

ANNEXATION PLAN REPORT

LIRIOD LLC PROPERTY

CATHERINE STREET



TOWN OF BEL AIR

September 17, 2020
Revised October 13, 2020

Prepared by:
Department of Planning &
Community Development
Town of Bel Air, Maryland

**Proposed Annexation
Liriod LLC Property**

Catherine Street

Introduction

This report is prepared by the Bel Air Department of Planning & Community Development to meet the requirements of the Local Government Article, Subtitle 4, of the Annotated Code of Maryland. It includes the following:

- *Analysis of existing and planned land use*
- *Existing and proposed zoning*
- *Summary of the services and facilities currently available in the area*
- *Tentative schedule for complying with annexation hearing & report requirements*
- *Annexation Fiscal Impact Analysis*
- *Annexation Resolution and graphic exhibit*
- *Notice of public hearing.*

Also included in this report are the following exhibits:

- *Subject Parcel Plat and Description*
- *Neighborhood and Existing Conditions Maps*
- *Town and County Comprehensive Land Use Maps*
- *Municipal Growth Map and parcel matrix*
- *Town and County Zoning Maps*
- *Water and Sewer infrastructure Maps*
- *Environmental Map*
- *Annexation process chart to assure compliance with State and local regulations*

The property to be annexed is 1.46 acres and owned by Liriod LLC. The Maryland Department of Assessments and Taxation identifies the land as Tax Map 49, Parcel 001 and Liber 13732, Folio 00321 in the Harford County land records. The Subdivision reference is 26/007 as shown on Plat entitled 'Friedrich H. Kelly & Wife'.

Questions or comments about any of the material contained herein should be directed to:

Kevin L. Small, AICP, RLA
Director of Planning and Community Development
705 Churchville Road
Bel Air, Maryland 21014
ksmall@belairmd.org
410-638-4540.

OUTLINE FOR EXTENSION OF SERVICES

**Liriod LLC Property
1.46 Acres
Catherine Street**

AREA

The area proposed for annexation consists of one parcel abutting the Town boundary and encompasses 1.46 acres located along Catherine Street. A property also owned by Liriod LLC is located along the eastern property line of the subject property and has a small amount of frontage along West Gordon Street. The address for any future subdivided lots will be the road right-of-way from which vehicular access is generated.

EXISTING LAND USE AND ACCESS

Parcel 001 contains no structures and is partially wooded. It is sandwiched between a private driveway on the north and Catherine Street on the south. The private drive services the Bailey Property (former Greybeal Property) at 501 Gordon Street, the Liriodendron Mansion owned by Harford County located at 502 Gordon Street, and a residential property also owned by the County located at 500 Gordon Street, located north of the access drive. The driveway runs along the north property line of the subject parcel and extends along a panhandle which is owned by Paul & Marnie Bailey. The Liriodendron is considered an institutional use owned by Harford County and operated by a foundation which coordinates its use, maintenance and any upgrades. Access to this facility runs along the private drive abutting the northern boundary of the subject property. The Liriodendron property is included in the National Register of Historic

Places (NRHP) managed by the National Park Service and is also designated a Harford County Landmark administered by County Historic Preservation Commission. The facility accommodates various public and private gatherings including weddings and corporate events. The subject property appears to be included in the NRHP designation limits submitted by the County in 1980 for the Liriodendron. However, inclusion in the National Register does not carry with it any restriction or limitation on development. It does not appear the County Landmark designation of the Liriodendron in 1992 included the subject property since there is no evidence of owner authorization. The other surrounding parcels consist of single family detached residential lots.

PLANNED LAND USE

It is anticipated that Liriod LLC will subdivide the property and develop Single Family Detached lots. The legal frontage for new lots would be along Catherine Street as there is only 12.5 feet of frontage (via an adjoining lot also owned by Liriod LLC) along West Gordon Street. It is assumed any subdivision of the subject property will also be combined with the 12.5-foot strip of land (Tax Map 301, Parcel 249) acquired when part of a 25-foot wide paper alley was claimed by abutting properties in 1984. Access from Gordon Street (if proposed) would likely be from this 12.5-foot strip since use of the private drive is doubtful. Access from Catherine Street would allow for only three (3) single family lots due to limitations posed by panhandle lot requirements in Section 165-118.D(17) of the Town Subdivision Regulations. Access and preservation of existing trees will dictate the orientation of the houses and any needed buffering.

EXISTING COUNTY LAND USE AND ZONING DESIGNATION

The Harford County Land Use Plan indicates the property as low intensity with zoning classified in the County as R-2 Urban Residential. Urban Residential allows for single family detached and attached housing, along with some limited institutional, amusement and utilitarian uses. Performance Standards prohibit development of attached housing and more intense residential uses.

PROPOSED TOWN ZONING DESIGNATION

The parcel is immediately adjacent to R-1 (Low Density Residential) District properties in the Town which is generally consistent with R2 County zoning. The Land Use designation of the neighborhood within the Town is Low Density Residential according to the Town of Bel Air 2016 Comprehensive Plan. The R1 zoning permits Single Family Detached lots, Houses of Worship along with other institutional, recreation and utility-oriented uses. Upon annexation, the parcel would be designated R-1 Low Density Residential Zoning.

PROPERTY CHARACTERISTICS

The property has no structures or paved areas and there is no apparent septic system or well. Town Sewer is located at the end of West Gordon Street. The property is located near the crest of a hill and gently slopes to the south toward Catherine Street. The Environmental Features Map indicates the property is partially wooded with no apparent hydrology impacts. It is likely that some of the property will be considered forest and any subdivision will need to satisfy Forest Conservation regulations.

OUTLINE OF SERVICES AND FACILITIES

Existing

- Sewer - no service
- Water - no service
- Emergency Services - Bel Air Police Department, Bel Air Volunteer Fire Company and Ambulance Service
- Streets - Parcel 001 has frontage on Catherine Street
- Sanitation - no service
- Schools - The property is within the attendance areas of Bel Air Elementary School, Bel Air Middle School and Bel Air High School. Several private schools are available in the Bel Air area.
- Parks - The property is within a mile of two Town parks (Plumtree Park and Alice Anne Park) as well as County parklands that contain the Ma & Pa Heritage Trail and several ballfields.
- Other Services - Most County and Town offices and services are centrally located in the Town of Bel Air.

Proposed

- Sewer - Town of Bel Air sewer service to be provided via a manhole located at the entrance to the Liriodendron.
- Water - Maryland American Water Company service must be extended a short distance either from Catherine Street or Gordon Street.
- Emergency Services - Town Police will gain primary jurisdiction upon annexation. The Bel Air Volunteer Fire Department will continue to provide fire protection and ambulance service for the area.
- Streets - The proposed development would not require any expansion of the Town roadway system since access is already available.
- Sanitation - Refuse and Recycling collection will be available through the Town.
- Schools - Minimal impact is projected for the school system based on the anticipated development of three single-family detached lots.

METHODS OF FINANCING SERVICES AND FACILITY EXTENSIONS

Upon annexation, the property would be subject to Town taxes and service fees.

TENTATIVE SCHEDULE

Received/Due Date	Action
July 20, 2020	Petition received by Board of Town Commissioners
September 3, 2020	Planning Commission Application received by the Town
September 18, 2020	Annexation Plan sent to County, State and area Planning Agencies
October 1, 2020	Planning Commission public meeting and recommendation
October 19, 2020	Annexation Resolution Received – Town Board
October 21, 2020 October 28, 2020	Annexation Public Hearing Notice – Town Board
October 28, 2020	Post Property and notification of adjoining property owners
November 16, 2020	Public Hearing – Town Board

Note: Annexation becomes effective forty-five (45) days after approval unless referendum is initiated.

