

MUNICIPAL CHARTER OR ANNEXATION RESOLUTION REPOSITION FORM

Section 4-109 of the Local Government Article of the Annotated Code of Maryland requires municipal officials to deposit certain municipal documents with the Department of Legislative Services. Please use this registration form for each resolution that alters the charter or the boundaries of your municipal corporation. Complete a separate form for each resolution, and mail the entire text of the resolution, along with this form to:

Georgianne Carter, Legislative Analyst
Municipal Resolution Reposition
Department of Legislative Services
90 State Circle
Annapolis, MD 21401-1991

<u>TOWN OF ELKTON</u> Municipal Corporation	<u>CECIL</u> County(ies)
<u>CATHERINE ADAMS: SR. ADMINISTRATIVE SPECIALIST</u> Name and Title of Official Submitting this Resolution	
<u>100 RAILROAD AVE.</u> Address <u>ELKTON, MARYLAND</u>	<u>410-398-0970</u> Phone <u>03-30-2024</u> Date of Submitting this Resolution*
<u>A4-2025</u> Resolution Number	<u>February 4, 2026</u> Date Enacted by Legislative Body <u>03-20-2024</u> Effective Date**

1) For an annexation resolution, state the charter section (e.g., boundary description section, appendix) that is amended Charter Appendix OR state the charter section (e.g., general powers section) pursuant to which the property is annexed _____. (Enclose a copy of the metes and bounds description of the complete boundaries of your municipal corporation that includes the newly annexed property, including the number of acres and the point of beginning coordinates for the newly annexed property.)

For a charter resolution, state whether the entire charter is repealed and a new charter is adopted _____ OR state the specific section(s) that is added, repealed, renumbered, or repealed and reenacted with amendments _____.

2) Number of votes cast by the legislative body for 4 and against 0 this resolution.

3) Will this resolution be petitioned to referendum? NO

If "yes", date of the referendum election (if known) N/A

* A resolution should be submitted to the Department of Legislative Services 10 days after the effective date of the resolution (§ 4-109(b) of the Local Government Article). Generally, provided that a resolution is not petitioned to referendum, the effective date for a charter resolution is 50 days after enactment (§ 4-304(c) of the Local Government Article), and for an annexation resolution is no earlier than 45 days after enactment (§ 4-407 of the Local Government Article).



The Mayor and Commissioners Of the Town of Elkton

Annexation Resolution A4-2025
Red Cloud Investments, LLC
Tax Map 027B, Parcel 1130
Belle Hill Road, Elkton, MD

A RESOLUTION of the Mayor and Commissioners of the Town of Elkton (hereinafter the "Mayor and Commissioners") adopted pursuant to the authority of Article XI-E., Constitution of the State of Maryland; Section 4-401., et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland; and the Charter of the Town of Elkton, Maryland.

WHEREAS, in accordance with Section 4-404., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, a **Petition for Annexation** (hereinafter the "**Petition**") was submitted to the Town of Elkton by or on behalf of **Red Cloud Investments, LLC, 222 N. Constitution Avenue, New Freedom, Pennsylvania 17349**, dated **December 6, 2024**, that was signed by **Brian Fromme, President, Red Cloud Investments, LLC**, hereinafter the "**Petitioner**"; and

WHEREAS, upon receipt of the **Petition** by the Mayor and Commissioners, Mayor Robert J. Alt determined that the **Petition** was properly executed by the **Petitioner**; and

WHEREAS, the **unimproved land** subject to annexation is owned entirely by the **Petitioner** as set forth in the **Deed Liber 5476, folio 11**, dated the 31st of May, 2024, in the Land Records of Cecil County, Maryland; and

WHEREAS, the Mayor and Commissioners 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 that the corporate boundaries of the Town of Elkton, as described in the Charter of the Town of Elkton, shall be amended to include the following described parcel of land owned by the **Petitioner**:

