

THE TOWN OF CENTREVILLE

ANNEXATION PLAN

Property Owners: PROVIDENCE AT CENTREVILLE, LLC (aka
“Providence” or “Owner”)

Acres: 279.586 acres.

Property Location: Immediately south of Maryland Rt. 304, and east of
Rolling Bridge Road, Centreville, MD 21617 (See
Annexation Plat, Exhibit ____ to Annexation Petition).

In accordance with Code of Maryland Annotated, Local Government Article, § 4-415(c), the Town of Centreville Maryland is to adopt an annexation plan for any area proposed to be annexed. § 4-415(c) provides that for annexations on or after October 1, 2009, the annexation plan “shall be consistent with the municipal growth element of the comprehensive plan of the municipality.” The Municipal Growth section of the Town of Centreville Comprehensive Plan: 2040 (“Town Comprehensive Plan”) is intended to “grow both in a measured way – through deliberate and strategic planning – to maximize the benefits that accrue to both existing and future residents”

I. LAND USE PLAN.

A. LAND USE PATTERN OF THE AREA.

The Providence Property is currently undeveloped/vacant and zoned Agricultural in accordance with the County Zoning Ordinance. It abuts the Town boundaries on the east and north sides. Immediately north of the Providence Property is the Queen Anne’s County High School, Middle School and Board of Education facilities building (just to the west of these public facilities is a shopping center). Immediately east and south are low density subdivisions and agriculture. Abutting the Providence Property to the south west is the Symphony Village active adult community (a medium density residential development), town parkland, the newly constructed YMCA, and County administrative buildings.

B. TOWN COMPREHENSIVE PLAN.

The Municipal Growth Chapter of the Town Plan identifies the Providence Property as “Planned Annexation” and is further designated Growth “Tier II” meaning its development is anticipated under and consistent with the Comprehensive Plan. The Providence Property is further identified as part of Growth Area 4 in the Comprehensive Plan Table 2, Map 1 A, has a Tier designation of II in Map 1 B, and envisioned to be developed as a “Complete Neighborhood” in “Growth Area Plan Map 2.” Annexation of the Providence Property is consistent with the Town Comprehensive Plan.

C. QUEEN ANNE’S COUNTY COMPREHENSIVE PLAN 2022 (“County Comprehensive Plan”).

A significant and expressed land use policy of the County Comprehensive Plan is to direct “growth to towns...” (See County Comprehensive Plan, p. 4-13). The County Comprehensive Plan, Land Use chapter identifies the Providence Property as a “Growth Area” (Land Use Maps 4-7, 4-8, and 4-9). The Providence Property is further identified on Land Use Map 4-10 and 4-11 for “Medium Density Residential” use. Annexation of the Providence Property is consistent with the County Comprehensive Plan.

D. TOWN ZONING.

The Providence Property is currently in Queen Anne’s County and is zoned “Agricultural.” The Providence Property is located within a Land Use area designated for “Planned Annexation” and is further designated Growth “Tier II” in the Comprehensive Plan (Maps 1B), meaning its development and growth is consistent with the Comprehensive Plan. The Annexation Property is identified as part of Growth Area 4 in the Comprehensive Plan Table 2, Map 1 A, has a Tier designation of II in Map 1 B, and envisioned to be developed as a “Complete Neighborhood” in “Growth Area Plan Map 2.”

The Owner has requested, and the Town has agreed to zone the Providence Property Traditional Neighborhood Development District TND in accordance with Ordinance _____. The Owner agrees that as a condition of the annexation, it will only develop the Annexation Property in accordance with the TND and/or Planned Unit Development District (PUD) provisions of the Town Zoning Ordinance at a density not to exceed what is otherwise allowed in the TND zone as applicable, and it may apply to the Town Council for a PUD floating zoning designation (or another zoning district consistent with the Comprehensive Plan, and Town Zoning Ordinance as it may be amended from time to time). It is intended that the Comprehensive Plan and the provisions of the TND and PUD zone/provisions, as implemented, and any amendments thereto, will control the development and use of the Annexation Property.

To the extent that authorization by Queen Anne’s County is required by Md. Code Ann. Local Government § 4-416, the Town will submit any zoning classifications, text provisions, and zoning map amendments proposed to apply to the Providence Property within five years of effective date of Resolution ____ to the Queen Anne’s County Commissioners, together with a request that the County Commissioners expressly approve the Town zoning classification and authorize the land uses and densities permitted by such Town zoning classification (“Zoning Approval Request”). Town agrees to submit the Zoning Approval Request to the County Commissioners commensurate with providing a copy of the Petition and Resolution as required by Md. Code Ann. Local Government § 4-416. Furthermore, if, within the first five years after annexation, such County authorization is required by law and the County Commissioners fail or refuse to authorize the land uses permitted by the Town's proposed zoning of the Providence Property, the Owner agrees (unless it otherwise withdraws its Petition) that it will wait until the expiration of the five year period before requesting final subdivision or site plan approval for the development of the Providence Property. In the event the County Commissioners do not approve the proposed zoning or authorize the land uses and densities permitted in the Town zoning classification, the Owner may proceed with any and all Town land use approvals to the extent permitted by law that are prerequisite to final subdivision or site plan approval.

