



The Mayor and Commissioners of the Town of Elkton

Annexation Resolution A6-2024

Tax Map 026I

Parcels 0097, 0098, 0099, 0540, 0541, 0361,
0353

405-407 West Pulaski Highway

A RESOLUTION of the Mayor and Commissioners of the Town of Elkton, adopted pursuant to the authority of Article XI-E., Constitution of the State of Maryland, and Section 4-401, et. seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, for the enlargement of the corporate boundaries of the Town of Elkton by the annexation of certain land contiguous and adjoining to the existing corporate boundaries of Elkton.

WHEREAS, in accordance with Section 4-404, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, a **Petition for Annexation** was presented to the Mayor and Commissioners of the Town of Elkton on February 19, 2025 by Mr. Tom Miner, representing GC Road, LLC, ("Petitioner"); and

WHEREAS, upon presentation of the Petition for Annexation to the Mayor and Commissioners of the Town of Elkton, the Mayor, the presiding officer, caused to be made a verification of the signature(s) of the Petitioners; and

WHEREAS, the improved land subject to annexation is owned entirely by the Petitioner, GC Road, LLC; and

WHEREAS, the Mayor and Commissioners of the Town of Elkton accepted this Resolution for introduction on the date written hereinafter with the intent to annex the hereinafter described land into the corporate boundaries of the Town of Elkton.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commissioners of the Town of Elkton that the corporate boundaries of the Town of Elkton, as filed by the Town, the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services, and as described in the Charter of the Town of Elkton, shall be amended to include the following described parcel of land:

BEGINNING for the same on the easterly right of way line of Maryland Route 279, Elkton Road, as shown on State Roads Commission of Maryland Plats No. 35714 & 35715 at a point in the eighth or North 55°50'35: East 370.51 feet course of that tract or parcel of land described in Annexation Resolution A2-2014 enacted by the Mayor and Commissioners of the Town of Elkton dated December 3, 2014. Said

point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 710060.1033 and East 1636151.1779. Thence, from the point of beginning, binding on the said easterly right of way line of Maryland Route 279 as acquired by the State Roads Commission of Maryland by condemnation against Beatrice K. Huester and Charles M. Huester, her husband dated April 15, 1968, the proceedings of which are recorded among the land records of Cecil County in Liber WAS 253, folio 288 and binding on a part of the eighth course and reversely through the third course of the aforesaid land described in Annexation Resolution A2-2014, the six following courses, as now surveyed:

- 1) South 44°04'27" West 318.88 feet,
- 2) South 44°35'09" West 297.51 feet,
- 3) South 46°42'37" West 541.37 feet,
- 4) South 46°02'47" West 47.94 feet,
- 5) South 27°46'46" West 474.12 feet,

6) South 13°12'50" West 43.9*2 feet. Thence, crossing the Maryland Route 279 right of way,

7) North 85°45'59" West 180.80 feet to intersect the westerly right of way line of Maryland Route 279. Thence, binding thereon as shown on State Roads Commission of Maryland Plat No. 35212 and as conveyed by Clarence Webb, Jr. and Frank B. Webb, co-partners, trading as United Paving Company to the State Roads Commission of Maryland by a deed dated July 15, 1968 as recorded among the land records of Cecil County in Liber WAS 236, folio 434, the three following courses:

- 8) South 14°17'45" West 22.07 feet,
- 9) South 05°15'57" West 200.27 feet,

10) South 44°55'02" West 168.76 feet to intersect the north right of way line of U.S. Route 40, West Pulaski Highway as shown on State Roads Commission of Maryland Plats No. 3820 and 3821. Thence, binding thereon,

11) North 85°46'18" West 271.11 feet to a concrete monument found at the beginning of that tract or parcel of land conveyed by Clarence Robert Webb, Personal Representative of the Estate of Clarence Webb, Jr. to Clarence Robert Webb and Edith N. Webb, his wife, by a deed dated March 10, 1995 as recorded among the land records of Cecil County in Liber NDS 533 folio 020. Thence, continuing to bind on the northerly right of way line of U.S. Route 40