BEGINNING for the same at a point in the centerline of Belle Hill Road and at the Intersection of the division line between the lands now or formerly of the Belle Hill Manor, L.P., "*The Villages at Belle Hill*" (see D. W. L. 3199/401; Minor Subdivision # 2818 & PC 1116/4) and the herein described lands of Red Cloud Investments, LLC, (see C. M. N. 5476/11 & Minor Subdivision # 2896A); said beginning point further being the southwestern most corner of the herein described lands and on the existing Town of Elkton corporate limits;

THENCE, leaving said beginning point so fixed, leaving the centerline of Belle Hill Road and binding on the outlines of the Belle Hill Manor, L.P., lands and along the Town of Elkton corporate limits, as per bearings adjusted to the Maryland State Grid System, the four following courses and distances:

1. **North 04° 38' 01" West 350.00 Feet** to a point, passing in transit an iron pin with cap found 32.00 feet from the beginning thereof, thence
2. **North 67° 36' 54" East 189.96 feet** to a point, thence
3. **North 04° 38' 01" West 446.46 feet** to an iron pin with a cap found and thence
4. **North 85° 19' 34" East 159.08 feet** to an iron pin with cap found on the western outline of the lands now or formerly of JDoliver, LLC, (see C. M. N. 3931/216 & PC 1118/66);

Thence, leaving the outlines of the Belle Hill Manor, L. P., lands, continuing on the Town of Elkton corporate limits and binding on the western outline of the JDoliver, LLC, lands;

5. **South 18° 12' 30" East 683.24 feet** to a point in the aforementioned centerline of Belle Hill Road, passing in transit a concrete monument found 24.85 feet from the end thereof,

Thence, leaving the JDoliver, LLC, lands and the Town of Elkton corporate limits and binding on or near the centerline of Belle Hill Road, the three following courses and distances:

6. **South 65° 19' 33" West 65.07 feet** to a point, thence
7. **South 64° 47' 48" West 336.61 feet** to a point and thence
8. **South 63° 30' 30" West 133.69 feet** to the Place of Beginning.

Containing in all **5.507 acres of land**, now more or less, as described in a land survey by McCrone dated October 27, 2025.

BEING, or intending to be all those lands conveyed to Red Cloud Investments, LLC, from Kings Way Ninety-Five, Inc., by deed dated May 31, 2024, and recorded among the land records of Cecil County, Maryland, in Deed Liber C. M. N. 5476, folio 11.

THIS description was prepared with the benefit of a title search prepared by Title Abstract & Research, Inc., dated April 17, 2024.

Description prepared by: Donald E. Sutton, Property Line Surveyor # 481, McCrone, 10/27/2025

BE IT FURTHER RESOLVED that the Petitioner's land currently is zoned by Cecil County as **BI (Business Intensive)** and will be designated as **C3 (Highway Interchange)** 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's Administration Office, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, during the business hours of Monday through Friday, 8:00 a.m. – 4:30 p.m., and additionally available on 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 business personal property taxes by the Town of Elkton; and

BE IT FURTHER RESOLVED that the **Elkton Planning Commission** will consider the Petition for Annexation and **Annexation Resolution A4-2025** at its regularly scheduled public meeting on **Monday, January 12, 2026, at 6:00 P.M., at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland;** and

BE IT FURTHER RESOLVED that the Mayor and Commissioners shall hold a **Public Hearing** on the proposed annexation on **Wednesday, February 4, 2026 at 6:00 P.M., at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland;** and

BE IT FURTHER RESOLVED that notice of the proposed annexation and the **Public Hearing** shall be published in the Cecil Whig newspaper on the following dates: **Wednesday, December 24, 2025,** and **Wednesday, December 31, 2025,** and posted on the Town of Elkton's website at www.elkton.org ; and

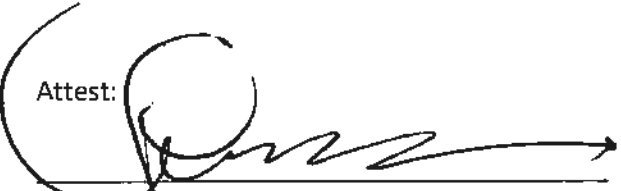
BE IT FURTHER RESOLVED that this Resolution shall be subject to adoption by the Mayor and Commissioners at their public meeting scheduled for **Wednesday, February 4, 2026, at 6:00 P.M.,** following the Public Hearing and, if adopted, it shall become effective forty-five (45) days after said adoption unless a Petition for Referendum shall be submitted to the Mayor and Commissioners 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 in the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, for public inspection until the 45th day of the referendum period has elapsed; and

