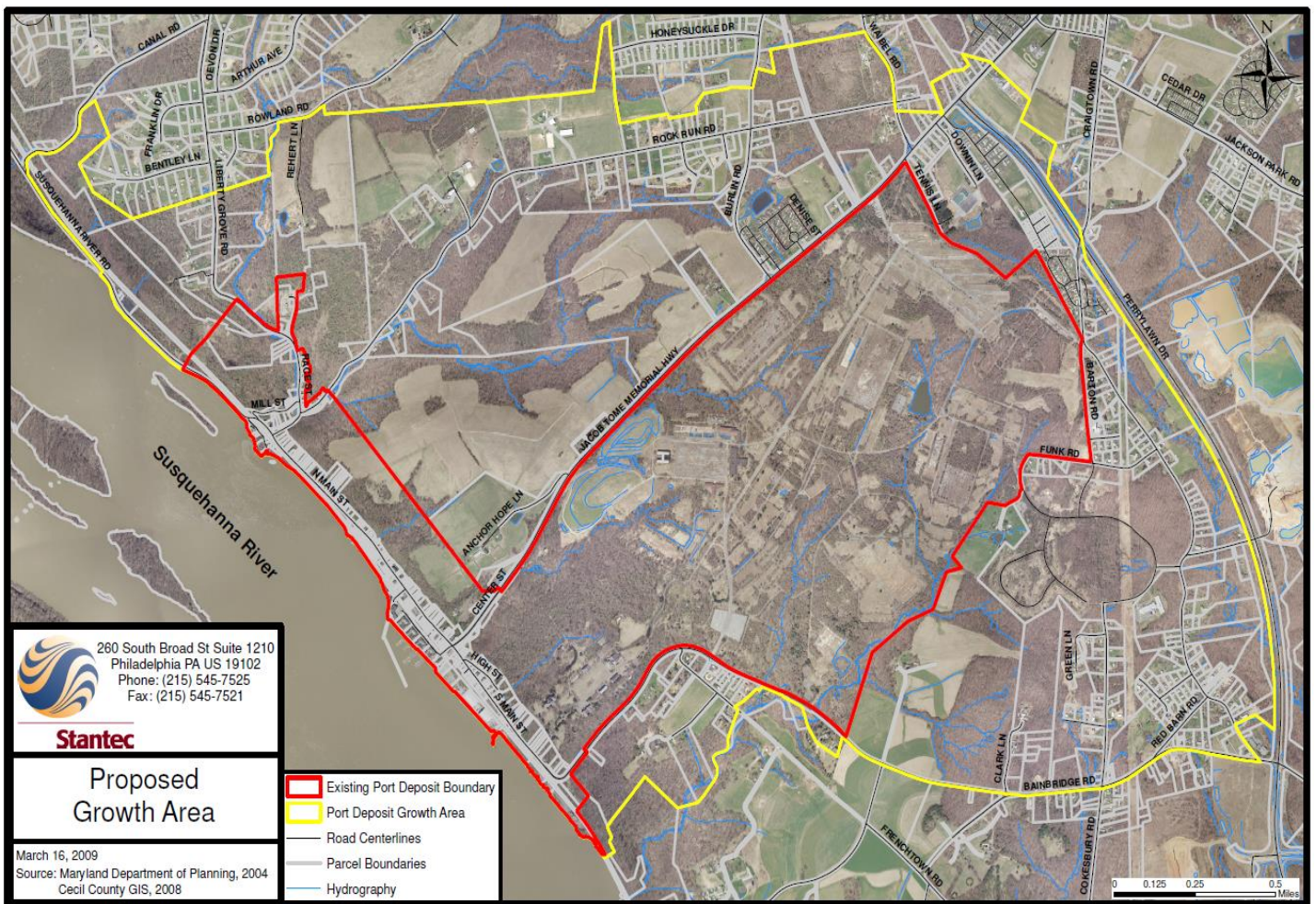




**Town of Port Deposit  
Annexation Plan  
Annexation Resolution 04-2023  
Hopkins Quarry Property**

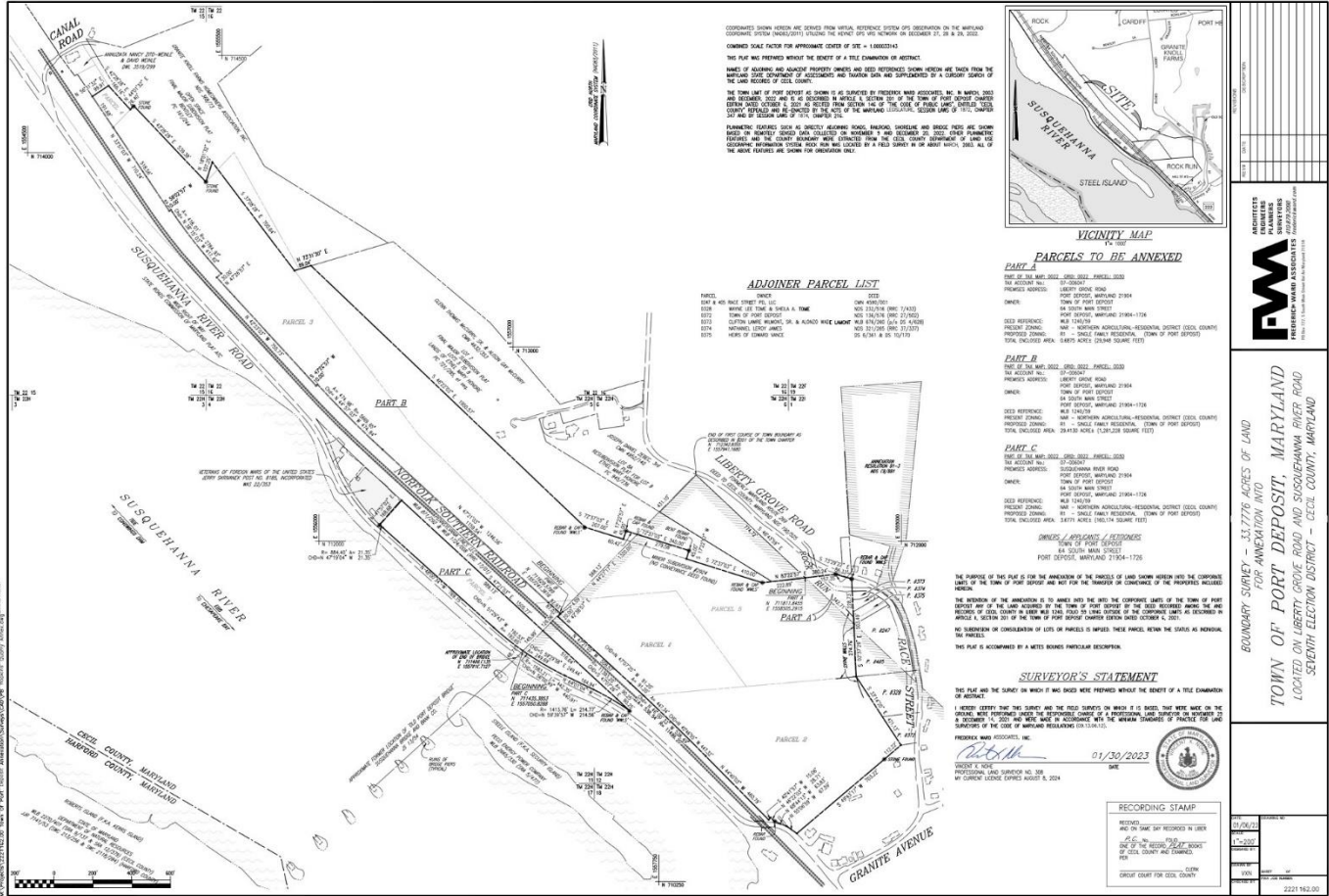
This Annexation Plan is prepared because of a town-initiated request to annex a portion of the Hopkins Quarry property into the Town of Port Deposit. Pursuant to Local Government Article, Section 4-415 of the Annotated Code of Maryland, the Annexation Plan must be consistent with the Municipal Growth Element (“MGE) of the comprehensive plan of the municipality.

The Hopkins Quarry property is owned by the Town of Port Deposit and a portion of the property is within the town boundary and a portion is within Cecil County. The property is within the Town’s expansion limits, as established in the Municipal Growth Element (MGE), adopted in 2009, of the Town’s Comprehensive Plan.



Map 10: Proposed Municipal Growth Boundary - Long Range Growth Area Boundary and priority annexation area for Port Deposit. At the lower right of the map, near MD Route 275 (Perryln Drive), the growth boundary abuts areas previously annexed by Perryville.

**General Information and Description  
Location**



Boundary Survey, 33.7776-aces, Part A, Part B and Part C for Annexation, Frederick Ward Associates, January 2023.