II. PUBLIC SERVICES AND FACILITIES

A. WATER.

The Property will be provided water by the Town of Centreville. The Queen Anne's County 2011 Comprehensive Water and Sewer Plan Update (CWSP) generally identifies all properties adjacent to, but not within, a municipality as W-6 "No Planned Service." The CWSP, however, recognizes that properties annexed will be seeking map amendment to the CWSP to access town services, and states in Sections 5.16.1.1 and 5.18 that for annexed properties the towns may request an amendment to the CWSP that "leap frogs" intervening map designations. Thus, W-6 property recently annexed can be redesignated to W-3 or W-2.

B. SEWER.

The Property will be provided sewer by the Town of Centreville. The Queen Anne's County 2011 Comprehensive Water and Sewer Plan Update (CWSP) generally identifies all properties adjacent to, but not within, a municipality as S-6 "No Planned Service." The CWSP, however, recognizes that properties annexed will be seeking map amendment to the CWSP and access to town services, and states in Sections 5.16.1.1 and 5.18 that for annexed properties the towns may request an amendment to the CWSP that "leap frogs" intervening map designations. Thus, W-6 property recently annexed can be redesignated to S-3 or S-2.

C. TIMING.

The Town presently does not have sufficient wastewater treatment capacity available to serve the anticipated development of the Providence Property. The Town is in the process, however, of expanding its wastewater facilities whereas it would have sufficient capacity to serve the development of the Providence Property. The wastewater facilities expansion is anticipated to be complete within three to five years. Therefore, it is anticipated that the Providence Property will be served with sewer and water commensurate with the completion of the wastewater facilities expansion.

D. RECREATION

The Providence Property contains over 279 acres of land. Given the size of the Property and the TND/PUD review process, the Town and Developer will have the opportunity to evaluate the adequacy of nearby recreation and open space opportunities and the need, if any, to incorporate public recreational featuring into the development of the Property. Additionally, the County will collect impact fees expressly earmarked for park facilities in accordance with Queen Anne's County Code, Chapter 18.3.

E. FIRE, EMERGENCY SERVICE AND POLICE.

The Goodwill Volunteer Fire Company, Inc. will provide fire services. The TND/PUD review process provides the opportunity to evaluate long-term needs that may be necessitated by the development of the Property and enter commitments on the part of the development to assist in funding the Goodwill Volunteer Fire Company, Inc. as may be needed, and on an ongoing basis.

Other emergency services, such as ambulance, is provided by Queen Anne's County Department of Emergency Services. It is anticipated that the financing of any additional emergency services needs may result from the annexation would be similar to the financing the County already has in place, *i.e.*, general revenues of the County, supplemented by available grants and funding programs. Additionally, the County will collect impact fees expressly earmarked for emergency services in accordance with Queen Anne's County Code, Chapter 18.3.

Police services are provided either by the Centreville Police Department, or by the Queen Anne's County Sheriff's Department, and the Maryland State Police. It is anticipated that the financing of additional police protection that may result from the annexation would be similar to the financing the County already has in place, *i.e.*, general revenues of the County, supplemented by available law enforcement grants and funding programs. No additional land is contemplated to be needed to provide adequate police protection for the Property.

F. SCHOOLS

Public education for residents of the Town of Centreville is provided by Queen Anne's County Board of Education. Residential development will be subject to the County Impact fees which in part fund capital improvements for schools in accordance with Queen Anne's County Code, Chapter 18.3. Furthermore the Providence Property is located just across MD Route 304 (Ruthsburg Road) from both the middle school and high school.

G. COST TO THE TOWN FOR PROVIDING SERVICES

As with any proposed development within the Town, the owner and developer(s) of the Property are expected to comply with any annexation agreements and conditions of plan approval. The owner and developer(s) will be required to construct all infrastructure necessary to support the development proposed, including both on-site and off-site facilities where an appropriate statutory or contractual obligation exists.

H. GROWTH ASSUMPTIONS

The proposed annexation is consistent with, and recommended in, the Growth Assumptions, as set forth in the Town of Centreville Comprehensive Plan: 2040, as may be amended from time to time.

I. SCHEDULE FOR EXTENSION OF SERVICES

The extension of municipal services will begin upon annexation and continue commensurate as development proceeds, subject to the limitations identified in Section II. B. above. Except as otherwise provided for in the Annexation Agreement, police, emergency services, fire protection, libraries and recreational services will be financed in the same manner as currently established, and funded through general tax and other municipal revenues, including additional tax revenues generated by the proposed annexation and development.

Extension of Town water and sewer service will be financed by the owners or developers as development proceeds. The utilities improvements shall be designed, located and constructed pursuant to the Town's specifications and in accordance with all applicable federal, state and local laws, regulations and standards.