

TOWN OF BLADENSBURG, MARYLAND

ANNEXATION PLAN (AMENDING RES. 07-2025)

Resolution 21 -2025

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156), THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND THE SALVATION ARMY (LOT 4), AND A SEGMENT OF THE PUBLIC RIGHT OF WAY KNOWN AS LLOYD STREET (CO. ROUTE NO. 2773) CONTAINING A TOTAL OF 26 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) previously initiated and passed a resolution (Annexation Resolution 01-2025) on December 19, 2024, proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the “Annexation Area”); and

WHEREAS, said Annexation Resolution 01-2025 was challenged by the Town of Cheverly and the Redevelopment Authority of Prince George’s County in Case No. C-16-CV-25-000183 (consolidated) filed on January 13, 2025, in the Circuit Court of Prince George’s County and the Town has been temporarily enjoined by the Court since January 30, 2025 from obtaining an effective date for Annexation Resolution 01-2025 in accordance with Md. Ann. Code, LG Art., § 4-407(b); and

WHEREAS, the parties to said litigation have agreed to settle the controversy by de-annexing or excising the Hospital Hill site and retaining by legislative amendment a portion of the annexation area originally depicted in Annexation Resolution 01-2025 and Resolution 07-2025, the Annexation Plan for “Bladensburg Overlook;” and

WHEREAS, the portion of the amended annexation area includes lands North of Lloyd St. known as the Washington Suburban Sanitary Commission (“WSSC”) parcel (P. 156) of 11.43 ac. located at 4141 Lloyd St. including an abutting segment of said street, and the Maryland-National Capitol Park and Planning Commission (“M-NCPPC”) parcel (P. 155) of 7.78 ac. that is part of the Bladensburg South Park as well as the MD 201 ROW north to the vicinity of 48th Street in the Town of Bladensburg’s existing corporate territory; and

WHEREAS, the Annexation Area will be further revised to add Lot 4 of 2.70 acres located at 3312 Kenilworth Avenue, which is tax exempt property under an Exemption Class Description of “Salvation Army – Missions” and is owned by the Salvation Army; and

WHEREAS, the WSSC and M-NCPPC parcels located near Lloyd St. will be connected to Lot 4 (Salvation Army) by the Kenilworth Ave. right of way, which will be retained ending at

or near Inwood St. and approximately the northern property line of Parcel 82 with the segment of Kenilworth Ave. (MD 201) included in the amended annexation area, along with the several adjacent parcels described herein above, is approximately 3,475 linear feet or .66 miles; and

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) wishes to amend Annexation Resolution 01-2025 and hereby proposes to annex certain property contiguous and adjoining to the boundaries of the Town (the “Amended Annexation Area”); comprised of the following parcels, lots and public roadways or rights of way (ROW);

Lands to be Annexed

Parcel/ Lot/ ROW	Ac.	Tax ID No.	Address	Tax Map/ Grid No.	Owner
P. 156	11.43	02- 0184416	4141 LLOYD ST, HYATTSVILLE, MD 20781	50/D4	WASHINGTON SUB. SANITARY COMM
P. 155	7.78	02- 0184218	KENILWORTH AVE, BLADENSBURG, MD 20710	50/D4	M-NCPPC
MD 201	-	n/a	n/a	50/D4	SHA
Lloyd Street (CO Route No. 2773)	-	n/a	n/a	50/D4	PRINCE GEORGE’S COUNTY
Lot 4	2.70	02- 0105262	3312 KENILWORTH AVE, HYATTSVILLE, MD 20781	58/D1	SALVATION ARMY

; and

WHEREAS, Charles P. Johnson & Associates Inc. has prepared a (revised) “Map of the 2025 Extension of the Town of Bladensburg Prince George’s County” (1” = 400’) dated March 2025 along with a metes and bounds “Description of Area to be Annexed by the Town of Bladensburg, Prince George’s County, Maryland” (10 pages), attached hereto and incorporated herein as exhibits, which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan; and

WHEREAS, said Annexation Resolution will be initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code; and

WHEREAS, §4-415 of the LG Art. states that in addition to, but not as part of, an annexation resolution, the legislative body of the municipality shall adopt an annexation plan for the area to be annexed, and that the annexation plan shall be open to public review and discussion at the public hearing on the annexation resolution; and

WHEREAS, the Annexation Area currently has no known qualified voters or residents presently residing as residential occupants or tenants upon the premises, or parcels owned and maintained by said public entities; therefore, the Mayor and Council further finds and concludes

that there are no qualified voters residing in the Annexation Area and the property owners of tax-exempt lands are not entitled to vote, petition, consent to, or otherwise participate in a municipal annexation referendum.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Bladensburg hereby adopts, and approves the following:

A. Introduction. This Annexation Plan, amending Resolution 07-2025, has been prepared by the Town pursuant to Section 4-415 of the Local Government Article, of the Annotated Code of Maryland. The purpose of this annexation is to modify the annexation area proposed to be annexed in Annexation Resolution 01-2025, which included the properties known as Hospital Hill or Bladensburg Overlook. This amendment will excise all properties located east of and including the segment of MD 295 ROW and a portion of MD 201 ROW. Pursuant to State law, said plan is not intended to be formally part of, but is approved contemporaneously thereto to compliment and be read together with Annexation Resolution 01-2025A, amending Annexation Resolution 01-2025, along with any exhibits referenced therein, which is hereby incorporated by reference herein as if written herein word for word.