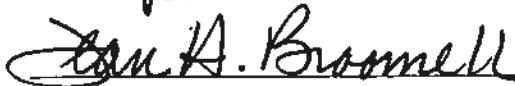
BE IT FURTHER RESOLVED that not less than thirty (30) days prior to the Public Hearing, a copy of the Annexation Plan shall be provided to the Cecil County Government for its information, review, and consideration that generally outlines the extension of services and public facilities, as may be applicable, for the aforementioned annexed land. Additionally, the Annexation Plan shall be provided to the Maryland Department of Planning for its information, review, and consideration. The Annexation Plan shall be subject to public review and discussion at the Public Hearing, as well as subject to commentary received from the Cecil County Government and the Maryland Department of Planning. The Annexation Plan shall include the Town of Elkton's proposed zoning classification for the annexed land, i.e., Highway Interchange (C-3), unless otherwise determined by the Cecil County Council to retain Cecil County's current residential zoning classification; and

ACCEPTED FOR INTRODUCTION by the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting on the **Wednesday, December 17, 2025 12:00 P.M. (pending)** 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

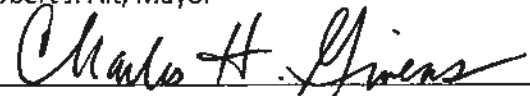
Attest:

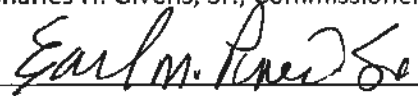

Lewis George, Town Administrator


Jean A. Broomell, Commissioner


Robert M. Massimiano, Commissioner


Robert J. Alt, Mayor

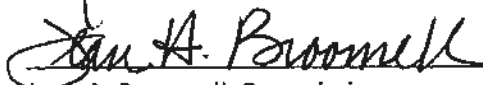

Charles H. Givens, Sr., Commissioner

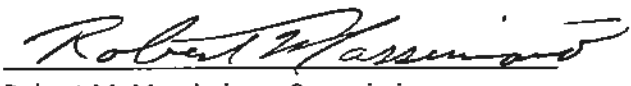

Earl M. Piner, Sr., Commissioner

ADOPTED by the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting and following the Public Hearing this 4 day of February, 2024.

Attest:

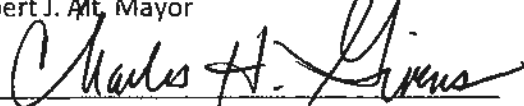

Lewis George, Town Administrator

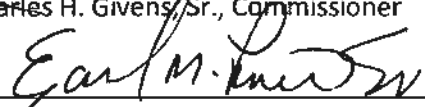

Jean A. Broomell, Commissioner


Robert M. Massimiano, Commissioner

The Mayor and Commissioners
of the Town of Elkton


Robert J. Alt, Mayor


Charles H. Givens, Sr., Commissioner


Earl M. Piner, Sr., Commissioner

Annexation Resolution A4-2025 – Red Cloud Investments LLC

Town of Elkton

Office of the Administrator – Lewis H. George, Jr.

Elkton Municipal Building

Mailing address: P.O. Box 157, Elkton, MD 21922-0157

Physical address: 100 Railroad Avenue, Elkton, MD 21921

Tele: (410) 398-0970 Fax: (410) 392-6633

Website: www.elkton.org

Email: administration@elkton.org



NOTICE OF CHARTER & CODE SUPPLEMENT (Charter Appendix - Amendment)

Date: **March 30, 2026**

Reference: **Charter and Code of the Town of Elkton – *Charter Appendix***

NOTICE

The Mayor and Commissioners of the Town of Elkton have approved

***Annexation Resolution A4-2025 – Belle Hill Road, Tax Map 027B, Parcel 1130;
Effective Date: March 20, 2026***

to amend the Charter and Code of the Town of Elkton – Charter Appendix.

