



SPECIAL TOWN COUNCIL MEETING | MAY 12, 2025

May 12, 2025 at 7:00 PM

4229 Edmonston RD, Bladensburg, MD 20710

AGENDA

Public Access Virtual via live stream of the Town's Facebook and YouTube pages:

<https://www.youtube.com/channel/UCoflhVTBelD3c9oH8GYSW0g>

<https://www.facebook.com/Bladensburgmd>

1. Call to Order – 1 min
2. Approval of Agenda – 1 min
3. Unfinished Business
4. New Business

A. Tax Rate Hearing | FY 2025 -2026 (7 minutes)

- i. Tax Rate Public Hearing - Reading
- ii. Public Comments are limited to the Tax Rate for three minutes each speaker.
- iii. Close Hearing

B. 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. **SECOND READING - PUBLIC HEARING (5 minutes).**

C. ANNEXATION PLAN Resolution 24- 2025 | FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY OWNED REAL PROPERTY LOCATED GENERALLY SOUTH AND WEST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING APPROXIMATELY FIVE PARCELS LOCATED AT OR NEAR BLADENSBURG WATERFRONT PARK ALONG THE ANACOSTIA RIVER, WHICH IS A TOTAL OF 31.032 ACRES OF LAND, MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN. (2 minutes)

D. **ANNEXATION RESOLUTION NO. 03-2025 - INTRODUCTION** | A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 31.032 ACRES OF LAND MORE OR LESS (3 minutes).

5. Adjournment

**TOWN OF BLADENSBURG
NOTICE OF A PROPOSED REAL
PROPERTY TAX RATE INCREASE**

For the tax year beginning July 1, 2025, the Mayor and Council of the Town of Bladensburg in Prince George's County proposes to increase real property tax rates on apartments and multi-dwelling units from \$.80 per \$100 of assessment to \$.85 per \$100 of assessment, and to increase real property tax rates on commercial and industrial properties from \$.74 per \$100 of assessment to \$.82 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7:00 PM on May 12, 2025 at Bladensburg Town Hall at 4229 Edmonston Rd., Bladensburg, MD 20710. The meeting will also be streamed live on The Town of Bladensburg's Facebook page, YouTube, and via Zoom.

To join the meeting via Zoom, please access the following link:

<https://us06web.zoom.us/j/82724353868?pwd=1Ki7dHP1LIGZvZDIiOR1xtJxsaN9e.1>

Enter the Meeting ID: 827 2435 3868 and Passcode: 408860

To join with audio only, dial +1-301-715-8592 and enter meeting ID number 82724353868 #.

The hearing is open to the public, and public testimony is encouraged. Speakers will be allowed to address the Mayor and Council for three (3) minutes. Public Comment may also be emailed to clerk@bladensburgmd.gov. All electronic comments must be submitted by 5 PM on May 12, 2025. Written comments can also be submitted to The Town of Bladensburg, 4229 Edmonston Rd., Bladensburg, MD 20710 and must be received by 5 PM on May 12, 2025. Comments received will be read into the record during the public comment portion of the meeting. Persons with questions regarding this hearing may call Bladensburg Town Hall at 301-927-7048 for further information.



Agenda Item Summary Report

Meeting Date:
May 12, 2025

Submitted by:
Michelle Bailey Hedgepeth, Town Administrator

Item Title: 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. SECOND READING - PUBLIC HEARING.

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. SECOND READING - PUBLIC HEARING.

Work Session Item []
Council Meeting Item []

Documentation Attached:
Annexation Resolution 02-2025
Annexation Plan and Legal Description
Map of Proposed Annexation

Recommended Action:

Public Hearing of Annexation Resolution No. 02-2025. Following the public hearing, Council may proceed with consideration of the resolution.

Annexation Resolution No. 02-2025 proposes to enlarge the corporate boundaries of the Town of Bladensburg through the annexation of approximately 7.0642 acres of contiguous land. This action is being taken in accordance with applicable provisions of the Maryland Annotated Code, Local Government Article, and the Town Charter.