B. Land Use and Zoning Pattern for the Annexation Property.

(1) The Annexation Area, which includes exclusively public lands, as listed by each property (i.e., ROW, lot or parcel) and as described in the recitals of this Resolution and Plan and incorporated herein by reference is located approximately along the southern boundary of the Town's corporate limits near and including land situated along or near Kenilworth Avenue (MD Route 201). The Annexation Area shall no longer be referenced as the "Bladensburg Overlook Site Annexation (2024 Extension)," but shall henceforth be known as the "Kenilworth Ave. Corridor (2025 Revised Extension)." The Annexation Area is specifically shown or described in a "Map of the 2025 Extension of the Town of Bladensburg Prince George's County" (1" = 400') dated March 2025 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072), which is attached hereto and incorporated herein by reference as Exhibit A, along with a "Description of Area to be Annexed by the Town of Bladensburg, Prince George's County, Maryland" (10 pages), prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B. The Annexation Area is further located in Subregion II, Planning Area 69 (Bladensburg-New Carrollton & Vicinity).

(2) The Annexation Area is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and the Prince George's County Council sitting as the Regional District Council. The Annexation Property area comprising of two parcels (Parcels 155 & 156) and one (1) lot (Lot 4) is located along and including Kenilworth Avenue. The Annexation Property area comprising of Parcel 156 near Lloyd Street is zoned IE (Industrial, Employment). Said parcel is also classified as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area. The Annexation Property area comprising of Parcel 155 near 49th Avenue is zoned ROS (Reserved Open Space). Said parcel is also classified partially as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area. Upon annexation

into the Town, the Annexation Area will likely remain as currently classified under the County Zoning Ordinance.

C. Availability of Land for Public Facilities. There are no existing or pending agreements between the Town and the public landowners concerning dedication of portions of the Annexation Area for public facilities. Land use, zoning, subdivision, building construction and storm water regulations are generally administered by the County, the Washington Suburban Sanitary Commission (the “WSSC”), or the Maryland-National Capital Park and Planning Commission. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Area shall be installed and maintained in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals or permits reviewed by Prince George’s County, M-NCPPC, WSSC, the Prince George's Soil Conservation District or the County Planning Board.

D. Public Water and Sewer. Public water and sewer services are or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Area. The sewer basin is basin ID: 09, basin name: Lower Anacostia. The current water and sewer categories are as follows: sewer category, sewer code: S-3, sewer description code: Community System and the Sewer Envelope Availability: Planned or Existing Community System. The water category is water code: W-3, water description code: Community System. According to the County’s 2018 Water and Sewer Plan, Category 3 - Community System means the property is or will be served by public water and sewer.

E. Other Municipal or Related Services.

(1) Police Service. As permitted by law, the Annexation Property is to be concurrently served by the Prince George’s County Police Department, the M-NCPPC Park Police and the Bladensburg Police Department for purposes of police protection. Certain police services may be provided by either of the aforementioned police departments, or any of the three agencies, pursuant to any applicable state law, memoranda of understanding regarding jurisdictional police services or any mutual aid agreements as permitted by law and previously or subsequently entered into between the Town, the County and bi-regional district governments. The Bladensburg Police Department will serve as primary or in some cases as a secondary, or otherwise a supporting law enforcement agency having concurrent police jurisdiction over the Annexation Area. Such services will commence after annexation, using existing personnel and equipment, at a limited or similar level of service now being provided to the Town in areas where police protective services are provided on a concurrent basis with other police agencies.

(2) Emergency Service. The Bladensburg Volunteer Fire Department & Rescue Squad presently provides fire protection and emergency medical services to the Annexation Area. Such services will continue after annexation, using existing personnel and equipment, at the same or similar level of service now being provided.

(3) Street Maintenance. The Annexation Area contains no thorough streets or highways under the jurisdiction of the Town of Bladensburg for the general use of the travelling public. Any existing public streets or roadways located within, nearby or adjoining the Annexation Area will continue to be maintained for public use by the County, or State governments into the foreseeable future. Non-private driveways or access roads to land within the Annexation area will continue to be maintained by the County or other public entity.

(4) Refuse Collection. The Town presently offers only residential trash collection. The Public Works Department picks up all litter and debris on Town maintained streets. If litter or debris is on private property, removal is the responsibility of the property owner. There is no residential development or occupancy within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area unless such services are deemed necessary by the current or subsequent property owners, or the Town finds that it is necessary for public health and safety. Any waste or trash generated by the public amenities located with the Annexation Area will continue to be collected by the County.

F. Financing Services. Financing for any municipal services extended to the Annexation Property will be provided through the general fund as currently provided to the Town. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied against taxable property of which portions of the Annexation Area owned by a tax-exempt entity may in the future contain such taxable property especially where portions of the premises are leased to taxable entities; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

BE IT FURTHER RESOLVED that this Resolution be and is hereby adopted this ____ day of April 2025 may be signed by the Mayor on behalf of the governing body and shall take effect immediately upon its adoption.

APPROVED: By the Mayor and Council of the Town of Bladensburg, Maryland.

I HEREBY CERTIFY that the above Annexation Plan was passed by the required yeas and nay vote of the Mayor and Council of the Town of Bladensburg on the ____ day of April 2025.

Attest:

Regine R. Watson, Town Clerk

Takisha D. James, Mayor