In 2002, the Town acquired the Hopkins Quarry property consisting of 6 parcels of 67 acres of property, more or less, through the Maryland Department of Natural Resources, Program Open Space. The property within town limits is N/S Rock Run Road, deed reference: 1240/59, tax map: 22H, parcel: 30, zoned: Single Family Residential, and the property within Cecil County is SW/S Liberty Grove Road, deed reference: 1240/59, tax map: 22, parcel: 30, zoned: Northern Agricultural Residential (NAR).

**Background**

As per deed 1240/59, the Hopkins Quarry property is subject to the land protection clause from the Annotated Code of Maryland, Natural Resources Article, Section 5-906(d)(7) and (8) Program Open Space as follows: "The land acquired or developed under a State grant from Program Open Space may not be converted without written approval of the Secretary of the Department of Natural Resources, the Secretary of the Department of Budget and Management, and the Secretary of the Maryland Department of Planning from outdoor public recreation or open space use to any other use. Any conversion in land use may be approved only after the local governing body replaces the land with land of at least equivalent area and of equal recreation or open space value, and for any conversion of land acquired or developed under a State grant from Program Open Space. The appraised monetary value of the land proposed for acquisition shall be equal to or greater than the appraised monetary value of the land to be converted, under the proposed new use of the converted land."

Pursuant to Section 4-415(a) of the Local Government Article of the Annotated Code of Maryland, an annexation plan shall be adopted by the legislative body for the area to be annexed. The Mayor and Council introduced the AnnexationPlan.HopkinsQuarryproperty.FINAL

Annexation Resolution 04-2023 for the Annexation Area on March 21, 2023 and the Planning Commission reviewed and recommended approval of the annexation on May 27, 2023. The Planning Commission recommendation and Annexation Plan was approved at the June 20, 2023 and the public hearing on the Resolution was scheduled and advertised for September 5, 2023.

### **Land Use Patterns of Area Proposed to be Annexed**

#### **Existing Conditions**

The Hopkins Quarry property has long been visualized as an important asset in the region's efforts to encourage the development of nature based recreational and heritage-based opportunities for economic and quality of life benefits. The Lower Susquehanna Heritage Greenway identified extending the greenway trail to the Hopkins Quarry as part of their long-term strategic plan. There is a potential for development as a multi-purpose park site that could include a trailhead, rock climbing, interpretive facilities, scenic vistas, bird watching, as well as remote parking for Port Deposit events.

Due to property uses over the years, a Phase I and Phase II Environmental Site Assessment (ESA) was conducted by Stantec. Environmental conditions on the site have resulted in Maryland Department of the Environment's (MDE) Brownfields/Site Assessment Division recommending grading and capping the exposed surface prior to any redevelopment or change in use. An environmental covenant requiring that MDE be notified at least two weeks prior to any on-site excavation or redevelopment was placed on the property when the Town took ownership of the site.

#### **Cecil County Zoning**

The current zoning of the Hopkins Quarry within Cecil County is Northern Agricultural Residential (NAR). The purpose of the Northern Agricultural Residential zone is to maintain the existing rural character of the County by encouraging the continuation of agricultural and forestry uses. This zone is intended to prevent premature urbanization in areas where planned public facilities will only meet rural needs. The NAR also requires that the essential elements of rural character are included in new development. Low density residential development is permitted.