This parcel has been identified as a strategic opportunity for growth, consistent with the Town's long-term development goals and land use plans. The annexation will support the Town's efforts to manage and guide future development while also expanding municipal services and representation to newly incorporated areas.

This meeting includes the Public Hearing, providing residents and stakeholders the opportunity to submit comments and ask questions regarding the proposed annexation.

The Town Administrator and legal counsel will be available to provide additional information and respond to any questions during the hearing.

Budgeted Item: Yes [] No [X]
Budgeted Amount: \$ TBD
One-Time Cost: Yes
Ongoing Cost:

Continued Date:

Council Priority: Yes [] No []

Approved Date:

**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

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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

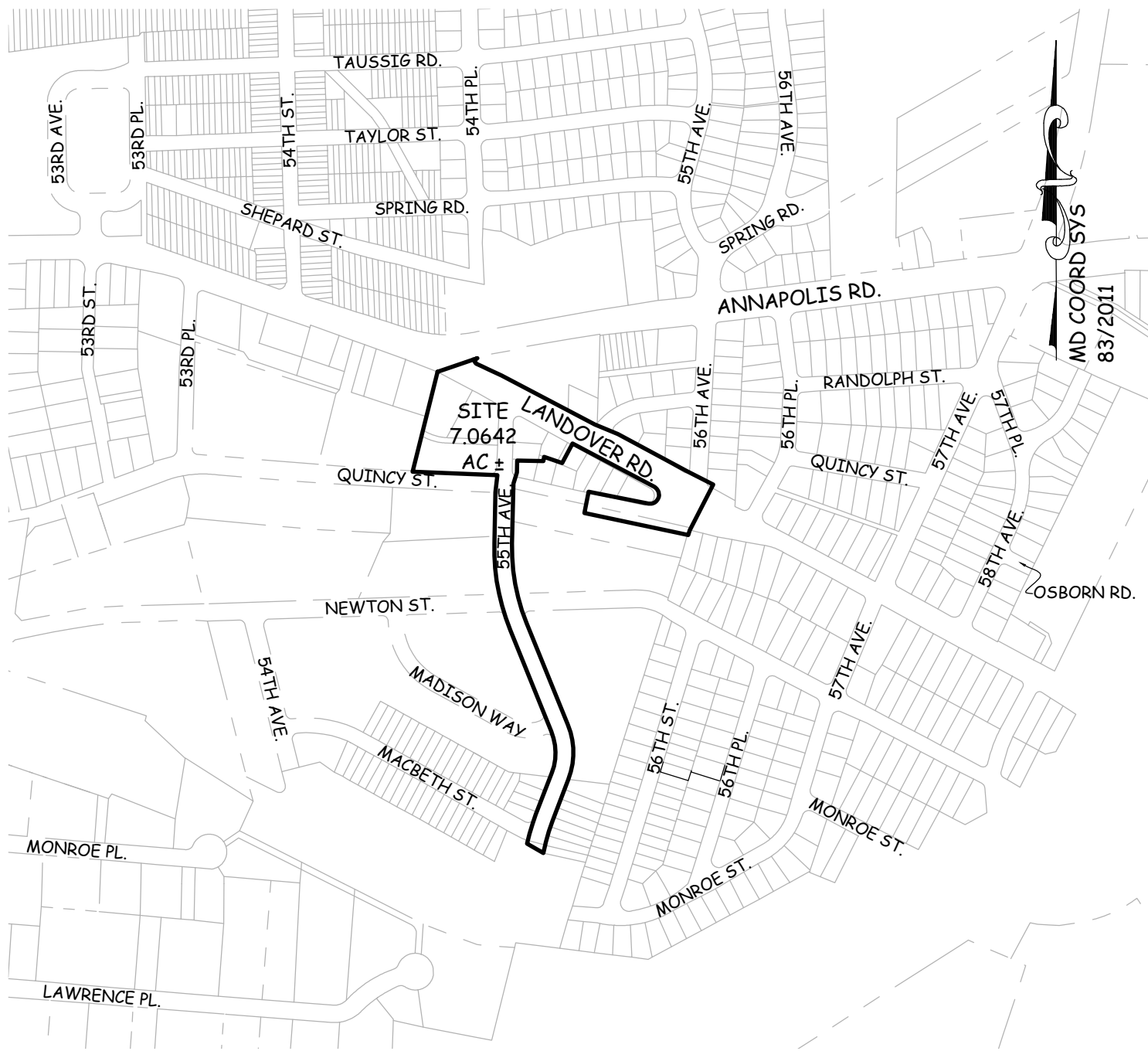
EFFECTIVE THIS 26TH DAY OF JUNE 2025

TAKISHA D. JAMES, MAYOR

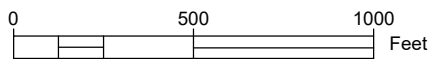
TENTATIVE ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE: 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
(2 NOTICES FOR 2 WEEKS PRIOR TO HEARING) 2. April 24, 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 (AS ADVERTISED):
May 12, 2025
ENACTMENT DATE (ON OR AFTER HEARING DATE): May 12, 2025
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT): June 26, 2025
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT.
LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):
July 7, 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. *Annexation of 25 acres or less to be annexed requires two (2) newspaper notices to be published.*



MD COORD SYS
83/2011



**ANNEXATION EXHIBIT
PHASE 2 & 3**
PRINCE GEORGES COUNTY, MARYLAND
FEBRUARY 15, 2025~ SCALE 1"=500'
KEVIN NORRIS SURVEYING, LLC



P.O. BOX 2231
CALIFORNIA, MD 20619
PHONE (240) 561-7427

**DESCRIPTION OF
7.0642 ACRES OF LAND, MORE OR LESS,
IN THE SECOND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