CHARTER RESOLUTION NO. 133-20

A RESOLUTION OF THE BOARD OF TOWN COMMISSIONERS
TO EXTEND THE CORPORATE BOUNDARIES AND
TO DESIGNATE THE ZONING
CLASSIFICATION OF THE LAND BEING ANNEXED

A Resolution of the Board of Town Commissioners, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-4 of the Local Government Article of the Annotated Code of Maryland, entitled "MUNICIPAL", subtitled "Annexation", to enlarge the corporate boundaries of the Town of Bel Air by amending the description of the corporate boundaries and the official survey map of the Town Boundaries, as described in Article II, "CORPORATE BOUNDARIES" of the Charter of the Town of Bel Air, to annex to said corporate boundaries the following area, contiguous to and adjoining the present corporate boundaries of the Town of Bel Air, being a 1.461 acre parcel of land, owned by Liriod LLC located along Catherine Street, Third Election District, Harford County, Maryland, which is graphically shown on Exhibit A attached hereto, and which is particularly and separately described as follows:

Beginning for the same at an iron pipe heretofore set in the third line of the first parcel described or North 37 degree 51 minute 12 second West 499.30 foot line of that parcel of land which by deed dated December 5, 2005 was conveyed by Margaret Smith Kelly to Olga Elizabeth Mitchell, Susanne H. Kelly, and Howard A. Kelly and was recorded in the Land Records of Harford County, Maryland in Liber J.J.R. 6587 folio 151; Thence binding on aforementioned deed, the following two courses and distances:

1. **North 37 degrees 50 minutes 49 seconds West 196.02 feet** to a point in southernmost side of a fifty foot private Right-of -Way as described in a deed dated June 16, 1972 conveyed by Friedrich H. Kelly to W. Eugene Graybeal and Jean R.

Graybeal, his wife, and was recorded among the Land Records of Harford County, Maryland in Liber H.D.C. 899, folio 650; thence binding on said side of Right-of-Way, the following course and distance:

2. **North 48 degrees 51 minutes 49 seconds East 230.70 feet** to a point on western most side of a 25 foot wide alley as depicted on a plat titled "Revision and Extension of Howard Park" and recorded in the Plat Records of Harford, County, Maryland in Liber G.C.B. 4 folio 96; Thence leaving the aforesaid Right-of-Way and binding on the westernmost side of said alley the following course and distance:
3. **South 40 degrees 59 minutes 26 seconds East 405.89 feet** to a concrete monument in the northernmost right-of-way line of Catherine Street, 50 feet wide; thence binding on the northerly right-of-way line of Catherine Street the two following courses and distances:
4. By a curve to the left with a radius of **129.00 feet** for an arc length of **49.40 feet**; said curve being subtended by a chord bearing **South 38 degrees 09 minutes 00 seconds West 49.10 feet** to a point;
5. **South 27 degrees 10 minutes 45 seconds West 18.10 feet** to an iron pipe heretofore set at the end of the South 42 degree 44 minute 03 second East 205.88 foot line of Lot 1 as depicted on a plat titled "Final Plat, Land of Margaret Smith Kelly" and recorded in the Plat Records of Harford County, Maryland in Liber H.D.C. 50 folio 120; Thence binding reversely on Lot 1 as depicted on the aforementioned plat the following four courses and distances;
6. **North 42 degrees 46 minutes 23 seconds West 205.67 feet** to an iron pipe heretofore set;
7. **South 50 degrees 13 minutes 41 seconds West 139.91 feet** to an iron pipe heretofore set;

8. **North 39 degrees 24 minutes 37 seconds West 16.31 feet** to an iron pipe heretofore set;
9. **South 50 degrees 19 minutes 11 seconds West 30.61 feet** to the place of beginning;

CONTAINING 1.461 ACRES OF LAND, more or less, as surveyed by Bay State Land Services, Inc. in January 2020;

Being part of the first parcel and all of the third parcel of that parcel of land which by deed dated December 5, 2005 was conveyed by Margaret Smith Kelly to Olga Elizabeth Mitchell, Susanne H. Kelly, and Howard A. Kelly and was recorded in the Land Records of Harford County, Maryland in Liber J.J.R. 6587 folio 151;

WHEREAS, on the 20th day of July, 2020, was formally presented to the Bel Air Board of Town Commissioners, a written consent to this Resolution signed by the owners of not less than twenty-five percent (25%) of the assessed valuation of the real property located in the area to be annexed, requesting that the corporate boundaries of the Town of Bel Air be enlarged by annexing the area so described.

WHEREAS, the Town of Bel Air has caused to be made a verification of the signatures on said consent to annexation and has verified that there are no persons currently residing in the area to be annexed.

WHEREAS, it appears that the consents meet all the requirements of law.

Section 1. **NOW, THEREFORE, BE IT RESOLVED** by the Bel Air Board of Town Commissioners that the corporate boundaries of the Town of Bel Air be and the same are hereby enlarged by adding or annexing thereto the property that is contiguous to and adjoining the present corporate boundaries as particularly described in the aforesaid title to this Resolution;

Section 2. **AND BE IT FURTHER RESOLVED** that the conditions and circumstances applicable to the change in the said corporate boundaries and to the residents of the property in the area so annexed are as follows:

- a) that the area to be annexed and the owner(s) of the property therein shall be generally subject to the provisions of the Charter of the Town of Bel Air, without special treatment as to rates of the municipal tax, or as to municipal services and facilities.
- b) that the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be designated R-1 Low Density Residential District as described in the Development Regulations of the Town of Bel Air. The annexed land shall be subject to all provisions and conditions of said Ordinance which are applicable to the specified zoning district.
- c) that the property will be subject to the following conditions of annexation:
 - i. Any future land use is limited to single family detached dwellings
 - ii. Vehicular access to any proposed dwellings be from Catherine Street
 - iii. A landscaped buffer shall be required along the north property boundary shared with the Liriodendron private drive at the time of subdivision with planting type, size and spacing to be reviewed by the Planning Commission

Section 3. **AND BE IT FURTHER RESOLVED** that in accordance with Article II of the Charter of the Town of Bel Air, the description of the corporate boundaries and the Official Survey Map of the Town Boundary are hereby amended by adding the property designated as "LX" being the thirteenth addition to the corporate limits following adoption of Resolution No. 102-97 repealing and reenacting the Charter of the Town of Bel Air with a new Article II, effective November 25, 1997.

Section 4. **AND BE IT FURTHER RESOLVED** that this Resolution shall become effective at the end of forty-five (45) days following its final enactment unless a petition for referendum hereon shall be filed as permitted by law.

INTRODUCTION:

PUBLIC HEARING:

ENACTMENT:

EFFECTIVE:

AYES:

NAYES:

ABSENT:

Amy G. Chmielewski, Chairperson
Board of Town Commissioners

Michael L. Krantz, Town Clerk

Notice of Public Hearing

Charter Resolution 133-20 A Resolution to extend the Corporate Boundaries and to designate the Zoning Classification of the Land being Annexed

In accordance with the Charter of the Town of Bel Air, Section 310, Article III, the following is a fair summary of Resolution No. 133-20, recieved by the Board of Town Commissioners on October 19, 2020.

Pursuant to the Local Government Article of the Annotated Code of Maryland, the Board of Town Commissioners will meet in regular session on Monday, November 16, 2020 at 7:30 p.m., to conduct a Public Hearing to consider Resolution No. 133-20, a Resolution annexing a 1.46-acre parcel of land located on Catherine Street and identified as Parcel 001 on Tax Map 049 in the Harford County Land Records. A legal description of the property is available at the Town Hall. All interested persons are invited to attend and present comments via teleconference, due to the COVID-19 pandemic, by calling Toll Free 1-877-568-4106 and entering the Access Code: 614-751-925. Public Input may be submitted via email to: boardofcommissioners@belairmd.org. Copies of the Resolution and online access information is available on the Town website at www.belairmd.org. The conditions of this proposed annexation are as follows:

1. That the area to be annexed, and the owners of all property therein, shall be generally subject to the provisions of the Charter of the Town of Bel Air without special treatment as to rates of the municipal tax or as to municipal services and facilities.
2. That the designation of the zoning classification of the land lying within the area herein described and hereby annexed shall be R-1 Low Density Residential District, as described in the Development Regulations of the Town of Bel Air, Town Code, and shall be subject to all provisions and conditions of said Ordinance.
3. That the property will be subject to the following conditions of annexation:
 - a. Any future land use shall be limited to single family detached dwellings
 - b. Vehicular access to any proposed dwellings shall be from Catherine Street
 - c. A landscaped buffer along the north property boundary shared with the Liriodendron private drive shall be required at the time of subdivision with planting type, size and spacing to be reviewed by the Planning Commission

Michael Krantz
Town Clerk

PUBLISH: October 21, 2020
October 28, 2020

MARYLAND STATE
COORDINATE SYSTEM
M.A.D. 88 (2011)

LAND OF
BLAIR
J.J.R. 12311/446

EX 50' PRIVATE
RIGHT-OF-WAY
H.D.C. 841650

EX MACADAM DRIVE

GORDON
STREET

EX. PAV.