#### **Requested Town Zoning**

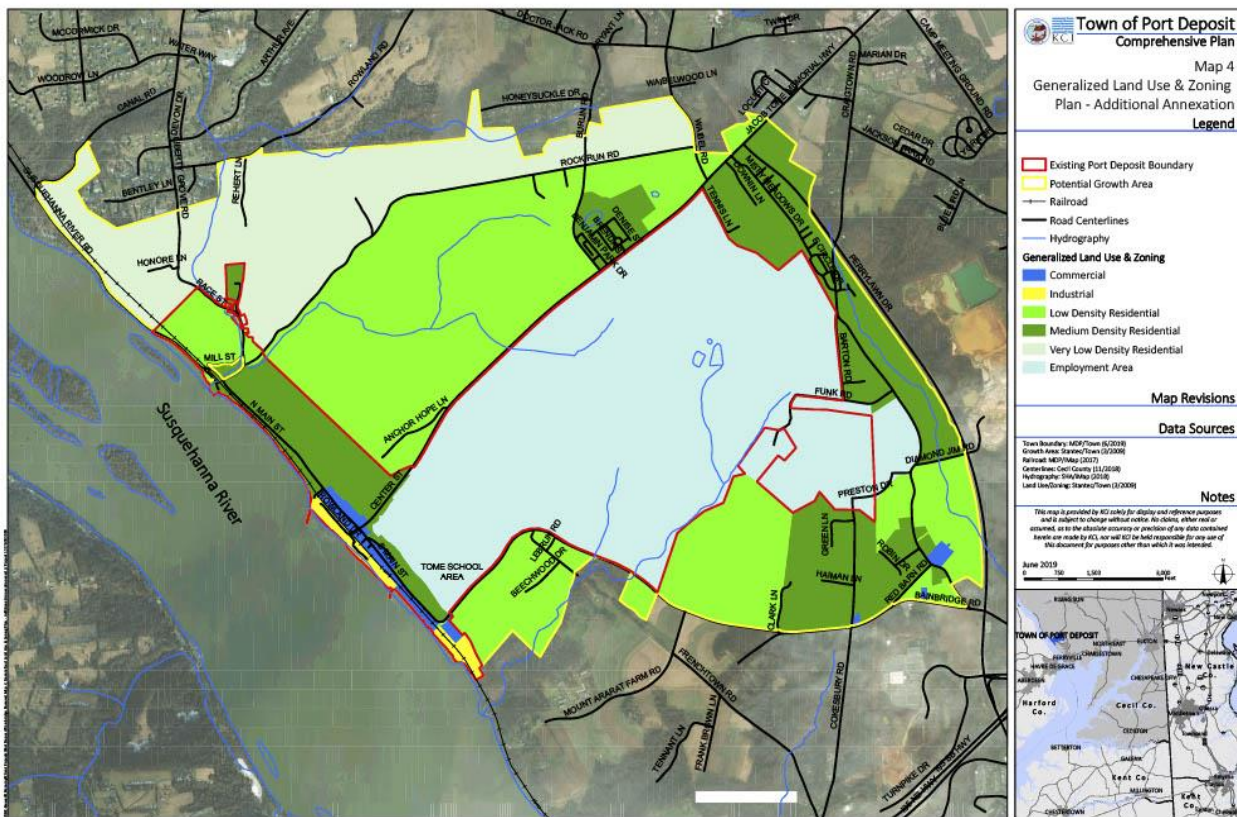
The Annexation Resolution recommends rezoning the Property to Single Family Residential District (R-1). While residential development is not appropriate for this property, the town does not have a specific zoning district for designated parks and recreation properties. The R-1 designated zoning district does not accurately reflect the restricted recreational use of the property as stated in the Background section of this Plan.

Town officials contracted with Lardner/Klein Landscape Architects, PC to develop a Hopkins Quarry Property Master Recreational Park Plan. Work has begun to design recreational park uses for this property that may include rock climbing, Lower Susquehanna Greenway hiking trail, zip line, mountain biking, courts, etc. Final uses will be determined as the planning goes through the public hearing process. The Town anticipates the recreational master plan for the property will be completed by December 2023.

As a result, the Town does not anticipate that a zoning waiver pursuant to the Maryland Land Use Article, Section 4-416 will be necessary, however, in the event that the County disagrees, the Town hereby requests that the county council expressly approve the property being placed into the Town's R-1 zone after annexation, and to permit the Town to exercise zoning authority over the property immediately upon the effective date of the annexation.

## Compliance with Municipal Growth Element of Town's Comprehensive Plan

The proposed annexation is within the boundaries of the Town's additional annexation area. The proposed property has a generalized land use and zoning for very low density residential; however, as indicated in Section 4.1.1 Single Family Residential of the Comprehensive Plan, "...a significant portion of the district is part of the future Hopkins Quarry Park and is protected from development." Refer to Map 4 below.



Map 4 – Generalized Land Use/Zoning Plan – Additional Annexation. Port Deposit Comprehensive Plan.

## Adequacy of Public Facilities

This section discusses the public facilities and services that are currently existing or proposed for the area. In general, residential development of the Hopkins Quarry property is prohibited by deed restriction as per the Background section of this Plan. The Town supports recreational development of the Hopkins Quarry property.

The public facilities and services that may be required for the recreational development of this property will be determined through the development of the Master Recreational Plan. Potential public facilities for the proposed recreational development of this property and the methods to provide such facilities and services to the annexed parcel is hereby outlined.

## Water and Sewer

Artesian Water, Maryland owns and has a franchise to provide public water services, and Cecil County Government owns and provides public sewer services through the Department of Wastewater Division to the Town of Port Deposit. Water and sewer services extend to the south side of the property line and would be available to this property if needed for public bathrooms. Artesian Water and Cecil County would have capacity available to serve this property.

