

**THE TOWN OF
BLADENSBURG, MARYLAND
ANNEXATION RESOLUTION NO. 02-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF
BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE
TOWN BY ANNEXATION OF 7.0642 ACRES OF LAND MORE OR LESS**

WHEREAS, pursuant to the authority of Section 3 (Home Rule) of Article XI-E (Municipal Corporations) of the Constitution of Maryland and Subtitle 4 (Annexation) of Title 4 (In General) of Division II (Municipalities) of the Local Government Article of the Annotated Code of Maryland, the Mayor and Council of the Town of Bladensburg (“the Town”) are vested with the authority to enlarge the boundaries of the Town; and

•
WHEREAS, the Town has approved an Annexation Plan for the annexation of certain tax-exempt real property located generally east of the present corporate limits of the Town of Bladensburg including a segment of the right of way known as Landover Road (MD 202), a segment of 55th Avenue (SHA County Route Index No. CO 897), and a segment of Quincy Street (County Route Index No. 330) abutting and near certain properties commonly known as the Public Playhouse Cultural Arts Center and Villa Heights – Powell’s Addition, including approximately four parcels and three lots located at or near 5401, 5445, & 5503 Landover Road and 5450 Quincy Street, which is a total of 7.0642 acres of land more or less, as further described below in this Annexation Resolution and the Annexation Plan, which is separate legislation and not part of said Annexation Resolution; and

WHEREAS, the Annexation Area that is the subject of this legislation is specifically shown or described in a Map or Exhibit of the Annexation Exhibit – Phase 2 & 3 dated February 15, 2025 along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages), attached hereto and incorporated herein as Exhibits A & B, which shall be interpreted to control as the official description of the area proposed to be annexed by this Annexation Resolution and the accompanying Annexation Plan; and

WHEREAS, the Mayor and Council of the Town finds that there are no persons who reside in the area to be annexed and there are no registered voters in the County elections precinct in which the territory to be annexed is located, and that the owners of the real property located in the area to be annexed would not be burdened by municipal taxation because the properties are all owned by governmental entities and are tax exempt; therefore, no consents to annexation are necessary.

IT IS, THEREFORE, RESOLVED, by the Mayor and Council of the Town of Bladensburg that the following rights of way, or real property used or dedicated to public use situated adjacent to the corporate boundaries of the Town, which is more particularly described on a Map or Annexation Exhibit – Phase 2 & 3 dated February 15, 2025 prepared by Professional Land Surveyor, Mr. Kevin S. Norris of Kevin Norris Surveying,

LLC, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND (7 pages), prepared by said firm on or about February 13, 2025, which is attached hereto and incorporated herein by reference as Exhibit B. The Mayor and Council of the Town of Bladensburg hereby intends and ordains that the controlling description applicable herein is the metes and bounds description attached hereto and incorporated herein as Exhibit B.

BE IT FURTHER RESOLVED, that any persons that may in the future reside in or travel through said area to be annexed shall become residents of the Town or sojourners thereto, generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town unless superseding law provides otherwise; and

BE IT FURTHER RESOLVED, that in the future should the property within the annexation area become nonexempt from municipal taxation, the area to be annexed shall be subject to municipal *ad valorem* real estate taxes ("Town Taxes") in accordance with current, applicable provisions of the Town Code and State law; and

BE IT FURTHER RESOLVED, that extension of public sanitary sewer, water, and storm drain lines, streets, curbs, gutters and all other public improvements typically provided by the Town to the area to be annexed, if any, to the extent allowed by law and unless provided otherwise by written agreement, shall be at the expense of the owner(s) requesting the same and shall be at no cost to the Town; and

BE IT FURTHER RESOLVED, that subject to all appropriate laws and administrative requirements, the area to be annexed will retain its zoning classifications, if any apply, under County law and the Town Zoning Map shall be amended to reflect such classifications; and

