAD 83
1115 10000

PULASKI HIGHWAY-U.S. ROUTE #40
SMA PLAT 19554 AND 19554A

OLD POST ROAD
MARYLAND ROUTE #7

LAND TO BE ANNEXED BY
**THE CITY OF
HAVRE DE GRACE**

SIXTH ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

**BAY STATE
LAND SERVICES**
ENGINEERS • SURVEYORS • LAND PLANNERS
ENVIRONMENTAL CONSULTANTS



P.O. BOX 859
BEL AIR, MARYLAND 21014-0859
PHONE: 410-674-4141 FAX: 410-420-9848
SCALE: 1"=50' DATE: 4-6-20 SHEET 1 OF 1
DRAWN BY: JSC CHK. BY: CDC JOB NO. 20024

EXHIBIT C

City of Havre de Grace, MD
Monday, March 16, 2020

Chapter 20. Annexation Policy and Procedure

§ 20-1. Policy.

The following principles shall govern annexation:

- A. The City Council may consider and act upon a petition for the annexation of land contiguous and adjacent to the corporate limits of the City in order to promote the health, safety, welfare, and economic development of the City.
- B. The annexation may be appropriate when it promotes coordinated planning for the area surrounding the land proposed for annexation, and where it is consistent with the plans for the present and future development of the City, and where it will not result in isolated development inconsistent with surrounding land uses.
- C. The annexation must contribute to the realization and/or furtherance of the goals and objectives of the Comprehensive Plan and any other corridor or small area plan.
- D. The location relative to existing public facilities and a review of the City's ability to provide public facilities to serve the annexation area.
- E. The development of relevant conditions for the protection and benefit of the residents of the City.
- F. The annexation will not result in an adverse fiscal impact upon the City.
- G. Upon approval of an annexation petition by the City Council, the petitioner shall not be permitted to amend or to otherwise change the terms of the annexation petition.