

RESOLUTION 24-08

ADOPTING AN ANNEXATION PLAN FOR CERTAIN PROPERTY CONTAINING ± 3.186 ACRES, CONTIGUOUS TO AND ADJOINING THE CITY'S EXISTING CORPORATE BOUNDARIES, CONSISTING OF REAL PROPERTY LOCATED AT 535 OLD WESTMINSTER PIKE, WESTMINSTER, MARYLAND 21157, ALSO IDENTIFIED AS TAX ACCOUNT NUMBER 07-024304, MAP 0046, GRID 0015, PARCEL 0017, AND COMPRISING ± 2.5389 ACRES, AND ± 0.6471 ACRES OF RIGHT-OF-WAY CONTAINING A PORTION OF OLD WESTMINSTER PIKE, BELONGING TO THE COMMISSIONERS OF CARROLL COUNTY, WHICH PROPERTY IS THE SUBJECT OF A PETITION FOR ANNEXATION SUBMITTED BY THE OWNERS OF A PORTION OF THE SUBJECT PROPERTY TO THE MAYOR AND COMMON COUNCIL OF WESTMINSTER.

(Annexation No. 77)

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, § 4-401 et seq., and §164-6 of the Code of the City of Westminster, the Mayor and Common Council of Westminster is vested with the authority and discretion to enlarge the corporate boundaries of the City; and

WHEREAS, Md. Code Ann., Local Government Article, § 4-415, requires municipalities to prepare an Annexation Plan for each new annexation consistent with the municipal growth element of the comprehensive plan of the municipality that: (1) includes a description of the land use pattern for the area to be annexed; (2) demonstrates the available land for public facilities which may be considered reasonably necessitated by the proposed use; (3) describes the schedule for extending to the area to be annexed each municipal service performed within the municipality at the time of annexation; and, (4) includes a statement as to the general methods by which the municipality anticipates to finance the extension of municipal services into the area to be annexed; and

WHEREAS, Covington Properties, LLC ("Petitioner") is the owner of certain real property located at 535 Old Westminster Pike, Westminster, MD 21157, containing ± 2.5389 acres

and zoned C-2 Commercial Medium Intensity District under the zoning laws of Carroll County (“the Property”), by virtue of a Deed dated January 4, 2024, recorded in the Land records of Carroll County at Liber 11174, Folio 211, and further identified as Tax Account Number 07-024304, Map 0046, Grid 0015, parcel 0017; and

WHEREAS, Petitioner wishes to have the Property annexed into the City’s boundaries; and

WHEREAS, the County Commissioners of Carroll County (“CCoCC”) owns certain real property containing a portion of the roadbed for Old Westminster Pike, which roadbed extends from the Property on the north extending southeast approximately 995 feet to the City’s existing boundaries at the intersection of Old Westminster Pike and Willow Ave; and

WHEREAS, Petitioners propose that the City annex a portion of the CCoCC’s property containing ± 0.647 acres of land (“the CCoCC Property”) along with the Property; and


WHEREAS, the Property and the CCoCC Property collectively comprise of ± 3.186 acres (“the Annexation Area”); and

WHEREAS, Exhibit A constitutes the Annexation Plan for the proposed annexation and demonstrates that the proposed annexation meets all of the applicable requirements of State law.

Section 1. **NOW THEREFORE BE IT RESOLVED**, by the Mayor and Common Council of Westminster that the Annexation Plan for the referenced annexation as further described in Exhibit A is approved.


Section 2. **BE IT FURTHER RESOLVED** by the Mayor and Common Council of Westminster that this Resolution is contingent upon the annexation of the Property and shall become effective concurrent with the effective date of Annexation Resolution No. 24-03 annexing the subject property into the City.

INTRODUCED AND ADOPTED this 28th day of May, 2024



Douglass A. Barber, City Clerk

APPROVED this 28th day of May, 2024



Dr. Mona Becker, Mayor

APPROVED AS TO FORM AND SUFFICIENCY, this 10th day of June, 2024



Elissa D. Levan, City Attorney

EXHIBIT A

ANNEXATION PLAN

Annexation No. 77
535 Old Westminster Pike

Acreage: 3.186 ± acres

Location: 535 Old Westminster Pike

Owner: Covington Properties, LLC

Petition: Initiated by Property Owner

Current Zoning: C-2 Commercial Medium Intensity District and R-10,000 Residence District under the Carroll County Zoning Ordinance

Current Land Use: Commercial

Proposed Zoning: "B-Business Zone" for the portion of the annexation area comprising the Property Owner's property (Lot 535) and a portion of right of way of Old Westminster Pike abutting Lot 535 and the adjacent lots 541, 543, and 547 and "R-10,000 Residential Zone" for the right-of-way of Old Westminster Pike from the eastern corner of Lot 547 to the City's pre-annexation boundary.

Municipal Growth Element:

<i>Public Schools</i>	No impact to Public Schools. There are no residents in the annexation area, which contains commercial uses only.
<i>Library Services</i>	No impact to Library Services. There are no residents in the annexation area, which contains commercial uses only.
<i>Police / Fire / EMS</i>	The City does not provide Fire and EMS services. The Chief of Police estimates any impact on police services to be minimal because the annexation will not increase residential population and the nature of the use is such that no increase in calls for services is anticipated.
<i>Parks & Recreation</i>	No impact to Parks & Recreation. Existing parkland exceeds standards. Existing commercial use will not affect parks and recreation facilities, as there will be no increase in population.
<i>Water & Sewerage</i>	The commercial use is currently connected to City water and sewer services and has received water and sewer allocations pursuant to the City's Water and Sewer Allocation Policy.
<i>Stormwater Management</i>	No impact to Stormwater Management Facilities. No disturbance is proposed in connection with the annexation. Any future proposed

disturbance to the site shall be reviewed for possible impacts and required stormwater management improvements.

Fiber Infrastructure: The property owner will be offered information regarding Fiber Infrastructure.

City-County Policy: The proposal meets the goals of the Westminster City-County Agreement to allow for annexation of properties within the designated Growth Area Boundary.

Reference Map: The dashed red line marks the City's boundaries. The yellow star indicates the property proposed for annexation. An annexation plat and legal descriptions are included as reference.

Location of Property