N 48°51'44" E 230.10'

N:680999.21
E:1443169.28

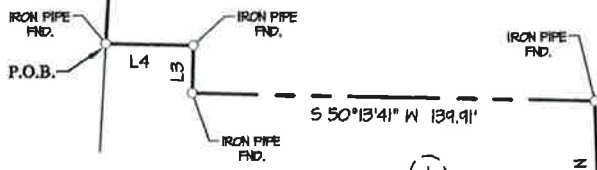
25' ALLEY
PLAT# G.G.B. 4-46

EX MACADAM DRIVE

LAND OF
HARFORD COUNTY
H.D.C. 8491644

TAX MAP #49
PARCEL #1
1.461 AC.±

(5)
GORDON STREET
EXTENSION OF
HOWARD PARK
PLAT# G.R.G. 6-63



OWNER:

LIRIOD LLC
222 CONSTITUTION ROAD
NEW FREEDOM, PENNSYLVANIA 17341
DEED REF.: J.J.R. 13732/321

(1)
FINAL PLAT
LAND OF
MARGARET SMITH KELLY
PLAT# H.D.C. 50-120

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.40'	124.00'	21°56'29"	S 38°09'00" W	49.10'

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 27°10'45" W	18.10'
L3	N 34°24'37" W	16.31'
L4	S 50°19'11" W	30.61'

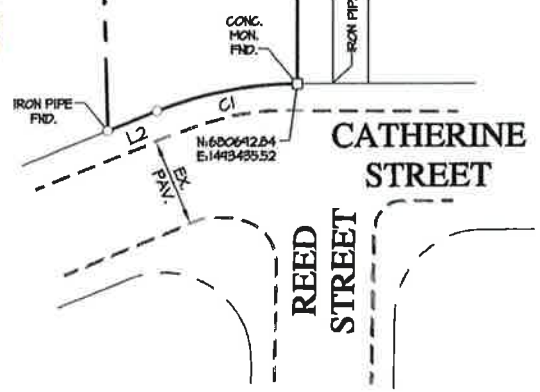


SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON OCTOBER 08, 2020 AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (04.13.06).

BAY STATE LAND SERVICES, INC.

Charles Dudley Campbell 10-08-20
CHARLES DUDLEY CAMPBELL DATE:
PROPERTY LINE SURVEYOR #300
LICENSE EXPIRATION: AUGUST 21, 2022



12.5' SUBJECT TO
THE RIGHTS OF
OTHERS

(1)
BLOCK K
REVISION AND EXTENSION
HOWARD PARK
PLAT# G.C.B. 4-46

BAY STATE LAND SERVICES
ENGINEERS * SURVEYORS
LAND PLANNERS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
PHONE: 410-874-4747-FAX: 410-420-3449

PLAT TO ACCOMPANY PARTICULAR DESCRIPTION
PARTIAL LANDS OF LIRIOD LLC
THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND
SCALE: 1"=50' DATE: 10-8-20 DRAWN BY: JSC JOB NO.: 19012

Annexation Fiscal Impact Analysis-Liriod LLC

Name of annexation area: Bel Air

Input data

SFD homes annexing into Town	3
Average assessed value of annexing homes	\$450,000
Total number of households (2014-2018)	4,518
Police Protection:	
Per capita allocation	\$2.50
Average household size (2014-2018 Census data)	2.2
Town tax rate (per \$100 of assessed value)	\$0.500

Revenues

Real Property Taxes (\$1,350,000 X \$0.500) \$6,750

Source	FY21 Budget	Per Household*	Houses Annexing	Projected Revenue	
State Income Taxes	\$1,350,000	\$298.80	3	\$896	
HC Tax Rebate	1,165,272	257.92	3	774	
Cable Franchise Fees	140,000	30.99	3	93	
Police Protection	248,753	**		17	
Total	<u>\$2,904,025</u>			<u>\$1,780</u>	<u>\$1,780</u>

*FY20 Budget appropriation divided by 4,518 households.

**State allocates funds to municipalities at a rate of \$2.50 per capita;
 3 households X 2.2 average household size equals
 7 people X \$2.50 per capita = \$17

Total Annual Revenues equals \$6,750 plus \$1,780 \$8,530

Expenditures

Services	FY21 Budget	Cost per Household*	Houses Annexing	Additional Cost for Services	
Solid Waste	\$763,645	\$169.02	3	\$507	
Street Maintenance	1,785,333	395.16	3	1,185	
Equipment Maint	361,614	80.04	3	240	
Parks & Grounds	0	0.00	3	0	
Stormwater Management (MS4)	0	0.00	3	0	
Code Compliance	0	0.00	3	0	
Sewer Services	2,481,333	549.21	3	1,648	
Maryland American Water Co Fees	50,084	11.09	3	33	
Planning Svcs	0	0.00	3	0	
Police Department	5,034,968	1,114.42	3	3,343	
BAVFC	159,589	35.32	3	106	
Total	<u>\$10,636,566</u>			<u>\$7,063</u>	<u>\$7,063</u>

Projected Revenue \$ 8,530
 Projected Expenditures (7,063)
Net Impact \$ 1,467



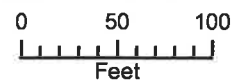
EXHIBIT: NEIGHBORHOOD - CATHERINE ST.

