

ANNEXATION PLAN

In accordance with the Maryland Local Government Article 4-415, the New Market Town Council shall adopt an Annexation Plan for the area to be annexed.

The New Market Town Council hereby adopts the following Annexation Plan for the 93.739 acres described in Annexation Resolution # 2022-02 in addition to, but not as part of, Annexation Resolution #2022-02. Date November 16 2022.

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

- a. County Comprehensive Plan and Zoning in Effect for the Area: The 93.739 property (the Property) to be annexed is currently planned by the County's Comprehensive Plan for Low Density Residential use. This is shown on the current county Comprehensive Plan Atlas panel # 80 last amended in 2012. The Property is designated to receive both water and sewer service in the future. The Property is currently zoned Agriculture. The property is not identified as being within a designated Flood Plain.
- b. Current Land Use: There are no existing structures or residents on the Property. It is currently used for agriculture. Much of the land has been tilled for row crops. An isolated wood lot exists.
- c. Proposed Land Use: The Petition's proposed land use for the property once annexed is residential, specifically for an age restricted over 55 residential community with up to 550 residential units. A Concept Plan is provided by the Petitioners that illustrates the proposed land use pattern on the Property. The Petitioners commit to designating a minimum of 12.5% of these units as affordable housing. The Petitioners acknowledges that in order to qualify for a Maryland Tax Credit for the proposed affordable housing units the State may in the future require the Petitioners to re-designate up to 30% of those affordable units for affordable family housing. (Mathematically this would impact about 21 units). Such units are not part of the proposed land use at this time. The Petitions have committed to address the added impacts of those units through the Town's approval process if the State should require this change in the future.

(2) Schedule to extend Municipal Services performed in the Municipality at the time of Annexation:

Municipal services performed in the Town at the time of the annexation Petition include residential trash pick-up, Municipal Street and sidewalk maintenance, snow and ice removal; and recreation at town parks.

- a. The schedule to extend municipal services to the property based on the proposed land uses is as follows:
 - i. Residential Trash pick-up - The Town will provide pick-up services for new residential units upon notification of occupancy.
 - ii. Town street and sidewalk maintenance, snow and ice removal - The Town will begin maintenance of the internal roads on the Property after construction and upon acceptance and dedication of these Road Rights of Way. The Petitioner estimates that a total of 2.61 additional linear miles of streets with sidewalks will be constructed and that dedication will occur in several phases over a period of several years.
 - iii. Recreation at Town Parks - The Petitioner proposes to build a wide variety of private on-site recreational facilities that will be operated and maintained by the Home

Owners Association. No added park land development is planned by the Town in Town Parks as a direct result of this development.

(3) **General methods of financing needed extensions of municipal services to the area:**

The Town does not anticipate the need for special financing to cover the cost of the above added services. The projected proffers from the Petitioners as stated in the Annexation Agreement and the projected increases to town revenues after annexation are projected to exceed the projected increases to Town costs. The increased demand for services is projected to lag behind the provision of increased revenue and funds.

(4) **Need for additional land for public facilities that might be reasonably necessary for the proposed use:** No added land is considered reasonably necessary for public facilities including schools, water or sewage treatment, libraries, recreation, or fire or police services in order to support the proposed uses on this property.

- a. Schools - As the proposed development will be a 55 and over community no impacts to public schools are anticipated.
- b. Water or sewage treatment - the County completed facility improvements several years ago that have the capacity to provide services to this area.
- c. Recreation - The applicant proposes to provide on-site recreational land and facilities for their residents that will be operated and managed by the Home Owners Association. A large recently improved County Park exists to the east of this site. No added park acquisition is planned by the Town as a result of this project.
- d. Fire and Emergency Services - According the 2018 Frederick County Division Fire and Rescue Service Plan CY 2019-CY2029 - the annexation site is located in the New Market Planning area which includes the town Municipal Growth area. This area is served primarily by the recently improved Station #15 located at 76 W. Main Street with support from the #33 Spring Hill Station in Mount Airy. The response time map on page 30 shows that the site lies within 4-6 minute response time from Station 15 which is considered adequate for suburban areas.
- e. Library - The County has been planning a new regional library for this part of the county for several years. An MOU was signed in 2017 for a 1.5 acre site on Hopewell St. in the nearby Eagle head Town Center development.

