

**RESOLUTION NO. 2024-11**

**A RESOLUTION BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE TO ADOPT AN ANNEXATION PLAN ASSOCIATED WITH THE ANNEXATION OF .70 ACRES OF LAND, MORE OR LESS, INTO THE CORPORATE LIMITS OF THE TOWN OF PERRYVILLE.**

**WHEREAS**, Joseph A. Ruff, Jr., and Kendall D. Ruff are the owners (“Owners”) of .70 acres, more or less, of real property situate and lying in the Seventh Election District of Cecil County, Maryland, located at 98 Mill Creek Road, by virtue of a Deed dated May 22, 2017, and recorded among the Land Records of Cecil County, Maryland in Liber C.M.N. 4074, folio 2018 (“the Property”).

**WHEREAS**, the Property is depicted on a plat entitled “Annexation Plat Lands of Noah F. Stephens & Phyllis I. Stephens, Joseph A. Ruff, Jr. & Kendall D. Ruff” dated 11-23-23 (signed 03/12/2024), and prepared by Morris & Ritchie Associates, Inc., and described by metes and bounds dated 1/26/2024, and prepared by Morris & Ritchie Associates, Inc.; and

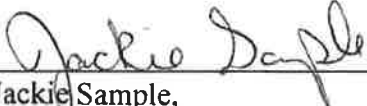
**WHEREAS**, Owners have submitted a petition for the annexation of the Property into the corporate limits of the Town of Perryville; and


**WHEREAS**, the Mayor and Commissioners of the Town of Perryville desire to adopt an annexation plan as required by law for the Property proposed to be annexed into the corporate limits of the Town of Perryville. Now, therefore,

**BE IT RESOLVED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE** that the Mayor and Commissioners hereby adopt the Annexation Plan attached to this Resolution and the terms and conditions contained therein.

ATTEST:

BOARD OF COMMISSIONERS  
OF THE TOWN OF PERRYVILLE

  
\_\_\_\_\_  
Jackie Sample,  
Town Clerk

By:   
\_\_\_\_\_  
Michelle Linkey, Mayor

Date Approved: 7/2/2024

ANNEXATION PLAN  
LANDS OF JOSEPH A. RUFF, JR. AND KENDALL D. RUFF  
.7 Acre, Map 34C, Parcel 820, Lot 1  
98 Mill Creek Road

PART I  
INTRODUCTION

This report was prepared for the Town of Perryville to meet the requirements of the Annotated Code of Maryland, Local Government, Section 4-402. It includes a review and analysis of existing and proposed land use, existing and proposed zoning and a summary of the services and facilities currently available in the area, as well as an outline of the extension of municipal services upon annexation.

PART II  
EXISTING LAND USE

The area proposed for annexation consists of one .7 acre lot with a single family home located on it. The property is located in the high density residential district of the Cecil County Comprehensive Plan and is zoned as RM which is the County's high density zoning district.

PART III  
PROPOSED PLANNED LAND USE AND ZONING

The .7 acre parcel to be annexed is planned to continue as a single family home with an R-1 zoning classification which is consistent with the County RM zoning classification providing for up to six units per acre. There is no plan to do any further development within this parcel. The proposed zoning designation is consistent with the County land use plan and the municipal growth element of the Perryville Comprehensive Plan as required by Maryland Annotated Code, Local Government Section 4-415

PART IV  
OUTLINE OF SERVICES AND FACILITIES

A. Existing Service and Facilities

1. Water/Sewer – The property is presently served by Town of Perryville municipal water and sewer.
2. Protective services – Cecil County Sheriff's Department, and Maryland State Police.
3. Streets – The property currently has access to Mill Creek Road, a county public street with easy access to MD Route 7 and U.S. Route 40.
4. Sanitation – The current owner is served under a contract with a private waste hauler.
5. Schools – Perryville Elementary School, Perryville Middle School, and Perryville High School serve the property.
6. Parks – the Town has a large park and smaller parks easily accessible to the property.
7. Other services – The library located within the Town of Perryville services the property.

B. Proposed Services and Facilities.

1. Water/Sewer – The property will continue to be served by Town of Perryville municipal water and sewer service.
2. Protective services – Town Police will gain jurisdiction upon annexation. Perryville Volunteer Fire Company will provide fire protection and ambulance service.

3. Street – Mill Creek Road is a county maintained road with easy access to MD Route 7 and U.S. Route 40.
4. Sanitation – Will be served by contract waste company under contract with Town of Perryville.
5. Schools – Perryville Elementary School, Perryville Middle School and Perryville High School will continue to service the property.
6. Parks – The Town has a large park and smaller parks easily accessible to the property.
7. Other services – The library located within the Town of Perryville will service the property.

PART V  
METHODS OF FINANCING SERVICES AND FACILITY EXTENSIONS

Since no new major facilities will be required, the taxes generated from the property should pay for the services provided.

PART VI  
ROADS AND STREETS

The subject property is adjacent to Mill Creek Road, a County maintained road, and near State Route 7 and U.S. Route 40 thereby providing easy access to shops and for commuters. Mill Creek Road is a County maintained road.

PART VII  
TIMING OF MUNICIPAL SERVICES

Municipal water and sewer are already connected to the property. All other services will commence upon annexation.

PART VIII  
REAL PROPERTY TAXES

Based upon the current assessment of the property, real property taxes to the Town should be approximately \$950.00.

PART IX  
PUBLIC WATER SERVICE

The property is already connected to the Perryville municipal water system.

PART X  
PUBLIC WASTEWATER SERVICE

The property is already connected to the Perryville municipal sewer system.

PART XI  
TRASH

Upon annexation, the property will receive trash removal service based upon rates and conditions applicable to other residences within the Town.

PART XII  
PARKS AND RECREATION

Town parks are nearby.

PART XIII  
FIRE SERVICE

Fire service will be provided by the Perryville Volunteer Fire Company.

PART XIV  
POLICE

The Town will provide police service to the property. The addition one single family homes should not add any significant additional burden for police coverage.

PART XV  
LIBRARY

The Cecil County Public Library has a modern branch near where the property is located.

PART XVI  
SCHOOLS

This annexation will have no impact on schools.