## Roads

Access to this property would be from Maryland Route 222. The access location(s) and parking area(s) would

need to be adequate to serve the proposed recreational amenities that would be offered in the recreational park. A traffic analysis would need to be conducted based on the Hopkins Quarry Property Master Recreational Plan. It is anticipated that a new public road(s) and parking areas will be required to manage the traffic generated by the recreational development. It is anticipated that the Town of Port Deposit would construct, or would apply for available grants to construct any new roads and parking areas to serve the recreational park.

### **Transit**

There is no current or planned public transit that would be available to this site.

### **Police Services**

Police protection is provided to the Town of Port Deposit by the Cecil County Sheriff's Office and Maryland State Police. The Town currently has a police contract with the Cecil County Sheriff's Office which provides independent 4-hour patrol shifts by Cecil County Deputies directly within town limits. The Town anticipates no concerns in being able to extend police service to the Hopkins Quarry property.

### **Fire, EMS and Rescue Services**

The Water Witch Volunteer Fire Company, Station 7 at 15 N. Main Street and Station 72 at 1 Bill Amoss Way, would provide fire and disaster protection to the Hopkins Quarry property and would continue to do so after the annexation. The Cecil County Department of Emergency Services operates the 911 Call Center to dispatch all calls for fire, EMS and rescue services within Cecil County. Local volunteer fire companies located throughout Cecil County are dispatched through the 911 call center. Other local stations would be available to supplement service is required.

### **School Services**

The proposed recreational development on the Hopkins Quarry property has no impact on school services.

### **Parks and Recreation and Public Libraries**

Currently, the Town of Port Deposit owns, operates and maintains the following recreational parks:

- Spot in the Rock – Race Street: basketball court, playground equipment
- Basketball Court – N. Main Street
- Rice Tot Lot and Dog Park – N. Main Street: dog park facility, playground equipment
- Marina Park – S. Main Street: Visitor Center and Towson University Research Center for Northern Map Turtle, boat launch, playground equipment, public boat dock, picnic area, walking promenade that extends along the waterfront to Vannort Drive, and open space for entertainment.

The Town purchased the Hopkins Quarry property through the Maryland Open Space Program. The development of this property located on the north end of town for recreational purposes is included in the Port Deposit Comprehensive Plan. The Hopkins Quarry Property Master Recreational Plan will focus on providing recreational amenities that would create a regional draw that would bring visitors to our town, as well as enhance services to our local community.

With the annexation of and the recreational development of this property there is potential to enhance the visitor and resident experience by linking the entire community to the Lower Susquehanna Heritage Greenway, an amenity and recreational resource that will link Port Deposit to resources outside our community. The Town anticipates the addition of the proposed recreational services would support heritage tourism that would led to an increase economic and residential opportunities, and provide new access to the Susquehanna River.

The closest library to the Hopkins Quarry property is Community Connecting Us, N. Main Street, that provides

library services in conjunction with the Cecil County Public Library system.

### **Stormwater Management, Floodplain and Critical Area**

The Hopkins Quarry property, including the proposed annexation, would be required to follow all floodplain, critical area and stormwater management regulations. The property is located within an AE flood zone and has a Critical Area Overlay District designation of Limited Development Area (LDA) designation. The Maryland Critical Area Commission would approve compliance with the critical area regulations. The Town of Port Deposit would approve floodplain compliance, and Cecil County Government would review and approve all stormwater management plans. The recreational development plan must be in compliance with all federal, state, county and municipal regulations.

### **General Fiscal Considerations**

No detailed fiscal impact of ownership or annexation has been conducted for this proposal. Since the property is owned by the Town of Port Deposit, there would be no direct property tax income. Potential income from proposed recreational use of the property has not been determined.

The fiscal impact for park development and maintenance has not been determined. The town would phase-in park development and would seek grant funds for recreational projects. As with other town owned recreational parks, the town would be responsible for any costs associated with park maintenance.

### **Conclusion**

In summary, annexation of the Hopkins Quarry property within Cecil County is consistent with town ownership of the entire parcel and the Municipal Growth Element of the Town's Comprehensive Master Plan. A zone of R-1 would be consistent with Town policies and is recommended for the annexation property. The Town of Port Deposit is confident in the Town's ability to support the proposed recreational use, maintenance, and services.

### **Enclosed**

Annexation Resolution and Exhibit 1 – Program Open Space Hopkins Quarry Acquisition; Exhibit 2 - Property Description; and Exhibit 3 – Boundary Survey.