Tax Map: 0049; Parcel: 0001

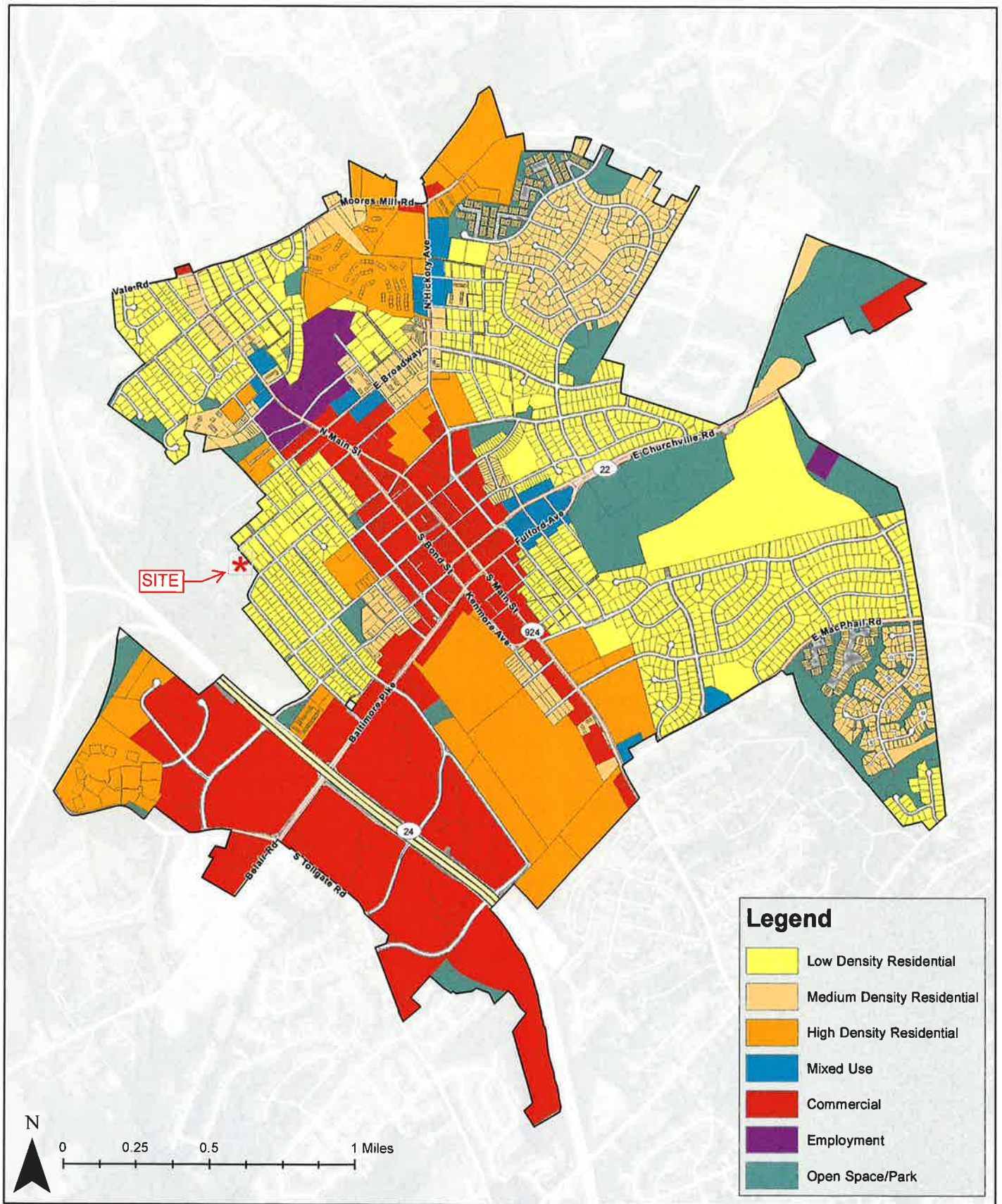




EXHIBIT: EXISTING CONDITIONS - CATHERINE ST.



