

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Date: **November 26, 2019**

TOPIC: **Approval of Annexation Plan**
I-81/CSX/Halfway Blvd Right-of-Way
Case No. A-2019-01

Charter Amendment	_____
Code Amendment	_____
Ordinance	_____
Resolution	<u> X </u>
Other	_____

MOTION: I hereby move that the Mayor and City Council Approve an Annexation Plan for an annexation known as the “I-81/CSX/Halfway Blvd Right-of-Way,” for the transportation corridor right-of-ways. The portion of property to be annexed is approximately 95.64 acres in size and is intended to be added to and made part of the adjacent municipal lands.

DATE OF INTRODUCTION:	11/26/19
HEARING DATE:	DATE
DATE OF PASSAGE:	DATE
EFFECTIVE DATE:	DATE

City of Hagerstown, Maryland
Annexation Case No. A-2019-01

Property Owners: Maryland State Highway Administration (SHA)
CSX Transportation
Washington County

Applicant: City of Hagerstown

Location of Property: Interstate 81 ROW, CSX ROW, and Halfway Boulevard ROW,
near Halfway Boulevard/I-81 interchange

Annexation Plan

Pursuant to the Annotated Code of Maryland, Local Government Article, Section 4-415, herewith is a proposed outline for extension of services and public facilities into the areas proposed to be annexed.

It is also noted that any future amendments to the Annexation Plan may not be construed in any way as an amendment to the resolution, nor may they serve in any manner to cause a reinitiation of the annexation procedure then in process.

I. Land Use Patterns of Areas Proposed to be Annexed -

The area of annexation is approximately 95.64 acres.

The proposed zoning is CR (Commercial Regional), IG (Industrial General), CG (Commercial General), and RMED (Medium Density Residential), which are continuations of the types of zoning classifications on the adjacent properties. The purpose of the CR District is to provide locations for major retail shopping centers; the CG district provides more general commercial uses; the IG District provides locations for industrial style uses; and the RMED District provides for medium density residential development. The existing Washington County zoning classification is HI (Highway Interchange), PB (Planned Business), BG (Business General), IG (Industrial General), and RU (Residential Urban). The property is designated as Industrial General, Commercial General, Business-Employment, and High Density Residential on the City's Future Land Use Map.

The CR, IG, CG, and RMED zoning classifications proposed for this site are similar in scope and permit similar uses as the County's current zoning of HI, PB, BG, IG, and RU. More specifically: CR is similar to HI and PB; IG is essentially equivalent to IG; CG is similar to BG, and RMED is

similar to RU.

It is within the City's Medium Range Growth Area, an area intended for new or expanded water and wastewater service based on development potential, as defined in the City's 2018 comprehensive plan, visionHagerstown 2035.

It is within the County's Urban Growth Boundary (UGA) and the State's designated Priority Funding Area.

II. Availability of Land Needed for Public Facilities -

- A. The land proposed to be annexed is transportation ROWs owned by the State Highway Administration, CSX, and Washington County. Continued use of these transportation corridors would have no adverse impact on Washington County facilities.

III. Schedule and Method of Financing the Extension of Each Municipal Service Currently Performed Within the City of Hagerstown into the Area Proposed to be Annexed.

- A. Currently, there is no City wastewater service in the area proposed to be annexed and none is planned because the land is transportation ROWs.
- B. Currently, there is no City water service in the area proposed to be annexed and none is planned because the land is transportation ROWs.
- C. The Electric Distribution System is external to the Hagerstown Light Division operating territory. Electrical service would be provided by Allegheny Power.

The City of Hagerstown Light Division normally supplies street light services to local public streets and supplies the manpower and equipment to serve a new area once the developer builds the infrastructure. However, street lights already exist in the area proposed to be annexed and no change to current ownership or service is proposed.

- D. No significant impact on emergency service delivery is expected.
- E. Currently, the area proposed to be annexed contains two public roads – a section of I-81 and two short sections of Halfway Boulevard, a County road. No change to current ownership or service is proposed.

- F. Parks and recreation facility expansion are not proposed for this annexation.
- G. Police protection within the transportation ROW's in the area proposed to be annexed will be provided by the State Police, County Sheriff, and Hagerstown Police Department, as appropriate.
- H. No persons currently reside or will reside within the area proposed to be annexed and so no persons will require receipt of City of Hagerstown services nor be required to pay for any City services.