BEGINNING for the same at point on the southern right of way line of Landover Road a.k.a. Maryland Route 202, said point being 44.37 feet right of station 34+99.45 as shown on State Road Commission Plat #19118, said point being further described as being South 14°02'51" West – 4.26 feet from the northeastern most point of a parcel of land now or formerly in the name of the Robert J. Deleonibus Revocable Trust by deed recorded among the land records of Prince Georges County, Maryland in Liber 26931 Folio 577; said being further described as the northernmost point of a parcel of land currently in the name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber REP 23676 Folio 334; said point being still furthered described as being in the outline of the limits of the Town of Bladensburg; said point being lastly described as being the westernmost point of the herein described, and the following described property having a basis for north being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

THENCE leaving said point of beginning, so fixed, running and binding with said outline of the limits of the Town of Bladensburg the following course and distance:

1. **North 71°05'03" East 141.89 feet** to a point on the northern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118) and the outline of a parcel of land now or formerly in the name of Bladensburg Services, LLC by deed recorded among said land records in Liber SJH 38055 Folio 545;

THENCE leaving said outline of the limits of the Town of Bladensburg and running with the outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) the following three (3) courses and distances; thence **25.59 feet** along a non-tangent arc of curvature to the left, said having a radius of 10.00', a delta of 146°38'12", a tangent of 33.37', and being scribed by a chord of

2. **South 07°47'12" West – 19.16 feet** to a point,
3. **South 64°51'06" East – 50.04 feet** to a point, and
4. **South 62°18'45" East – 354.97** to a point in the western right of way line of Randolph Street;

THENCE leaving said outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) and running across said Randolph Street the following course and distance;

- 5. South 67°43'13" East – 84.67 feet** to a point on the eastern right of way line of said Randolph Street and the outline of Lot 1 of Villa Heights as recorded among said land records in Plat Book BB 8 Page 26;

THENCE leaving said eastern right of way line of said Randolph Street and running with the outline of Villa Heights Lot 1, Lot 6, & Lot 5 (PB BB 8 Pg. 26) the following course and distance;

- 6. South 61°35'28" East – 263.76 feet** to a point on the western right of way line of 56th Avenue;