INSTRUCTIONS

Note: Updates will be issued as email attachments unless otherwise requested.

Reminder: Print two sided format.

Remove current page/s: Charter Appendix Pages 55-57

Replace with new page/s: Charter Appendix Pages 55-57

Questions regarding this Notice of Code Supplement should be directed to the Town of Elkton, Administration Office, at (410) 398-0970, Monday - Friday, 8:00 A.M. - 4:30 P.M. or via Email: administration@elkton.org

(84) 812 & 814 East Pulaski Hwy & 344 Maloney Road, Elkton, Maryland

Tax Map 033C

Parcels 0607, 0608, 0077

BEGINNING for the same at a bent iron pipe found at the beginning of Parcel No. 2 of those tracts or parcels of land conveyed by John C. Hebditch and Louse Hebditch to Anna M Iannini by a deed dated January 16, 1948 as recorded among the land records of Cecil County in Liber RRC 29, folio 290. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 706245.7710 and East 1651342.4950. Thence, from the point of beginning and binding on the first or North 77°15' East 948 feet course of the said Parcel 2 and reversely on the tenth or South 76°42' West 948 feet course of that tract or parcel of land described in Resolution No 12-87 by the Mayor and Commissioners of the Town of Elkton dated November 18, 1987 as recorded among the Land Records of Cecil County in Liber NDS 224, folio 337 as now surveyed;

1) North 67°03'53" East 945.96 feet to intersect the fourteenth or North 23°44'10" West 677.66 feet course of Parcel B of those tracts or parcels of land conveyed by R. Gray Davis and Margery D. Maize to Burk-Land Associate by a deed dated April 30, 1987 as recorded among the land records of Cecil County in Liber NDS 196, folio 770 at a point lying South 23°47'28" East 233.15 feet from a pinched pipe found at the end of said line. Said course also being the fifth or North 15°30' West 677 feet course of that tractor parcel of land described in Resolution No. 8-87 by the Mayor and Commissioners of the Town of Elkton dated January 7, 1987 as recorded among the Land Records of Cecil County in Liber NDS 190, folio 461. Thence, binding reversely on a part of the fourteenth and on the thirteenth course of the deed recorded in Liber NDS 196, folio 770 and binding reversely on a part of the fifth and on the fourth course of the said Resolution No. 8-87, the two following courses;

2) South 23°47'28" East 444.30 feet to a stone found,

3) South 60°09.44" West 170.67 feet to a stone found. Thence binding on the fourth and fifth courses of the aforesaid conveyance recorded in Liber RRC 29, folio 290 and reversely on the third and second courses of Resolution No. A4-2022 by the Mayor and Commissioners of the Town of Elkton dated November 16, 2022, the two following courses;

4) North 24°56'07" West 16.75 feet to a pin found with identifying cap 'WEBB LS 4542',

5) South 66°05'43" West, passing by a pipe found at 676.16 feet, passing over a pipe found at the beginning of the said second course of Resolution No. A4-2022 at 764.49 feet, passing over a concrete monument found at 774.10 feet and continuing, for a total distance of 795.09 feet to a pipe found to intersect the east side of an eighteen-foot wide lane. Thence, binding on the easterly side of said lane and the sixth course of the aforesaid conveyance recorded in Liber RRC 29, folio 290,

6) North 21°23'48" West 461.64 feet to the point of beginning hereof.

CONTAINING 9.9736 acres (434,451 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.

(Annexation Resolution A1-2025; effective 07/05/2025)