Tax Map: 0049; Parcel: 0001



**EXHIBIT: COMPREHENSIVE LAND USE MAP
CATHERINE STREET**

Land Use

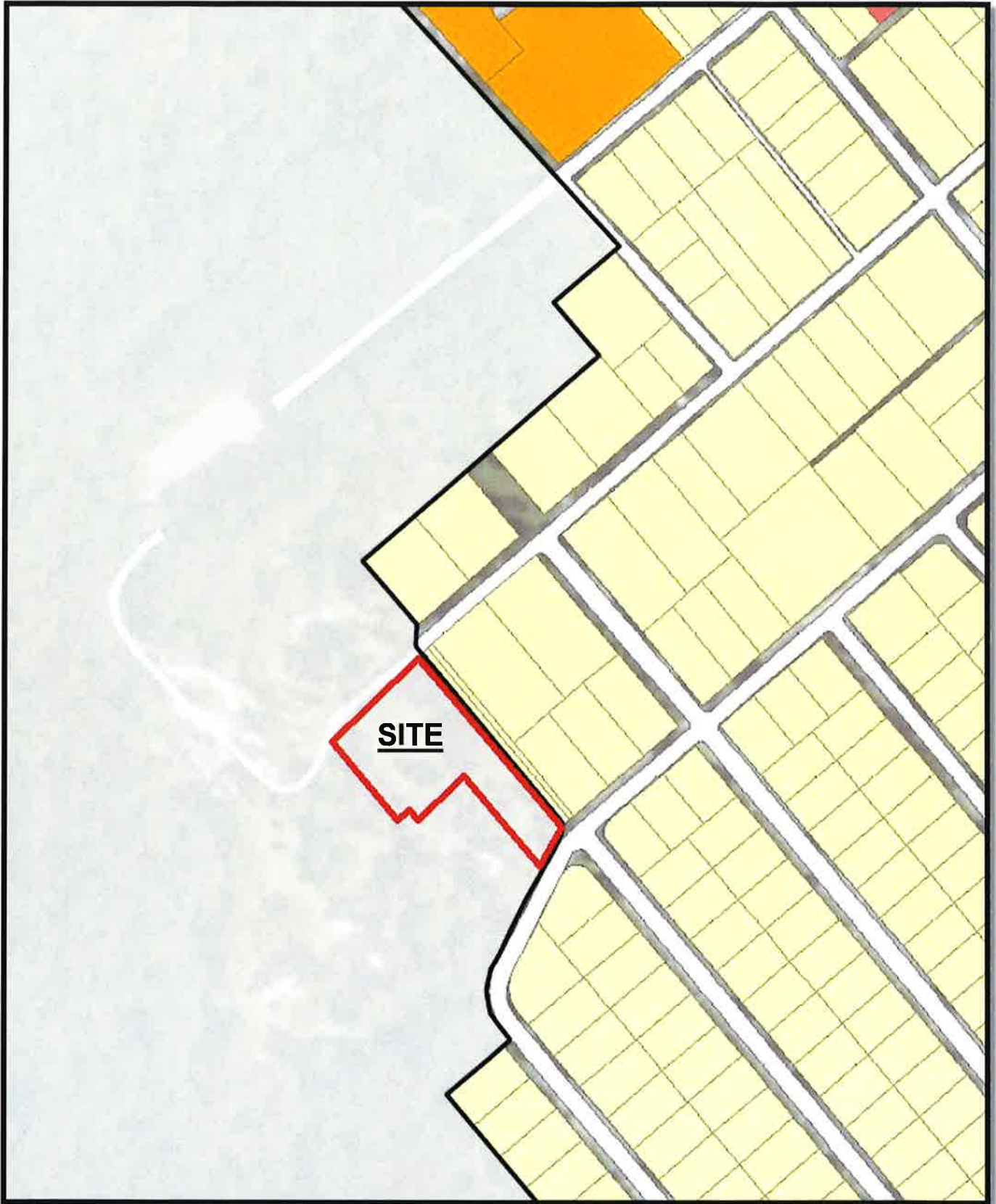


EXHIBIT: COMPREHENSIVE LAND USE - CATHERINE STREET

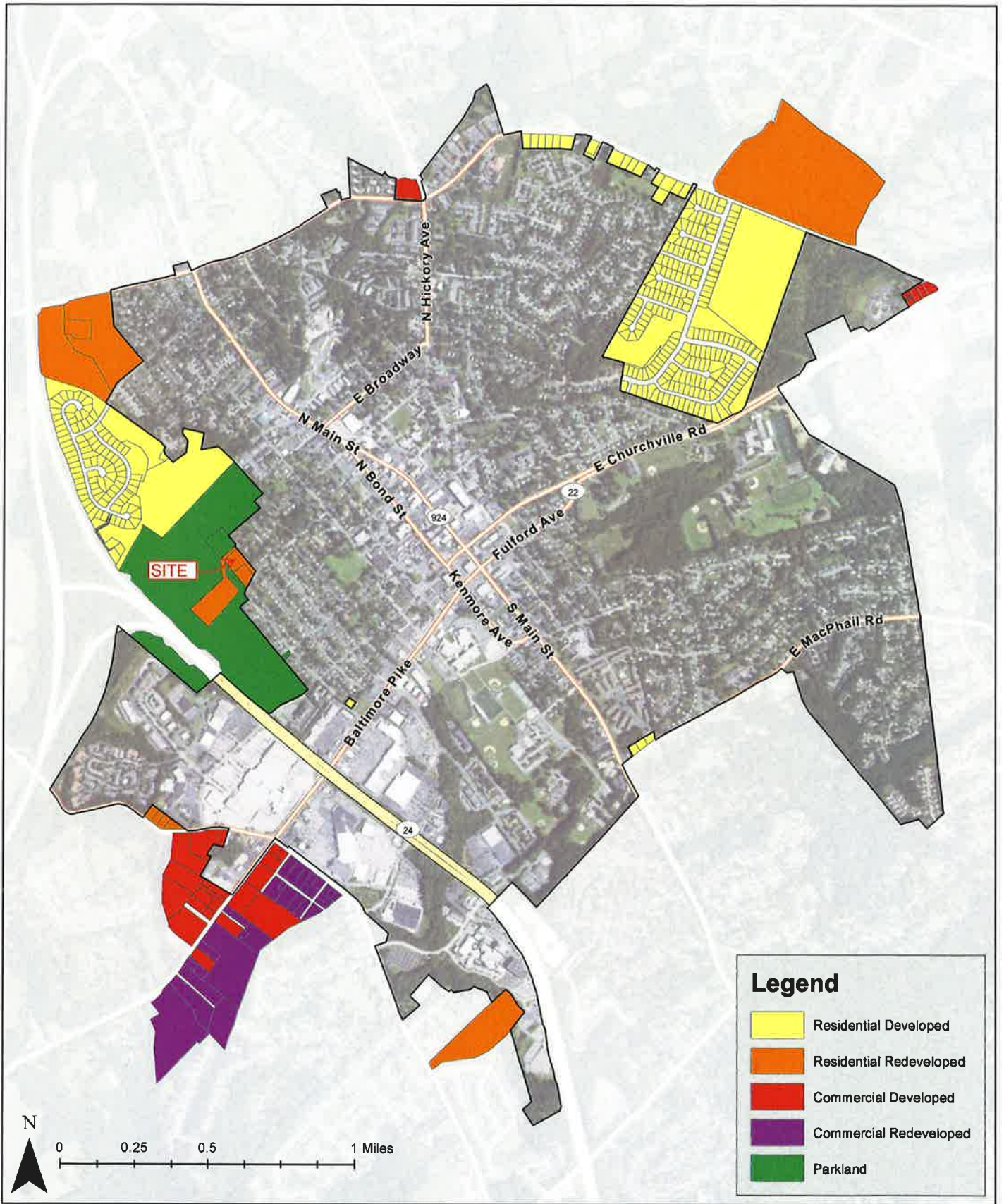


EXHIBIT: MUNICIPAL GROWTH - CATHERINE STREET

Municipal Growth

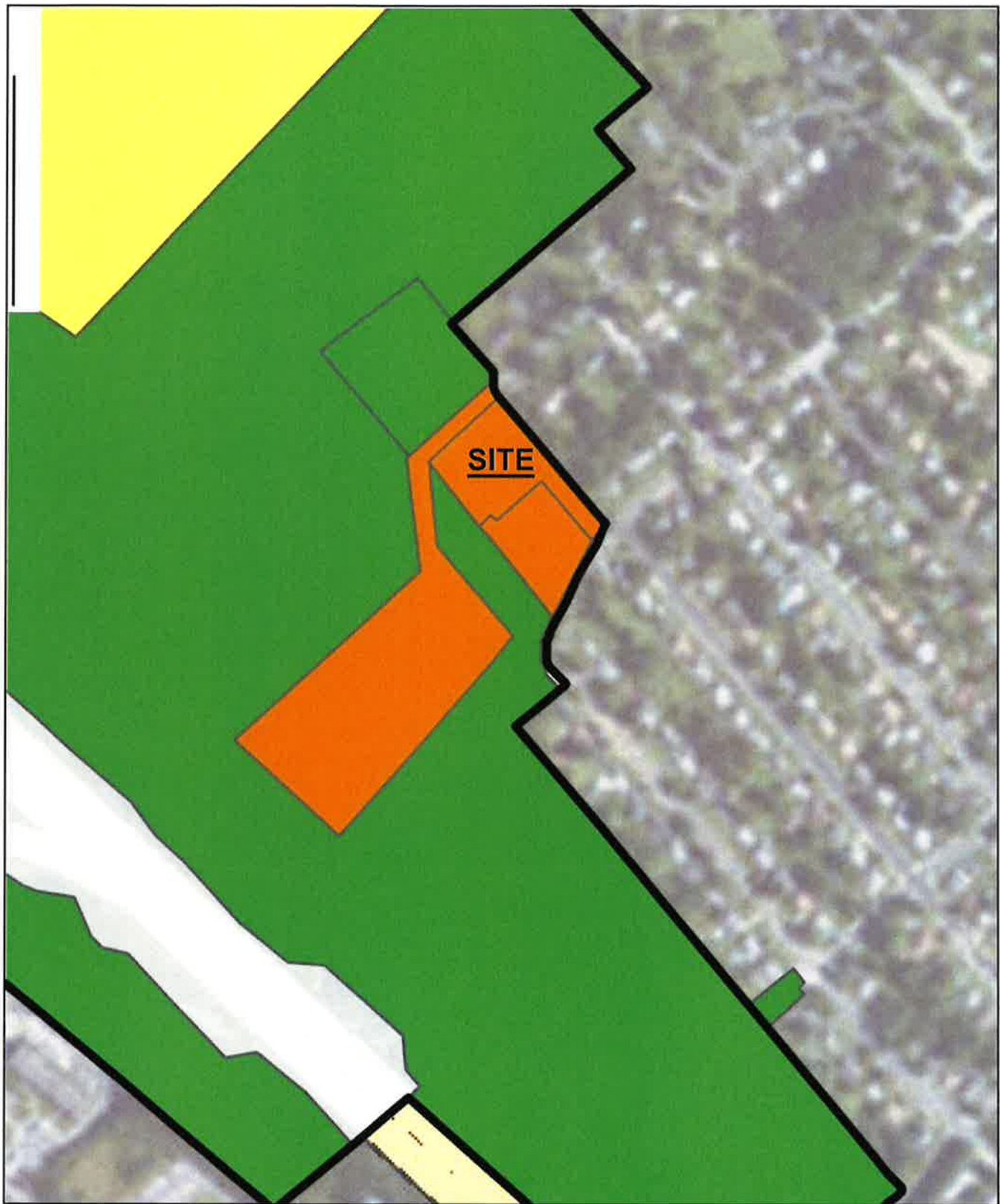


EXHIBIT: MUNICIPAL GROWTH - CATHERINE STREET

2016 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
1	200	11112 Moores Mill Road	Harford Agrarian – undeveloped except for residences	58.10		232 du
2	598 (1,2,3)	941, 949 & 951 Moores Mill Road	Moores Mill Road – developed by individual subdivided residences	8.54		19 du
	279	933 Moores Mill Road				
	596 (1,2)	909 & 915 Moores Mill Road				
	597	901 Moores Mill Road				
	(E1,B7,B8)					
	314	831 Moores Mill Road				
	312	811 Moores Mill Road				
313	809 Moores Mill Road					
3	505 (1,2,3 &4)	801, 803, 805 & 807 Moores Mill Road	Del Plaza – Existing retail center Greybeal – Existing historic structure Hazel Dell – undeveloped except for residence	2.06	25,000 sf	12 du 124 du
	6 (1,2,3)	412, 414 & 416 Moores Mill Road				
4	83	802 Conowingo Road				
5	327 (1)	501 W. Gordon Street		4.85		
	126	213 Vale Road		31.10		
	97	213 Vale Road				
179	213 Vale Road					
6	387	309 Tollgate Road	East Tollgate Road -- Existing commercial development	12.59	90,000 sf	
	(1,2,3,4)					
	177 (1,2,3)	Tollgate Road				
	168 (1)	221 Tollgate Road				
	24	221 Tollgate Road				
	62	728 Baltimore Pike				
7	178	802 A Bel Air Road	West US Business 1 -- Existing commercial development	11.95	82,500 sf	
	48	722 Baltimore Pike				
	169	802 Bel Air Road				
	173	728 Baltimore Pike				
	644	728 Baltimore Pike				
	47	732 Baltimore Pike				
	672	730 Baltimore Pike				

2016 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
8	116	821 Baltimore Pike	Auto Auction -- Existing commercial development	47.76	352,500 sf	
	249 (1,2,0)	819 Baltimore Pike				
	219 (1)	807 Baltimore Pike				
	27	805 Baltimore Pike				
	31	777 Baltimore Pike				
	656	731 Baltimore Pike				
	658	727 Baltimore Pike				
	30	725 Baltimore Pike				
	29	Baltimore Bike				
	219 (2,3)	807 & 809 Baltimore Pike				
	248 (1)	711 Baltimore Pike				
	232	300 Sun Flower				
	647 (1)	709 Bel Air Road				
	231	705 Baltimore Pike				
218	703 Baltimore Pike					
222	302 Tollgate Road					
18	306 Silver Spring Drive					
223	308 Silver Spring Drive					
17	310 Silver Spring Drive					
158	314 Silver Spring Drive					
14	316 Silver Spring Drive					
25	601 Terrace Drive					
13	400 S. Tollgate Road					
650	402 Tollgate Road					
12	404 Tollgate Road					
15	500 Terrace Drive					
167 (2)	702 Terrace Drive					
16	312 Tollgate Road					
381	310 Tollgate Road					
659	308 Tollgate Road					
19	304 Tollgate Road					
9			Tollgate Road & US Business 1 -- existing commercial development, vacant lots and residences	22.25	165,000 sf	

