

**RESOLUTION NO. 022-22**

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

Resolution No. 022-22

Legislative Session Day 22-022

Introduced by Council Member Wagner

A RESOLUTION by the County Council waiving the 5 year waiting period contained in Local Government Article, Section 4-416, of the Annotated Code of Maryland, in order to permit property consisting of approximately 9.062 acres annexed by the City of Aberdeen which is currently zoned Harford County's AG (Agricultural District) zoning classification to be zoned under the City of Aberdeen's Integrated Business District( IBD) zoning classification.

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WHEREAS, The City of Aberdeen on May 31, 2022 passed Annexation Resolution No. 22-R-07, authorizing the annexation of property known as the Land of Presbyterian Home of Maryland, Incorporated, consisting of 9.062 acres of land, more or less, located on Long Drive, Aberdeen, Maryland 21001 as more fully identified on the attached Exhibit A; and

WHEREAS, The Property is currently designated as AG (Agricultural District) under the county zoning classifications; and

WHEREAS, The City of Aberdeen’s Resolution authorizing the annexation rezoned the Property to the City’s Integrated Business District (IBD) classification; and

WHEREAS, The Land Use Article, Section 4-204, of the Annotated Code of Maryland generally requires specific findings of fact in order to justify a rezoning of property, particularly finding that there has been either a substantial change in the character of the neighborhood where the property is located since the last comprehensive zoning or a mistake in the existing zoning classification of the property; and

WHEREAS, The Local Government Article, Section 4-416, of the Annotated Code of Maryland, prohibits for a period of 5 years from the date of annexation, a municipality from allowing the development of the annexed property for land uses substantially different than the authorized use or at a substantially higher density, not exceeding 50%, than can be permitted in accordance with the Agricultural District zoning which was applicable at the time the property was annexed without the express approval of the County Council; and

WHEREAS, The City of Aberdeen’s Integrated Business District (IBD) zoning classification may allow land uses which are substantially different from the use of land specified under the Agricultural (AG) designation within the Harford County Master Land Use Plan (Harford

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1 Next) and the Agricultural zoning classification which the Property had immediately prior to the  
2 annexation; and

3 WHEREAS, The owner of the annexed property, Presbyterian Home of Maryland,  
4 Incorporated, has requested the Harford County Council to waive the 5-year waiting period under  
5 Section 4-416 of the Local Government Article of the Annotated Code of Maryland in order that it  
6 may commence the development of the property in accordance with the City of Aberdeen’s  
7 Integrated Business District (IBD) zoning.

8 NOW, THEREFORE, BE IT RESOLVED by the Harford County Council that the rezoning  
9 of the Property of approximately 9.062 acres, more or less, which is the subject of the City of  
10 Aberdeen’s Annexation Resolution No. 22-R-07, to the City of Aberdeen’s Integrated Business  
11 District (IBD) zoning classification and the development uses contained therein, is expressly  
12 approved by the County Council for Harford County, as permitted under the Local Government  
13 Article, §4-416(c), of the Annotated Code of Maryland;

14 AND BE IT FURTHER RESOLVED That a copy of this Resolution shall be sent to the City  
15 of Aberdeen.

ATTEST:

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Mylia A. Dixon  
Council Administrator

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Patrick S. Vincenti  
Council President

Date Adopted:

Exhibit A