(5) **Consistency with the municipal growth element of the Town Master Plan:**

Annexation of this Property is consistent with the municipal growth element of the Town Master Plan as adopted in 2017. The two parcels in the Petition are identified for Town annexation within the 20 year planning timeframe as shown on Map 7 titled "Planning and Annexation Areas Growth Area". The Petitioners' zoning request is consistent with the "Proposed Land Use Map" shown on Map 11. This map designates the southern parcel included the Petition for (EDF) Economic Development Flex use and the northern parcel for (LDR) Low Density Residential use as is proposed in the Petition. The Master Plan states on page 41 that this Property is part of a group of properties designated as the "Mixed Use Area East of MD-75" which represents a "growing mixed residential, commercial and industrial area along the Old National Pike corridor.

The municipal growth element of the Town Master Plan projects increases in both residential units and in population. The Petition's proposed addition of 550 new senior residential units is within the Town's projections for both. The town's growth projection is stated on page 29 of

the Master Plan. Table 9 on page 29 reports the existence of 471 housing units in 2015 and projected the existence of 701 units by 2020 and 1700 homes by 2035. The 2020 Census reported the existence of only 590 homes in town or 119 more units since 2015. This leaves 1110 yet to be built per the projection. The Petition's Fiscal Impact study envisions full build-out/occupancy the proposed 550 new homes by the year 2030. This represents about one half of the town's remaining projected increase in that time frame.

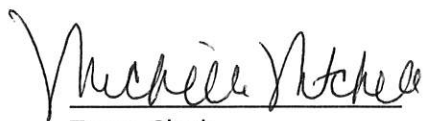
The Town Master Plan projects a town population of 4505 people by 2035. The town had 1525 people in 2020 and an average house hold size of 2.63 people according to the US Census. The Petitioners project the addition of another 1027 people based on an average of 1.87 people per household in their new units. This represents about one third of the town's planned population growth. The difference between the increases in units versus in population is due to the project's anticipated senior demographic which typically has a smaller average household size.

The Petition is also consistent with the State's 12 Smart Growth Visions which is stated on page 8 Chapter 1 of the Town Master Plan. Specifically the Petition would concentrate growth in a town. It is in an area planned for water and sewer service infrastructure. It would contribute to the creation of a mixed use walkable community and be dense enough to meet the minimum density threshold for residential areas in the State's Priority Funding Area. The housing types proposed in the Petitioner's Concept Plan would improve the diversity of housing in Town and broaden the Town's age profile as it proposes housing types the town lacks - professionally managed rental apartments and for-sale town houses purpose built for seniors.

The Petition is consistent with the Town's Vision, Objectives and Fundamentals as stated in Chapter 2. Specifically it would help to:

- a. Preserve the town's ability to expand and annex areas into adjacent areas planned for growth by the County rather than allowing County growth to constrict the town's ability to grow;
- b. Help to create an increased tax base sufficient to support the long term financial stability of the town;
- c. Ensure that town growth pays for itself and is a source of ongoing revenue to the town;
- d. Support Town efforts to revitalize downtown by attracting retired people who may have the time and income for day time shopping through the week, the interest to run or work in small businesses and the inclination to participate as volunteers in town organizations, committees and events.

WITNESS/ATTEST:



Town Clerk

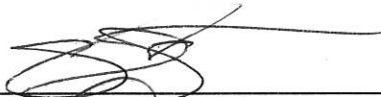
THE TOWN OF NEW MARKET



Winslow F. Burhans III, Mayor



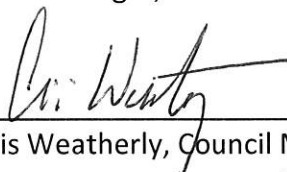
Dennis Kimble, Council Member



Shannon "Shane" Rossman, Council Member



Michael Wright, Council Member



Chris Weatherly, Council Member



Matthew Chance, Council Member