2016 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
10	247	1003 Tollgate Road	East Tollgate Road – Existing residence	12.41		48 du
11	80	4 E. MacPhail Road	MacPhail Road – Existing single family parcels	1.04		3 du
	211	6 E. MacPhail Road				
	671 (17)	8 E. MacPhail Road				
12	1208	Churchville Road	Moore's Mill Road & Churchville Road – Existing commercial development	1.95	15,000 sf	
	815 (1,2,3)	1212 – 1216 & 1220 Churchville Road				
13	1	Catherine Street	Catherine Street – Existing residence	2.49		2 du
	33	510 Catherine Street				
14	1	500 W. Gordon Street	Parkland -- Harford County	117.82		
	220	502 W. Gordon Street				
15		Gleneagles Total	Existing subdivision	99.0		
16		Harford Woods	Existing subdivision	219.0		

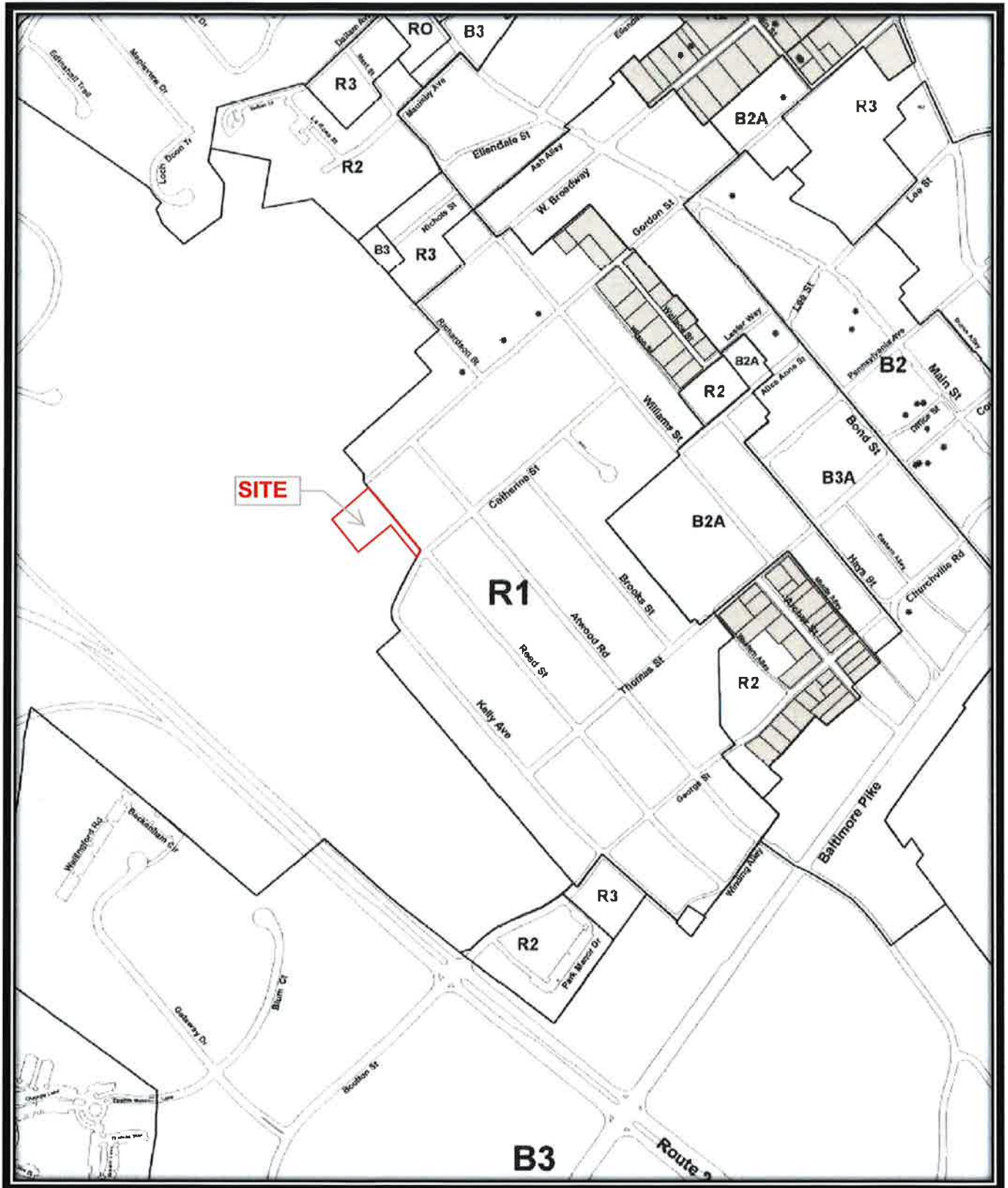


EXHIBIT: TOWN ZONING MAP - CATHERINE ST.