THENCE leaving said Lot 5 fo Villa Heights (PB BB 8 Pg. 26) and running across said 56th Avenue the following course and distance;

- 7. South 63°11'44" East – 98.99 feet** to a point on the eastern right of way line of 56th Avenue;

THENCE leaving said eastern right of way line of 56th Avenue and crossing the aforementioned Landover Road a.k.a. Maryland Route 202, (SRC #19118) the following course and distance;

- 8. South 27°14'27" West – 173.16 feet** to a point in the outline of the Town of Cheverly, Maryland and a point marking the westernmost point of Lot 1 of West Cheverly as shown on a plat recorded among the said land records in Plat Book SDH 4 Page 37;

THENCE continuing with the outline of the Town of Cheverly, Maryland and the outline of Lot 1 of West Cheverly (PB SDH 4 Pg. 37) the following course and distance;

- 9. South 17°08'35" West – 16.61 feet** to a point in the outline of a parcel of land now or formerly in the name of Newton Green, LLC by deed recorded among said land records in Liber REP 25006 Folio 655;

THENCE leaving said Town of Cheverly, Maryland and running with said outline of said Newton Green, LLC (L. REP 25006 F.655) the following two (2) courses and distances;

- 10. North 78°04'10" West – 357.40 feet** to a point, and

11. North 11°15'24" East – 73.52 feet to a point on the northern right of line of Quincy Street and the outline of Villa Heights as recorded among the said land records in Plat Book BB 9 Page 49

THENCE running with the said outline of Villa Heights (PB BB 9 Pg. 49) the following three (3) courses and distances the first two being with the said northern right of line of Quincy Street;

12. South 78°44'36" East – 204.99 feet to a point of curvature, and thence **85.51 feet** along an arc of curvature to the left, said arc having a radius of 30.00', a delta of 163°18'43", a tangent of 204.54 feet, and being scribed by a chord of

13. North 19°36'03" East – 59.36 feet to a point on the southern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118), and

14. North 62°02'48" West – 312.37 feet to a point marking the western outline of Lot 7 of Villa Heights per subdivision plat recorded among said land records in Plat Book BB 9 Page 49 and the westernmost point of a parcel of land in name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber NLP 4838 Folio 868;

THENCE leaving said southern right of way line of Landover Road a.k.a. Maryland Route 202, and running and binding with the outline of said Lot 7 (PB 9 Pg. 49) and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

15. South 27°57'12" West – 75.00 feet to a point; and

16. North 70°23'38" West – 64.12 feet to a point in the outline of Lot 10 of said Villa Heights (PB 9 Pg. 49);

THENCE leaving said Lot 7 (PB 9 Pg. 49), running with said Lot 10 (PB 9 Pg. 49), and continuing with said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

17. South 11°15'34" West – 14.58 feet to a point; and

18. North 88°49'36" West – 88.10 feet to a point in the eastern right of way line of 55th Avenue, a public right-of-way;

THENCE leaving said Lot 10 (PB 9 Pg. 49), and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) and running and binding with Lot 9 Villa Heights (PB 9 Pg. 49) the following course and distance;

19. South 01°11'15" West – 40.00 feet to a point on the northern side of Quincy Street, a public right of way,

THENCE leaving said Lot 9 (PB 9 Pg. 49) and running with said eastern right of way line of 55th Avenue and across Quincy Street the following course and distance;

20. South 16°55'59" West – 39.65 feet to the northernmost point of a parcel of land now or formerly in the name of Newton Green, LLC as recorded among said land records in Liber REP 25006 Folio 655;

THENCE leaving said Quincy Street and running and binding with said outline of Newton Green parcel (L. REP 25006 F. 655) and a portion of the outline of a parcel of land now or formerly in the name of Cheverly Gardens, LLC Et Al by deed recorded among said land records in Liber MEA 46412 Folio 23 the following course and distance;

21. South 01°22'55" – 201.93 feet to a point of curvature in the outline of said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23);