12) North 85°46'18" West 223.04 feet to a concrete monument found at the end of the fifth or South 13°54'00" West 350.00 feet course of that tract or parcel of land conveyed by Clarence Robert Webb, Personal Representative of the Estate of Clarence Webb, Jr. to Curtis W. Dennison and Helen L. Dennison, his wife, by a deed dated March 10, 1995 as recorded among the land records of Cecil County in Liber NDS 533, folio 026. Thence binding reversely on said fifth course,

13) North 04°16'07" East 349.98 feet to a point in a pond and to intersect the fourth or South 76°06' East 278 feet course of that tract or parcel of land conveyed by Clarence Webb, Jr. and Frank Webb co-partners, trading as United Paving Company to William G. Kemp by a deed dated April 20, 1970 as recorded among the land records of Cecil County in Liber WAS 252, folio 296. Thence, binding on part reversely thereon and in part reversely on the second or South 76°06' East 100 feet course of the first of those tracts or parcels of land conveyed by Sandra L. Dennison-James, Personal Representative of the Estate of Helen Louise Dennison to 409 Pulaski LLC by a deed dated November 8, 2019 as

recorded among the land records of Cecil County in Liber CMN 4525, folio 347,

14) North 85°45'59" West 154.97 feet to a pipe found at the beginning of that tract or parcel of land conveyed by Beatrice Kieffer Huester to Clarence Webb, Jr. and Helen C. Webb, his wife by a deed dated March 30, 1971 as recorded among the land records of Cecil County in Liber WAS 169, folio 100. Thence binding on the first or North 11°43 East 524.83 feet course of said deed,

15) North 02°02'39" East 524.83 feet. Thence, binding reversely on the fourth or South 14°13'12" West 433.53 feet course of that tract or parcel of land conveyed by Gilpin Manor Development Corporation, Inc. to Ray A. Crouse and Hoke R. Crouse by a deed dated October 22, 1981 as recorded among the land records of Cecil County in Liber NDS 75, folio 656,

16) North 04°32'50" East 533.60 feet to a concrete monument found. Thence, binding on the third or South 74°51'19" East 1362.06 feet course of that tract or parcel of land conveyed by Gilpin Manor Development Corporation to United Paving Company, Inc. by a deed dated NDS 76, folio 852,

17), South 84°32'53" East 1362.48 feet to intersect the westerly right of way line of Maryland Route 279 as hereinbefore described, Thence, crossing said right of way,

18) South 84°35'53" East 262.28 feet to the point of beginning hereof.

CONTAINING 34.3495 acres (1,496,264 square feet) of land more or less as combined for the purpose of annexation into the municipal limits of the Town of Elkton and not for the purpose of transfer, conveyance or consolidation.

BEING the following combined:

1) All those tracts or parcels of land conveyed by United Paving Co., Inc. to GC Road, LLC by a deed dated September 9, 2024 as recorded among the land records of Cecil Count in Liber CMN 5530, folio 456.

2) All of those tracts or parcels of land conveyed by Edith N. Webb by her Power of Attorney, Jeffrey Thomas Webb to CG Road, LLC by a deed dated September 9, 2024 as recorded among the land records of Cecil County in Liber CCMN 5530, folio 448.

3) A part of that strip or parcel of land as acquired by the State Roads Commission of Maryland by condemnation against Beatrice K. Huester and Charles M. Huester, her husband, dated April 15, 1968, the proceedings of which are recorded among the land records of Cecil County in Liber WAS 253, folio 288.