(85) 253 Maloney Road, Elkton, Maryland

Tax Map 033F

Parcel 1035

BEGINNING at a point in the westerly right-of-way line of Maloney Road, a 40' wide, said point also being a common corner for the parcel herein being described and lands now or formerly of W. R. Caldwell (WAS 178-263); thence thereby South 70 degrees 30 minutes 00 seconds West, 436.00 feet to a point; thence partly along lands now or formerly of W. R. Caldwell (WAS 178-263), partly along lands now or formerly of E. A. Popielarski (WAS 212-029), partly along lands now or formerly of L. S. Lockhart (NDS 108-275), partly along lands now or formerly of T. A. Carnill (WAS 144-032), partly along lands now or formerly of J. E. Manning (WAS 24 – 022), partly along lands now or formerly of L. R. Meadows (WAS 133 – 357 & WAS 43-366) and partly along lands now or formerly of F. W. Muller ((WAS 120 – 211) South 19 degrees 30 minutes 00 seconds East, 799.90 feet to a point on the northerly side of a 50 foot right-of-way leading to Maloney Road; thence thereby the three (3) following described courses and distances: (1) South 74 degrees 09 minutes 41 seconds West, 150.27 feet to a point; (2) North 88 degrees 08 minutes 09 seconds West, 247.78 feet to a point; and (3) South 83 degrees 34 minutes 21 seconds West, 342.44 feet to a corner for other lands of Beatrice P. and Charles M. Huester; thence thereby the three (3) following described courses and distances: (1) North 4 degrees 16 minutes 55 seconds West, 492.37 feet to a point; (2) North 43 degrees 20 minutes 52 seconds East, 432.73 feet to a point; and (3) North 70 degrees 30 minutes 00 seconds East, 200.00 feet to a corner for lands now or formally of J. D. Foster (WAS 369 – 228); thence thereby North 70 degrees 30 minutes 00 seconds East, 436.00 feet to a point in the said westerly right-of-way line of Maloney Road, at 40 feet wide; thence thereby South 19 degrees 30 minutes 00 seconds East, 50.00 feet to said corner for lands now or formerly of W. R. Caldwell (WAS 178 – 263), the point and place of beginning; containing within said described metes and bound **10.9056 acres of land** be the same, more or less.

(Annexation Resolution A2-2025; effective 10/04/2025)

(86) Belle Hill Road, Elkton, Maryland

Tax map 027B

Parcel 1130

BEGINNING for the same at a point in the centerline of Belle Hill Road and at the Intersection of the division line between the lands now or formerly of the Belle Hill Manor, L.P., "*The Villages at Belle Hill*" (see D. W. L. 3199/401, Minor Subdivision # 2818 & PC 1116/4) and the herein described lands of Red Cloud Investments, LLC, (see C. M. N. 5476/11 & Minor Subdivision # 2896A); said beginning point further being the southwestern most corner of the herein described lands and on the existing Town of Elkton corporate limits; **THENCE**, leaving said beginning point so fixed, leaving the centerline of Belle Hill Road and binding on the outlines of the Belle Hill Manor, L.P., lands and along the Town of Elkton corporate limits, as per bearings adjusted to the Maryland State Grid System, the four following courses and distances:

1. **North 04° 38' 01" West 350.00 Feet** to a point, passing in transit an iron pin with cap found 32.00 feet from the beginning thereof, thence
2. **North 67° 36' 54" East 189.96 feet** to a point, thence
3. **North 04° 38' 01" West 446.46 feet** to an iron pin with a cap found and thence
4. **North 85° 19' 34" East 159.08 feet** to an iron pin with cap found on the western outline of the lands now or formerly of JDoliver, LLC, (see C. M. N. 3931/216 & PC 1118/66);

Thence, leaving the outlines of the Belle Hill Manor, L. P., lands, continuing on the Town of Elkton corporate limits and binding on the western outline of the JDoliver, LLC, lands;

5. **South 18° 12' 30" East 683.24 feet** to a point in the aforementioned centerline of Belle Hill Road, passing in transit a concrete monument found 24.85 feet from the end thereof,

Thence, leaving the JDoliver, LLC, lands and the Town of Elkton corporate limits and binding on or near the centerline of Belle Hill Road, the three following courses and distances:

6. **South 65° 19' 33" West 65.07 feet** to a point, thence
7. **South 64° 47' 48" West 336.61 feet** to a point and thence
8. **South 63° 30' 30" West 133.69 feet** to the Place of Beginning.

Containing in all **5.507 acres of land**, now more or less, as described in a land survey by McCrone dated October 27, 2025.

(Annexation Resolution A4-2025; effective 03/20/2026)

(87)