BE IT FURTHER RESOLVED, that the Mayor shall cause a copy of this Resolution to be published not fewer than two (2) times at not less than weekly intervals in a newspaper of general circulation in the Town, together with a public notice that shall specify the time and place at which a public hearing will be held by the Mayor and Council upon the Resolution, which hearing shall be set for not less than fifteen (15) days after the second (2nd) publication of the notices and to be held at the Town Hall;

BE IT FURTHER RESOLVED, that the Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and the District Council, and the annexation area is currently used for public use and enjoyment, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

BE IT FURTHER RESOLVED, that the Town has prepared an Annexation Plan with regard to the Annexation Property, and the Annexation Plan is attached hereto as Exhibit C but is not part hereof and the Town reserves the right to amend the Annexation Plan

prior to final adoption of this Resolution in a manner consistent with Local Government (“LG”) Article, Section 4-415 of the Maryland Code, and the Annexation Plan may not be construed in any way as an amendment to this Resolution, and a copy of the Annexation Plan will be provided to the Prince George’s County Council and the County Executive, M-NCPPC, and to the Maryland Department of State Planning (“MDP”) at least thirty (30) days prior to the date of the public hearing conducted by the Mayor and Council on this Resolution.

BE IT FURTHER RESOLVED, that a public hearing, as required by the provisions of LG Article, Section 4-406 of the Maryland Code, shall be held by the Town at a time to be determined by the Mayor and Council, and duly advertised according to the provisions of that statute, and public notice of the proposed public hearing shall be given at least two (2) times, at no less than weekly intervals, in a newspaper of general circulation in Bladensburg, Maryland, and the last day of which public notice shall precede the public hearing by at least fifteen (15) days, all in accordance with the provisions of Section 4-406, LG Article of the Maryland Code, and upon the first publication of the public notice a copy thereof, including exhibits, shall be provided to:

- (a) the Prince George’s County Council, and the County Executive,
- (b) the Maryland-National Capital Park and Planning Commission (c/o the Prince George’s County Planning Department), and
- (c) The Prince George’s County Planning Board.

BE IT FURTHER RESOLVED, that within ten (10) days of the effective date of this Resolution, in accordance with the provisions of the Local Government Article, Sections 4-414 and 4-308 of the Maryland Code, the Mayor, or her designee, shall promptly forward a copy of this Resolution with the new municipal boundaries to the Town Clerk, the Clerk of the Circuit Court for Prince George’s County, Maryland, the M-NCPPC, and to the Maryland Department of Legislative Services, and each such official or agency shall hold this Resolution with the new municipal boundaries on record and available for public inspection.

BE IT FURTHER RESOLVED, that this Resolution shall be deemed “finally enacted” on the date on which the Mayor indicates Council’s approval of the Resolution by affixing her signature hereto, and this Resolution shall become effective forty-five (45) days after final enactment, unless it is subject to a petition for referendum by at least 20% of the qualified voters of the municipality (or 20% of the registered voters of the area to be annexed), whereas should said petition come to pass and be verified to be in compliance with law, the Mayor shall suspend this Resolution by proclamation pending the results of the referendum.

INTRODUCED THE 14th DAY OF APRIL 2025

REGINE WATSON, TOWN CLERK

ENACTED THIS 12th DAY OF MAY 2025

TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 26TH DAY OF JUNE 2025

TAKISHA D. JAMES, MAYOR

TENTATIVE ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE:	<u>April 14, 2025</u>
ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING):	<u>April 16, 2025</u>
HEARING NOTICE PUBLICATION DATES:	1. <u>April 17, 2025</u>
(2 NOTICES FOR 2 WEEKS PRIOR TO HEARING)	2. <u>April 24, 2025</u>
MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):	<u>April 18, 2025</u>
PUBLIC HEARING DATE (AS ADVERTISED):	<u>May 12, 2025</u>
ENACTMENT DATE (ON OR AFTER HEARING DATE):	<u>May 12, 2025</u>
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT):	<u>June 26, 2025</u>
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT. LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):	<u>July 7, 2025</u>

*Notes: All items to be delivered or mailed to the County or the County Council shall include a separate delivery or publication to the County Executive. *Annexation of 25 acres or less to be annexed requires two (2) newspaper notices to be published.*