

Town of Emmitsburg
Annexation Plan
16707 Creamery Road (Parcel 05-159040)
16715 Creamery Road (Parcel 05-178231)

In accordance with Local Government Article, §4-415, Annexation Plan Requirements, the legislative body of the municipality shall prepare, adopt, and make available to the public a plan detailing:

1. A description of the land use pattern proposed for the areas to be annexed.

- Both areas to be annexed are owned by the Town of Emmitsburg (Town), and they are the locations of the Town's previous and current Waste Water Treatment Plant (WWTP). 16707 Creamery Road (Parcel 05-159040) consists of 1.8918 acres, and it was the location of the Town's previous WWTP. 16715 Creamery Road (Parcel 05-178231) consists of 83.4918 acres, and it is the location of the Town's solar field and current WWTP.
- In accordance with the Town's 2015 Comprehensive Plan and the current use of the parcels, the properties are proposed to be zoned as Institutional once annexed. The current land use pattern of the parcels will remain the WWTP and solar field uses. The only proposed change being considered is planting approximately 11 acres of trees on 16715 Creamery Road in order to meet restoration requirements of the Town's federal and state mandated National Pollutant Discharge Elimination System (NPDES) permit.

2. The schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed.

- **Sewer** – The areas are currently connected to the Town's sewer system. No extension of services is required.
- **Water** – The areas are currently connected to the Town's water system. No extension of services is required.
- **Roads** – The area's roads are currently maintained by the Town's Department of Public Works. No extension of services is required.
- **EMS / Fire / Police** – The areas are currently served by the Vigilant Hose Company for fire and EMS and the Frederick County Sherriff's office for police services. No extension of services is required.

- **Schools** – Since the area’s current use will not change, the school system will not be utilized. No extension of services is required
- **Libraries** - Since the area’s current use will not change, the library system will not be utilized. No extension of services is required.
- **Recreation** - Since the area’s current use will not change, the recreation system will not be utilized. No extension of services is required.

3. The general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed.

- Since municipal services will not be extended, financing will not be required.

4. Demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water, or sewage treatment, libraries, recreation, fire, or police services.

- Since the use of the areas to be annexed will not change, land for additional municipal facilities is not necessary.

5. The annexation plan shall be consistent with the municipal growth element of the comprehensive plan of the municipality.

- The annexation of these areas is consistent with the growth element goals of the Town’s previous 2009 Comprehensive Plan and current 2015 Comprehensive Plan (Plan).
- Page 3-4 of the Plan shows the Emmitsburg Growth Boundary Suggested Land Use Designations, and the proposed areas to be annexed are within the growth boundary. The suggested land use designation of these areas is the Institutional zone.
- Page 3-4 of the Plan states that the WWTP parcels have been included in the growth boundary to create continuity for proposed annexations of adjacent properties and to match the County growth area map.
- The proposed areas to be annexed are also located in the 2010 Frederick County Comprehensive Plan’s Community Growth Boundary.