THENCE continuing with the outline of said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23) and crossing the right of way of Newton Street the following three (3) courses and distances; thence **274.60 feet** along an arc to the left, said arc having a radius of 670.00', a delta of 23°28'57", a tangent of 139.25' and being scribed by a chord of

22. South 10°21'34" East – 272.68 feet to a point of tangency;

23. South 22°06'02" East – 369.53 feet to a point of curvature; and thence 187.94 feet along an arc of curvature to the right, said arc having a radius of 250.00', a delta of 43°04'22", a tangent of 98.66 feet, and being scribed by a chord of

24. South 00°33'51" East – 183.55 feet to a point of tangency and the northwesternmost point of Lot 12 of Quincy Manor Subdivision as shown on a plat recorded among said land records in Plat Book WWW 19 Page 40;

THENCE leaving said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of Lot 12 et seq Lot 5 (PB WWW 19 Pg. 40) the following two (2) courses and distances;

25. South 20°58'20" West – 150.45 feet to a point of curvature, and thence **112.22 feet** along an arc or curvature to the left said arc having a radius of 641.02', a delta of 10°01'50", a tangent of 56.25 feet, and being scribed by a chord of

26. South 15°57'25" West – 112.08 feet to a point in the outline of a parcel of land now or formerly in the name of Parke Cheverly Apartments, LLC by deed recorded among said land records in Liber REP 25411 Folio 227;

THENCE leaving said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and across said 55th Avenue, a public right of way, the following course and distance;

27. North 60°07'24" West – 63.12 feet to a point in the western right of way line of 55th Avenue and the southern right of way line of Macbeth Street as shown on said subdivision plat of Quincy Manor (PB WWW 19 Pg. 40).

THENCE leaving said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and running and binding with the right of way line of Macbeth Street and Lots 39-42 of said Quincy Manor (PB WWW 19 Pg. 40) and also a portion of the eastern outline of the aforesaid Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) the following two courses and distances; thence **102.24 feet** along an arc of curvature to the right, said arc having a radius of 701.02', a delta of 08°21'23", a tangent of 51.21', and being scribed by a chord of

28. North 16°47'38" East – 102.15 feet to a point of tangency; and

29. North 20°58'20" East – 150.45 feet to a point of curvature in the eastern outline of said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23);

THENCE continuing with said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and crossing over Madison Way and Newton Street the following three (3) courses and distances, thence **142.83 feet** along an arc of curvature to the left, said arc having a radius of 190.00', a delta of 43°04'22", a tangent of 74.98', and being scribed by a chord of

30. North 00°33'51" West – 139.49 feet to a point in the right of way of Madison Way;

31. North 22°06'02" West – 369.53 feet to a point; and thence **299.19 feet** along an arc of curvature to the right, said arc having a radius of 730.00', a delta of 23°28'57", a tangent of 151.72 and being scribed by a chord of

32. North 10°21'34" West – 297.10 feet to a point;

THENCE continuing with said Cheverly Gradients, LLC parcel (L. MEA 46412 F. 23) and the western outline of the aforementioned Newton Green, LLC parcel (L. REP 25006 F. 655) the following course and distance;

33. North 01°22'55" East – 171.81 feet to a point in the southern right of way line of Quincy Street;

THENCE leaving said Newton Green, LLC parcel (L. REP 25006 F. 655) and crossing said Quincy Street the following course and distance;

34. North 05°56'07" East – 57.57 feet to a point in the southern outline of the aforementioned Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334);

THENCE running with said outline of said Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334) the following course and distance;

35. North 87°42'20" West – 285.62 feet to a point in the outline of the aforementioned Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577);

THENCE leaving said Quincy Street and running and binding with said Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577) the following course and distance;

36. North 14°02'51" East – 346.84 feet to the point and place of beginning;

CONTAINING 7.0642 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in February 2025, and

BEING all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated September 21, 2005, from Angelo DeLeonibus Et Al and recorded among said land records in Liber REP 23676 Folio 334; and all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated October 3, 1977, from Cities Service Oil Company by deed recorded among said land records in Liber NLP 4838 Folio 868; and a portion of 55th Avenue; and a portion of Landover Road a.k.a. Maryland Route 202; and Quincy Street as shown on State Road Commission Plat #19118.

