

County Council Of Howard County, Maryland

2013 Legislative Session

Legislative Day No. 11

Resolution No. 117 -2013

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION declaring that a total of approximately 0.841 acres of real property owned by Howard County and identified as a portion of the right-of-way of Dorsey Run Road is no longer needed for a public purpose; authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to Coastal Sunbelt Produce; and providing that the County Executive is not bound to convey the property if he finds that the land may have a further public use and submits his finding to the County Council for its consideration.

Introduced and read first time _____, 2013.

By order _____
Shelia M. Tolliver, Administrator

Read for a second time at a public hearing on _____, 2013.

By order _____
Shelia M. Tolliver, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2013.

Certified By _____
Shelia M. Tolliver, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Howard County is the fee simple owner of certain real property known as a
2 portion of the right-of-way for Dorsey Run Road containing approximately 0.841 acres of land,
3 as shown in the attached Exhibit A, acquired by Deed dated November 29, 2005 and recorded
4 among the Land Records at Liber 9666, Folio 609 (“County Property”); and
5

6 **WHEREAS**, Coastal Sunbelt Produce is a Howard County business seeking to expand
7 its operations by constructing a new warehouse and distribution facility (the “Development”)
8 adjacent to the County Property; and
9

10 **WHEREAS**, the County Property or a portion thereof, subject to the County’s use of the
11 County Property for storm water management, will be required to accomplish the Development;
12 and
13

14 **WHEREAS**, Coastal Sunbelt Produce has asked that the County Property be disposed of
15 in accordance with Section 4.201 of the Howard County Code to Coastal Sunbelt Produce; and
16

17 **WHEREAS**, the Department of Public Works has reviewed and approved the proposed
18 disposal of the County Property; and
19

20 **WHEREAS**, Section 4.201, “Disposition of Real Property”, of the Howard County Code
21 authorizes the County Council to declare that County Property, subject to the County’s use of the
22 County Property for storm water management, is no longer needed for public purposes and also
23 authorizes the County Council to waive advertising and bidding requirements for an individual
24 conveyance of real property upon the request of the County Executive; and
25

26 **WHEREAS**, the County Council has received a request from the County Executive to
27 waive the advertising and bidding requirements in this instance for the conveyance of the County
28 Property to Coastal Sunbelt Produce.
29

30 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
31 Maryland, this ____ day of _____, 2013, that a public purpose is served by

1 conveying the County Property comprising approximately 0.841 acres to Coastal Sunbelt
2 Produce, as shown in the attached Exhibit A.

3

4 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
5 Executive and having held a public hearing, the County Council declares that the best interest of
6 the County will be served by authorizing the County Executive to waive the usual advertising
7 and bidding requirements of Section 4.201 of the Howard County Code for the conveyance of
8 the County Property to Coastal Sunbelt Produce.

9

10 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the land
11 may have a further public use and that the County Property should not be conveyed, he may
12 submit his findings and recommendations to the County Council for its consideration without
13 being bound to convey the County Property in accordance with this Resolution.

DORSEY RUN ROAD
 80' RIGHT-OF-WAY
 COUNTY ROAD; MAJOR COLLECTOR

Maryland State Grid Meridian

HOWARD COUNTY, MD
 ANDERSON PROPERTY SUBDIVISION
 TM 43, PARCEL 513 - LOTS A & B
 L. 10142/F. 85
 ZONED: M-2
 USE: EXEMPT COMMERCIAL

JESSUP PARK, LLC.
 C/O CHRIS PIPPEN
 TM 43, PARCEL 108
 L. 5287/F. 683
 ZONED: M-2
 USE: INDUSTRIAL

HOWARD COUNTY, MD
 TM 43, PARCEL 328
 L. 9666/F. 609
 ZONED: M-2
 AREA: 0.84 AC.±

ORJ III, LLC.
 ANDERSON PROPERTY SUBDIVISION
 TM 43, PARCEL 112 - LOT C
 L. 5988/F. 10
 ZONED: M-2
 USE: COMMERCIAL

ORJ III, LLC.
 ANDERSON PROPERTY SUBDIVISION
 TM 43, PARCEL 113 - LOT D
 L. 5988/F. 7
 ZONED: M-2
 USE: EXEMPT COMMERCIAL

WILLIAM T. WHEELER, TRUSTEE
 TM 43, PARCEL 109-B
 JESSUP PARK, PARCEL B
 PLAT: 21047-50
 L. 1765 / F. 265
 ZONED: M-2
 USE: INDUSTRIAL
 SDP-09-021

N18°42'20"W 785.14'

N61°59'10"E 158.89'

S81°20'30"W 214.50'

S57°44'40"W 354.84'

K:\P\061513-301ENGR\DWG\CONCEPT\SIDED EXHIBIT\2013 10\2233.AWG

VA ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

EXHIBIT OF HOWARD COUNTY PROPERTY
 MEETS AND BOUNDS FROM DEED L.9666/F.609
 (TO BE CONFIRMED BY FIELD RUN BOUNDARY SURVEY)

TAX MAP: 43 BLOCK: 22
 3RD ELECTION DISTRICT

PARCEL 328
 HOWARD COUNTY, MARYLAND

DRAWN BY:	DZ
DESIGN BY:	RHV
CHECK BY:	RHV
DATE:	AUG. 22, 2013
SCALE:	1"=50'
W.O. NO.:	13-30