

**ANNEXATION PLAN**  
**November 9, 2017**

In accordance with the Maryland Local Government Article, the New Market Town Council hereby adopts the following Annexation Plan for the 137.47 acres described in Annexation Resolution # 2017-04 in addition to, but not as part of, Annexation Resolution # 2017-04.

(1) Description of the land use pattern proposed for the area to be annexed

- a. The property to be annexed is currently planned for Agriculture in the 2010 Frederick County Comprehensive Plan and is zoned Agriculture by the County.
- b. The Wilson farm property at 1111 Baldwin Rd property is currently used for Agriculture. The farm includes a vineyard, a winery, an historic home with out-buildings and associated agricultural buildings, as well as a family cemetery that includes the grave of the Town's founder. The property is subject to a Maryland Agriculture Land Preservation Easement. The property has existing wells and septic systems in place.
- c. The proposed land use for the property once annexed is that it remains as an active farm consistent with the Town's Agriculture zoning district. The Town's Agriculture district will be amended and updated at the same time as the annexation to accommodate both the property's existing uses and other agricultural uses allowed by the County and the State since the town last updated its Agriculture zoning district text. The applicant has indicated that their intent is to grow their existing farm winery business over time. They anticipate adding an indoor tasting room facility and making use of a number of the existing structures on the property to accommodate related agri-tourism activities. The applicant has also indicated that they may add another dwelling unit on the property at some time in the future in accordance with the existing preservation easement which permits only one additional dwelling unit.

(2) Provision of Municipal Services

- a. The following municipal services are performed in the Town at the time of the annexation: residential trash pick-up, town street maintenance, snow plowing and some recreation at town parks. The Town does not provide services for schools, water or sewage treatment, libraries, fire or police services.
- b. The following municipal services will be extended to the property: residential trash pick-up. As the property is accessed via a county owned and maintained road no Town street maintenance and snow plowing will be required. As no added development is anticipated on the property no added county facilities for schools, water or sewage treatment, libraries, recreation, or fire or police services will be required.
- c. The schedule and financing needed to extend municipal service: Residential trash pickup will be provided upon annexation. The Town anticipates no need for special financing to cover the cost of residential trash pick-up services to the property.
- d. No added land is considered reasonably necessary for municipal or county public facilities such as schools, water or sewage treatment, libraries, recreation, or fire or police services to support the proposed uses on this property.

(3) Consistency with the municipal growth element of the comprehensive plan of the town

- a. Annexation of this property is consistent with the municipal growth element of the Town Comprehensive Plan, adopted in 2017. That plan identifies this property as a potential annexation area. The addition of a single pre-existing residence and one

possible future residence is well within the Town's projections for residential growth. The addition of this pre-existing business and historic property is consistent with the Town's adopted goals and objectives to preserve its heritage and promote tourism.