The above was prepared under my direct supervision as defined in COMAR regulations for the State of Maryland in §09.13.06.12.



Kevin S. Norris February 13, 2025
Professional Land Surveyor
Maryland Registration #21115
License Expires January 18, 2026



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Agenda Item Summary Report

Meeting Date: May 12, 2025	Submitted by: Michelle Bailey Hedgepeth, Town Administrator
Item Title: Resolution 24- 2025 FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY OWNED REAL PROPERTY LOCATED GENERALLY SOUTH AND WEST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING APPROXIMATELY FIVE PARCELS LOCATED AT OR NEAR BLADENSBURG WATERFRONT PARK ALONG THE ANACOSTIA RIVER, WHICH IS A TOTAL OF 31.032 ACRES OF LAND, MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.	
Resolution 24- 2025 FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY OWNED REAL PROPERTY LOCATED GENERALLY SOUTH AND WEST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING APPROXIMATELY FIVE PARCELS LOCATED AT OR NEAR BLADENSBURG WATERFRONT PARK ALONG THE ANACOSTIA RIVER, WHICH IS A TOTAL OF 31.032 ACRES OF LAND, MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.	
Work Session Item [] Council Meeting Item []	Documentation Attached: Annexation Plan Resolution 24-2025 Annexation Plan and Legal Description Map of Proposed Annexation
Recommended Action:	
Public Hearing of Annexation Resolution Plan No. 24-2025.	
<p>Annexation Resolution Plan No. 24-2025 proposes to enlarge the corporate boundaries of the Town of Bladensburg through the annexation of approximately 31.032 acres of contiguous land. This action is being taken in accordance with applicable provisions of the Maryland Annotated Code, Local Government Article, and the Town Charter.</p> <p>This parcel has been identified as a strategic opportunity for growth, consistent with the Town's long-term development goals and land use plans. The annexation will support the Town's efforts to manage and guide future development while also expanding municipal services and representation to newly incorporated areas.</p> <p>This meeting includes the Public Hearing, providing residents and stakeholders the opportunity to submit comments and ask questions regarding the proposed annexation.</p> <p>The Town Administrator and legal counsel will be available to provide additional information and respond to any questions during the hearing.</p>	
Budgeted Item: Yes [] No [X] Budgeted Amount: \$ TBD One-Time Cost: Yes Ongoing Cost:	Continued Date:
Council Priority: Yes [] No []	Approved Date:

TOWN OF BLADENSBURG, MARYLAND

ANNEXATION PLAN**Resolution 24- 2025**

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY OWNED REAL PROPERTY LOCATED GENERALLY SOUTH AND WEST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING APPROXIMATELY FIVE PARCELS LOCATED AT OR NEAR BLADENSBURG WATERFRONT PARK ALONG THE ANACOSTIA RIVER, WHICH IS A TOTAL OF 31.032 ACRES OF LAND, MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) has initiated a resolution (Annexation Resolution 03-2025) proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the “Annexation Area”), comprised of the following properties:

Lands to be Annexed

Parcel/ Lot/ ROW	Ac.	Tax ID No.	Address	Tax Map/ Grid No.	Owner/Gov’t w/Jurisdiction
P/O Parcel 64	31.89	0146241	4601 Annapolis Rd.	50/C4	M-NCPPC
Parcel 80	12.16	0184697	4104 Lloyd St.	58/C1	WSSC
P/O Parcel 190	8.89	3868205	Lloyd St.	58/C1	M-NCPPC
P/O Parcel 81	4.06	0144865	52nd Ave.	58/C1	M-NCPPC
Parcel 124	0.06	0189589	Kenilworth Ave.	50/C4	WSSC

