

**THE TOWN OF  
BLADENSBURG, MARYLAND  
ANNEXATION RESOLUTION NO. 01-2025A**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO AMEND ANNEXATION RESOLUTION 01-2025 TO EXCISE CERTAIN PROPERTIES AND ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 26 ACRES OF LAND MORE OR LESS IN LIEU OF APPROXIMATELY 113 ACRES AS ORIGINALLY PROPOSED**

**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 Mayor and Town Council 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 including approximately 113 acres of land (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 acres 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 acres 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 has been 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 Town has approved an Annexation Plan (amending Resolution 07-2025) 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 the annexation plan 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 said Annexation Plan; 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 A and B," which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and said 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, parcels and lots of land adjacent to the corporate boundaries of the Town, which is more particularly described on 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) bearing his professional seal, which is attached hereto and incorporated herein by reference as Exhibit A, along with a metes and bounds description entitled as 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.

**BE IT FURTHER RESOLVED**, that any persons that may in the future reside in said area to be annexed shall become residents of the Town, generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town; 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

**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, 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 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 four 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 fourth (4th) 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 zoned IE (Industrial, Employment), IH (Industrial, Heavy) and further partially classified as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area, and a portion is classified in the Reserved Open Space (ROS) Zone, and upon annexation into the Town, 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 four (4) 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 R. WATSON, TOWN CLERK

ENACTED THIS 9<sup>TH</sup> DAY OF JUNE 2025

---

TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 24<sup>TH</sup> DAY OF JULY 2025

---

TAKISHA D. JAMES, MAYOR

ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE: April 14, 2025

ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30  
DAYS BEFORE HEARING): April 16, 2025

HEARING NOTICE PUBLICATION DATES: 1. April 17, 2025  
(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING\*) 2. April 24, 2025  
3. May 1, 2025  
4. May 8, 2025

MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY  
AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):  
April 18, 2025

PUBLIC HEARING DATE (NOT LESS THAN 15 DAYS AFTER THE FINAL  
PUBLICATION OF THE NOTICES): June 9, 2025

ENACTMENT DATE (ON OR AFTER HEARING DATE): June 9, 2025

EFFECTIVE DATE (45 DAYS AFTER ENACTMENT): July 24, 2025

FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT.  
LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):  
August 3, 2025

*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. \*More than 25 acres to be annexed requires four (4) newspaper notices to be published.*