

**MAYOR AND COUNCIL WORKSHOP  
TUESDAY, DECEMBER 1, 2020, 6:00 P.M.**

**AGENDA**

- 1. CALL TO ORDER, PLEDGE, AND ROLL CALL**
- 2. MAYOR'S REMARKS**
  - a. Swearing in New Council Member
- 3. NEW BUSINESS**
  - a. Proposed Rutters Annexation
- 4. ADJOURNMENT**

## **Proposed Annexation Rutters'/McDonalds'/Remsburg Workshop**

If the City determines to proceed on the annexation petition (and resolution) to annex the Remsburg, McDonalds' and Rutter's Properties comprising 25 acres of land and zone it general commercial, the following considerations should be discussed as potential conditions for an annexation agreement with the property owners. If the City determines not to proceed on the annexation petition (and resolution) under Maryland law annexation is discretionary.

1. general concept plan which illustrates utility and road improvements (to include alignment of entrance with Sheetz on the west side of Rt. 17, internal connectivity and access easements, sidewalk connections, pedestrian movement through and around circle, turn lanes, ramp improvements etc.) should be submitted as part of the Annexation Plan and Annexation Agreement to include water, sewer and traffic adequacy. All efforts should be undertaken by the Owner/Developer to locate the water & sewer lines within the properties of Remsburg, McDonalds' and Rutter's' within a utility easement rather than in SHA R/W. Note that the City will have no responsibility for sewer force mains or the pumping system or appurtenances until the point the sewer becomes gravity flow.
2. Corridor improvements (plantings and fencing) to be consistent with existing along Brunswick Crossing.
3. The existing McDonalds and Remsburg property (liquor store and apartments) must specify water meter size requirements to the City prior to connection. Connection to public water and sewer must occur within 90 days of the annexation effective date if no petition for referendum is filed or after referendum decision, otherwise.
4. Any expansion or improvement to the existing liquor store and apartments on the McDonalds' and Remsburg properties must be shown as part of the overall general concept plan discussed in Number 1, above, under the Annexation Agreement. Otherwise, these properties will not be eligible for expansion or improvement until after the 10-year period described in Number 6, below.
5. Rutter's restricted to convenience store and fuel, no speed pumps for tractor trailer filling or tractor trailer parking. The tractor trailer components of the Rutter's application do not fall within what is normally associated with automobile filling station or convenience store as determined by the Brunswick Zoning Administrator. The associated fuel trucks and delivery trucks are customary to replenish supplies to the convenience store. The speed pumps and the excess tractor trailer parking are features that are not designed to provide services for the convenience store rather they are features more commonly found at a truck stop or truck terminal.  
In accordance with the Zoning Administrator's determination, the truck fueling speed pumps and excess tractor trailer truck parking should be acknowledged by the Owner/Developer as prohibited in the Rutter's Annexation Agreement.
6. The City is preparing to revise the Zoning Ordinance and the City Master Plan over the next 10 years. No further development other than the proposed Rutter's without the tractor trailer components and

any improvements or expansions to the McDonald's or Remsburg existing uses shown on the general concept plan will be allowed for that 10-year period.

7. Rutter's restricted to convenience store and fuel, no speed pumps for tractor trailer filling or tractor trailer parking. (See Number 4)
8. Rutter's to reduce size of proposed lot due to removal of truck parking and speed pumps.
9. Screening along 340 to remain.
10. In order to maintain existing view shed freestanding signage along 340 will be prohibited. All efforts should be taken to minimize impacts to the view shed.
11. Freestanding Sign to be located in the vicinity of the Rte. 17/Rte. 180 intersection and comply with 25' max hgt. in code.
12. Locate entrance to Rutter's max distance from Rte. 17 as possible. Shared at this location for access to entire east side of Rte. 17 (See number 1&2)
13. Proffer of financial compensation to offset I&I for added capacity.
14. The Remsburg, McDonalds', and GBR Brunswick, LLC properties will be capped at the equivalent of a 2" meter or 8 taps each, to serve the existing businesses on Remsburg and McDonald's properties and the proposed Rutter's on the GBR Brunswick, LLC property, not to exceed 25 taps for all annexed properties at the time of annexation for the 10-year period described in Number 6 above. (If County or State regulations require engineered plans for fire suppression for existing uses to connect to public water and sewer, and a larger meter is required per the approved engineered plans, the change to this tap allocation cap will require Mayor and Council approval.)