; and

WHEREAS, Kevin Norris Surveying, LLC has prepared a Map or Exhibit of the Annexation Exhibit – Anacostia Waterfront dated March 31, 2025 along with a DESCRIPTION OF 31.032 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (3 pages) prepared on or about March 31, 2025, 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 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 land owned and maintained or held in trust for public use 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 has been prepared by the Town pursuant to Section 4-415 of the Local Government Article, of the Annotated Code of Maryland. 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 03-2025, 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 southwestern boundary of the Town's corporate limits near and including land situated along, nearby or within the Bladensburg Waterfront Park and the Anacostia River. The Annexation Area shall be referenced as the "Anacostia Waterfront." The Annexation Area is specifically shown or described in a Map or "Annexation Exhibit Anacostia Waterfront, Prince George's County, Maryland" dated March 31, 2025 (Scale 1" = 500' – Sheet 1 of 1) prepared by Professional Land Surveyor, Mr. Kevin S. Norris, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 31.032 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND (3 pages) prepared on or about March 31, 2025, prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibits A & B. The Annexation Area is further located in Subregion II, Planning Area 69 (Bladensburg-Defense Heights & Vicinity).

(2) The abutting lands adjoining the Annexation Area are 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 all or portions of lots or parcels as enumerated herein are zoned ROS (Reserved Open Space), AG (Agriculture and Preservation) or EC (Exempt Commercial) and is in the Chesapeake Bay Critical Area. Upon annexation into the Town, the Annexation Property will likely remain as currently classified or zoned, if any, under the County Zoning Ordinance.

(3) The eastern side or boundary of the Annexation Area abuts the right of way line of CSX Transportation Inc., and the western boundary or side is in close proximity or immediately adjacent to the corporate limits of the Town of Colmar Manor.

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 or may be served by the Prince George’s County Police Department, the M-NCPPC Park Police, the Washington Suburban Sanitary Commission 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 said 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 any bi-regional district governments. The Bladensburg Police Department will serve as the primary law enforcement agency having concurrent police jurisdiction over the Annexation Area as permitted by State Law. 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 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, aprons or access roads to land within the Annexation area will continue to be maintained by the County, another public entity or the abutting landowners.

(4) Refuse Collection. The Town presently offers only residential trash collection. The area proposed to be annexed consists in part of public ways, where litter control or removal thereon is the responsibility of the other jurisdictions; however, the Town may have police power jurisdiction to regulate human behavior regarding littering and other public safety matters along said roads or streets. The Public Works Department picks up all litter and debris on the 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. Currently the area proposed to be annexed consists of roadways under the jurisdiction and maintenance responsibility of the State and the County. 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 the totality of the Annexation Area is owned by a tax-exempt entities may but are unlikely in the future to 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 May 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 May 2025.

Attest:

Regine Watson, Town Clerk

Takisha D. James, Mayor

**DESCRIPTION OF
31.032 ACRES OF LAND, MORE OR LESS,
IN THE SECOND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

BEGINNING for the same at a point on the western right of way line of CSX Transportation Inc., a 66' wide railroad right of way, said beginning point being in the outline of the Town of Bladensburg, said beginning point being further described as being in the western outline of a parcel of land in the name of Maryland National Capitol Park and Planning Commission by deed recorded among the Land Records of Prince George's County, Maryland in Liber 4987, Folio 308, said beginning point being lastly described as the northeastern most point of the herein described and the basis of the bearings being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

THENCE leaving said point of beginning, so fixed, and running with the said eastern right of way line of CSX Transportation Inc. 1,590.33 feet along an arc of curvature to the left, said arc having a radius of 3,852.83 feet, a delta of 23°39'00", a tangent of 806.65 feet, and being scribed by a chord of

1. **South 24°35'49" East – 1,579.06 feet** to a point in the northern outline of a parcel of land now or formerly in the name of WB, LLC by deed recorded among said land records in Liber 30112, Folio 51 said point also being in the southern right of way line of Lloyd Street;