E 980,000

E 983,000

E 986,000

1493000

1496000

1499000

N 624,000

N 621,000

N 618,000

N 615,000

N 612,000

A

B

C

1

2

3

4

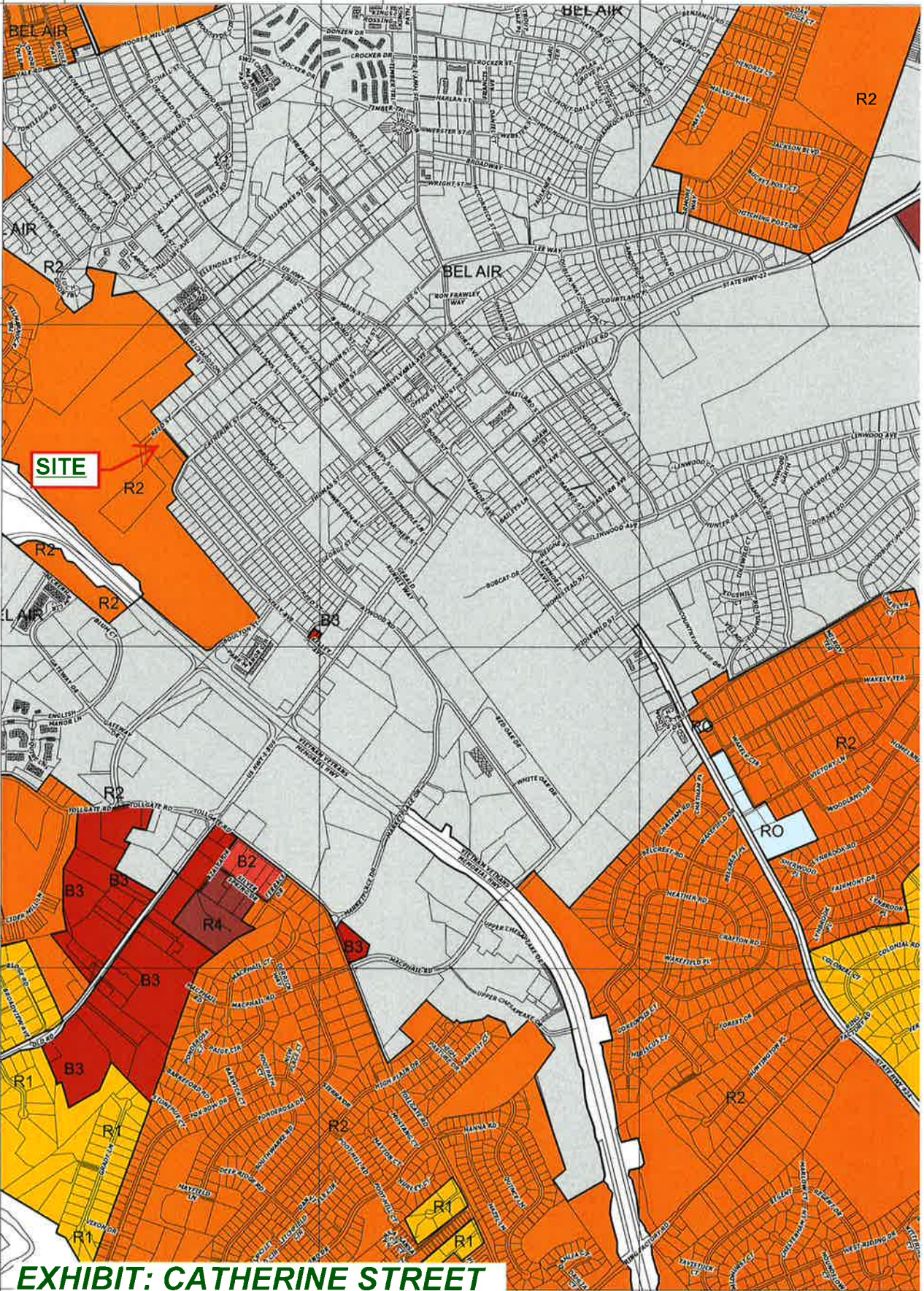


EXHIBIT: CATHERINE STREET

HARFORD COUNTY 2017 ZONING MAP
DEPARTMENT OF PLANNING AND ZONING

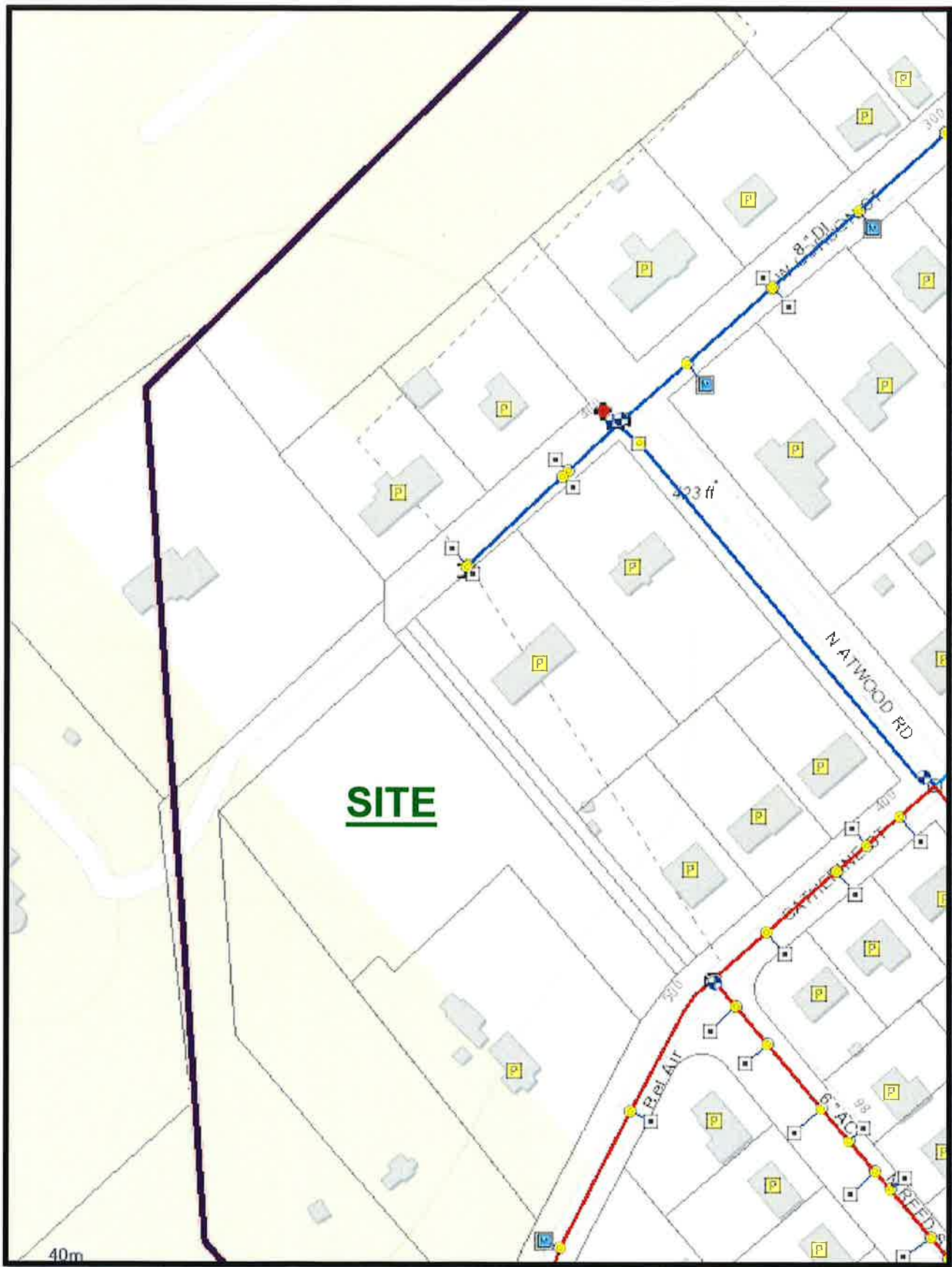


EXHIBIT: WATER MAP - CATHERINE STREET



EXHIBIT: SEWER MAP - CATHERINE STREET

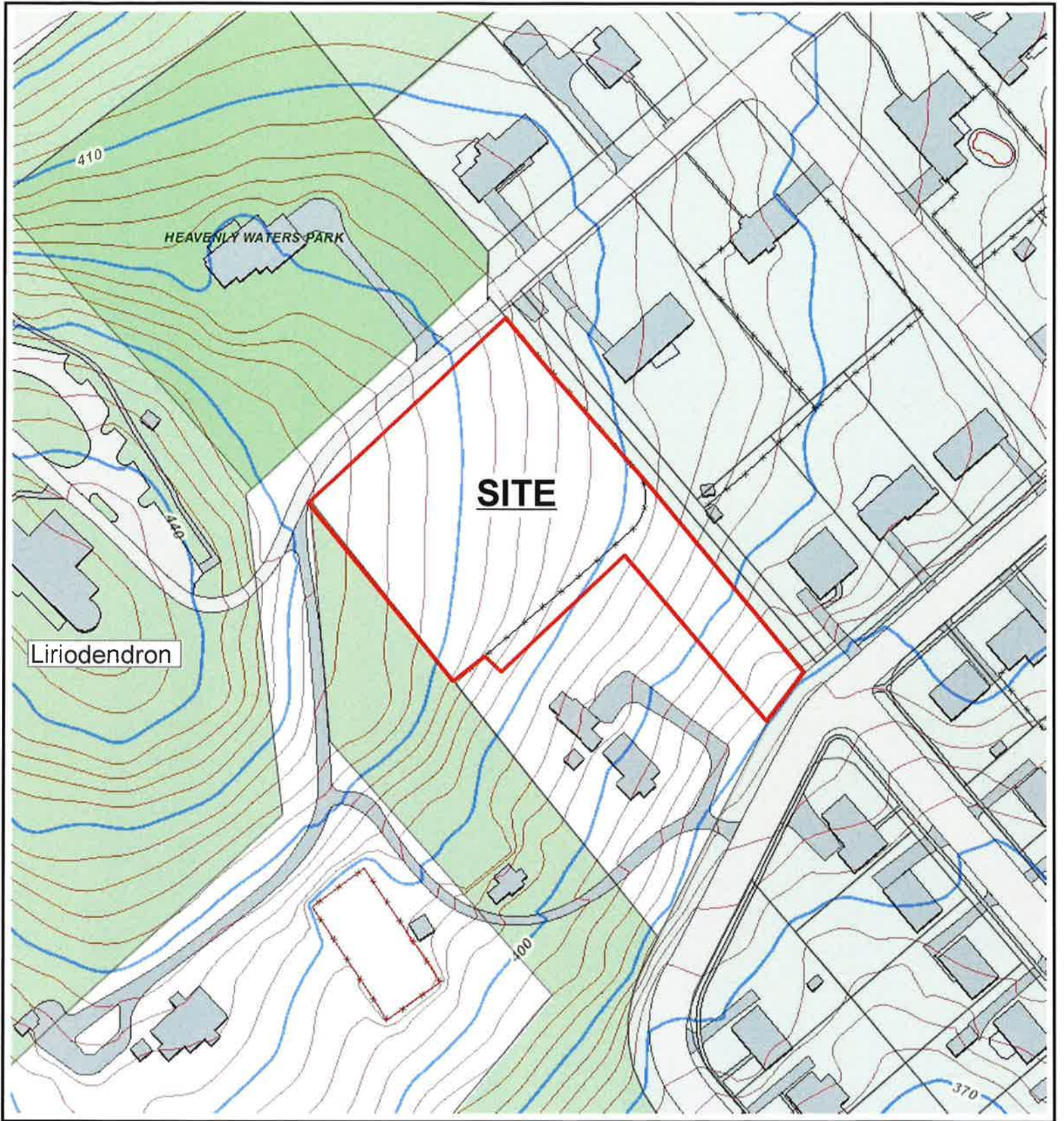
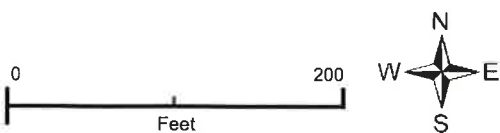
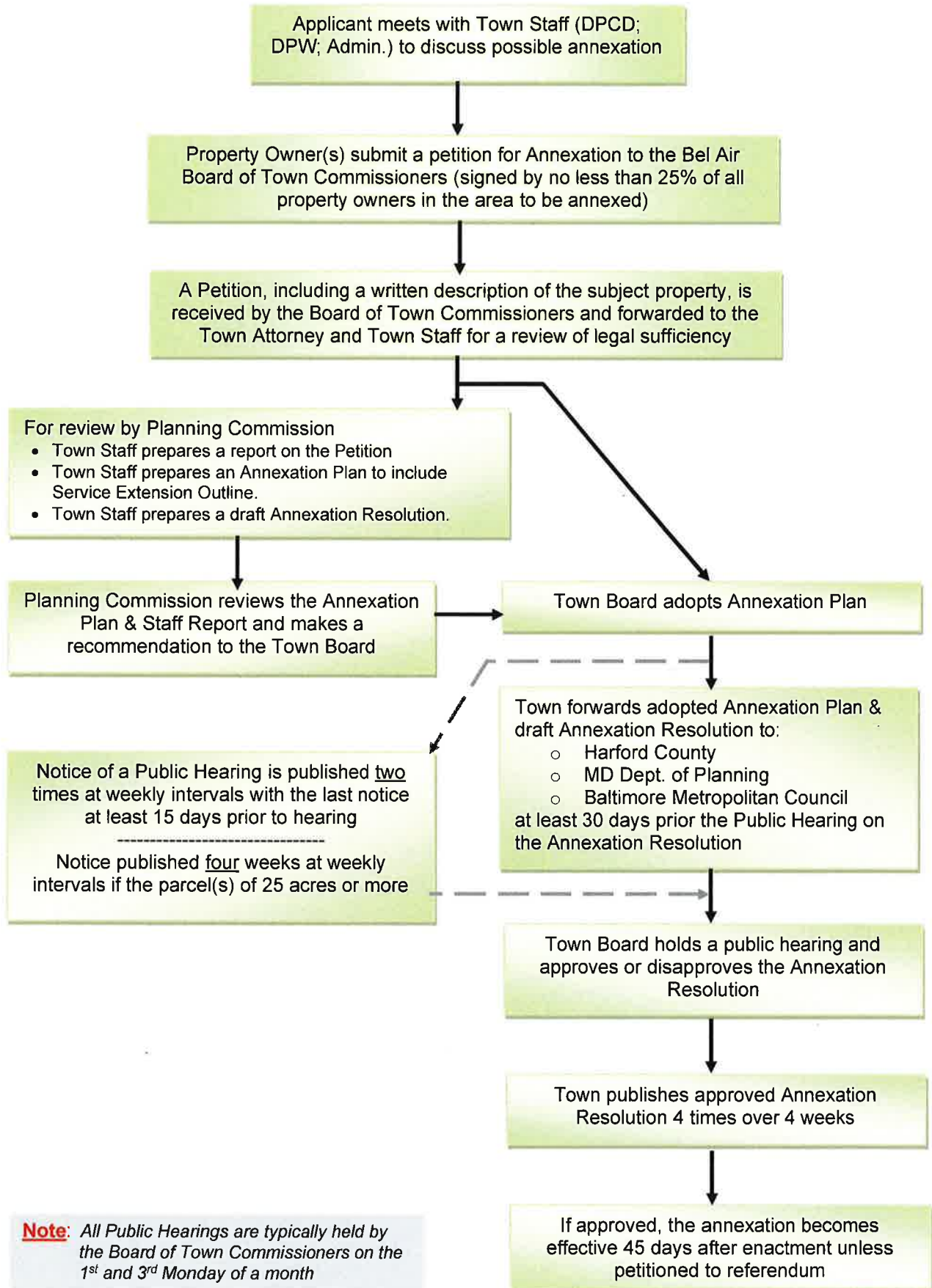


EXHIBIT: ENVIRONMENTAL MAP - CATHERINE ST.



PROCESS Annexation





PROCEDURES Annexation

Initial Contact

A property owner or property owners desiring to annex property into the Town of Bel Air are encouraged to meet and discuss the annexation with the Director of Planning and the Director of Public Works to ensure that the annexation is feasible and in basic compliance with State and Town laws and policies. For large annexation requests or requests which could have a potentially significant financial impact on the Town, the Town Administrator will be included in the initial discussions.

Procedures

If the annexation of a requested parcel of land into the Town appears to be feasible after discussion with appropriate Town officials, the property owner or owners are instructed to prepare a letter (petition) to the Board of Town Commissioners requesting annexation into the Town. The letter should be accompanied by an Annexation Justification statement, the deed to the property in question, a plat to scale of the property, metes and bounds description of the property; and the appropriate application/review fee as established by the Town Code.

When the documentation requesting annexation is received by the Town, it will be placed on the Town Board meeting agenda to be considered formally by the Board of Town Commissioners. If the Board decides to receive the petition for annexation, it will request that the Town Counsel and relevant Departments examine the petition for sufficiency. If sufficient, an Annexation Resolution including the metes and bounds description of the site and conditions of Annexation will be prepared by Town Staff for Town Board receipt and consideration.