BE IT FURTHER RESOLVED that the land currently is zoned by Cecil County as Heavy Industrial District (M2) and Business-General District (BG) and will be designated as Business-Industrial (BI) and Highway Commercial (C-2) by the Town of Elkton following the annexation; and

BE IT FURTHER RESOLVED that a copy of this Resolution, following its introduction, along with a plat detailing the area to be annexed, shall be available for public inspection at the Town of Elkton Administration Office, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, during normal business hours [Monday - Friday 8:00 a.m. - 4:30 p.m.] and via the Town of Elkton's website at www.elkton.org; and

BE IT FURTHER RESOLVED that the aforementioned and described land shall upon annexation be subject to all provisions of the Charter and Code of the Town of Elkton heretofore and subsequently enacted by the Mayor and Commissioners of the Town of Elkton; and

BE IT FURTHER RESOLVED that the aforementioned and described land shall be subject to a levy of real and personal property taxes by the Town effective July 1, 2025; and

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Elkton will consider the Petition for Annexation and Annexation Resolution A4-2024 at a regularly scheduled public meeting at **6:00 p.m.** on **April 7, 2025**; and

BE IT FURTHER RESOLVED that the **Mayor and Commissioners** of the Town of Elkton shall hold a **PUBLIC HEARING** on the annexation at **12:10 p.m.** on **April 16, 2025**, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland; and

BE IT FURTHER RESOLVED that notice of the public hearing and of the proposed change to the corporate boundaries of the Town of Elkton shall be published in the Cecil Whig on the following dates: February 26, 2025; March 5, 2025, March 12, 2025 and March 19, 2025, **and on the Town of Elkton's Website at www.elkton.org**; and

BE IT FURTHER RESOLVED that immediately following its first publication a copy of the Resolution shall be provided to the County Council of Cecil County, the Cecil County Department of Planning, and the Maryland Department of Planning, which shall be entitled the right to be heard before the public at the public hearing on the proposed annexation; and

BE IT FURTHER RESOLVED that this Resolution shall be subject to adoption by the Mayor and Commissioners of the Town of Elkton on **April 16, 2025 following the PUBLIC HEARING** and, if adopted, it shall become effective **forty-five (45) days** after said adoption unless a petition for referendum hereon shall be filed in accordance with Section 4-408, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland. A copy of this Resolution shall be posted at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, for public viewing until the **45th** day of the referendum period has elapsed; and

BE IT FURTHER RESOLVED that not less than thirty (30) days prior to PUBLIC HEARING, a copy of the ANNEXATION PLAN shall be provided to the County Council of Cecil County, to the Cecil County Office of Planning and Zoning, and to the Maryland Department of Planning that outlines the extension of services and public facilities, as may be applicable, for the aforementioned land. The ANNEXATION PLAN shall be subject to public review and discussion at the PUBLIC HEARING, as well as subject to commentary received from Cecil County and the Maryland Department of Planning. The ANNEXATION PLAN shall contain a description of the proposed land use [BI and C-2]; and

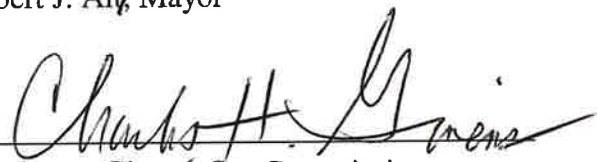
BE IT FURTHER RESOLVED that upon the **effective date** of this Resolution, which shall be forty-five (45) days from the date of the Resolution's enactment, unless a Petition for Referendum is received by the Town, a copy of the Resolution shall be delivered to the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services and the Federal Emergency Management Administration.

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ACCEPTED FOR INTRODUCTION BY the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting on the **19th** day of **February, 2025**, and directed to be published in accordance with Section 4-406, Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland.

**The Mayor and Commissioners
of the Town of Elkton**

Attest:


Lewis George, Town Administrator
Robert J. Alt, Mayor
Jean A. Broomell, Commissioner
Charles H. Givens, Sr., Commissioner
Robert M. Massimiano, Commissioner
Earl M. Piner, Sr., Commissioner

ADOPTED by the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting and following a PUBLIC HEARING this **16th day of April, 2025**

**The Mayor and Commissioners
of the Town of Elkton**

Attest:



Lewis George, Town Administrator



Robert J. Alt, Mayor



Jean A. Broomell, Commissioner



Charles H. Givens, Sr., Commissioner



Robert M. Massimiano, Commissioner



Earl M. Piner, Sr., Commissioner