The Department of Public Works will review the metes and bounds description to assure that the proposed boundary closes and is contiguous with the current municipal boundaries. The Planning Commission will review the request to determine whether the annexation is consistent with the Town Comprehensive Plan and whether the requested zoning designation is appropriate. The Planning Commission recommendation will be provided to the Town Board as part of its deliberation process.

An Annexation Plan, consistent with state requirements as prepared by Town staff, will be formally submitted to the Board of Town Commissioners for approval. The Annexation Plan will then, along with the Annexation Resolution, be forwarded to Harford County Government, the Maryland Department of Planning and the Baltimore Metropolitan Council for review and comment. In accordance with the Local Government, Division II, Title 4, Subtitle 4, of the Maryland Annotated Code. These agencies are given thirty (30) days to review and comment on the annexation request.

Simultaneously, the Town must place a public notice in a paper of general circulation describing the property, the conditions of annexation and the date for a public hearing on the proposed annexation. The public notice must be placed in a local newspaper of general circulation for four (4) consecutive weeks, if the property is greater than 25 acres and two (2) consecutive weeks if less than 25 acres. The public hearing must be held no less than fifteen (15) days after the date of the last newspaper notice.

3. Public Hearing

After the requisite advertising and public hearing and approval of the proposed annexation, the Town Clerk will prepare and process necessary public notices per State requirements and submit all information required by the Local Government, Division II, Title 4, Subtitle 4 to the State Department of Legislative Services. The Planning Director will notify Maryland Department of Planning in order to comply with the Smart Growth Act requirements related to annexation, and to certify Priority Funding status. The Planning Department also notifies the Harford County Clerk of the Court, the Maryland State Tax Assessment office and the Bureau of the Census, noting the boundary changes resulting from the annexation. If approved, the annexation becomes effective no less than forty-five (45) days from the date of approval/enactment.