THENCE leaving the aforementioned eastern right of way line of CSX Transportation Inc. and running and binding with said outline of WB, LLC (L. 30112, F. 51) and the southern right of way line of Lloyd Street the following course and distance;

2. **South 76°54'21" West -67.00 feet** to a point in the outline of a parcel of land in the name of Washington Suburban Sanitary Commission by deed recorded among said land records in Liber 515, Folio 343;

THENCE leaving said Lloyd Street right of way line and continuing with said outline of said Washington Suburban Sanitary Commission parcel (L. 515, F. 343) and the outline of said WB, LLC parcel (L. 30112, F. 51) the following course and distance;

3. **South 13°46'07" East – 648.49 feet** to a point in the outline of a parcel of land now or formerly in the name of 3334 Kenilworth Avenue Associates, LLC by deed recorded among said land records in Liber 48731, Folio 129;

THENCE leaving said western outline of said WB, LLC parcel (L. 30112, F. 51 and running and binding with the outline of said 3334 Kenilworth Avenue Associates, LLC parcel (L. 48731 F. 129) the following three (3) courses and distances;

4. **South 7°16'13" West – 599.22 feet** to a point,
5. **South 12°46'24" East – 29.25 feet** to a tall iron point found, and
6. **South 53°13'18" East – 361.39 feet** to a point in the outline of a parcel of land in the name of the Maryland National Capitol Park and Planning Commission by deed recorded among said land records in Liber 548, Folio 162;

THENCE leaving said 3334 Kenilworth Avenue Associates, LLC parcel (L. 48731 F. 129) and running with said Maryland National Capitol Park and Planning Commission (L. 548, F. 162) the following course and distance;

7. **South 82°51'43" West – 579.19 feet** to a point at mean high water of the Anacostia River;

THENCE running with mean high water of the said Anacostia River the following fourteen (14) courses and distances;

8. **North 07°51'33" West – 179.39 feet** to a point,
9. **North 02°37'31" west – 79.66 feet** to a point,
10. **North 05°28'02" west- 204.32 feet** to a point,
11. **North 10°18'55" West – 88.29 feet** to a point,
12. **North 03°19'03" West – 207.96 feet** to a point in the outline of the Town of Colmar Manor, thence continuing with said Colmar Manor,
13. **North 01°41'22" West – 244.44 feet** to a point,
14. **North 24°37'20" West – 52.91 feet** to a point,
15. **North 25°52'56" East – 110.55 feet** to a point,
16. **North 40°46'22" East – 194.04 feet** to a point a portion of said course crossing a small tributary of the Anacostia River,
17. **North 42°01'50" East – 37.95 feet** to a point, thence 125.95 feet along an arc of curvature to the left, said arc having a radius of 125.00 feet, a tangent of 68.91 feet, a delta of 57°43'59", and being scribed by a chord of
18. **North 13°09'50" East – 120.69 feet** to a point,
19. **North 15°42'09" West – 69.05 feet** to a point,
20. **North 16°03'46" West – 766.92 feet** to a point, and
21. **North 16°21'03" West – 435.70 feet**, said course leaving said mean high water of the Anacostia River at approximately 321 feet and continuing with

said outline of the Town of Colmar Manor to the point and place of beginning.

CONTAINING 31.032 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in March 2025, and

BEING 1) part of the land conveyed to the Maryland National Capital Park and Planning Commission from the Washington Suburban Sanitary Commission by deed dated August 14, 1978 and recorded among the Land Records of Prince George's County, Maryland in Liber NLP 4984, Folio 308; 2) all of the remaining land conveyed to the Washington Suburban Sanitary Commission from Charles and Mary Parker by deed dated March 16, 1939 and recorded among said land records in Liber 515, Folio 343; 3) a portion of Lloyd Street; 4) all of the land conveyed to the Washington Suburban Sanitary Commission from the Maryland National Capital Park and Planning Commission by deed dated April 24, 1980 and recorded among said land records in Liber NLP 5276, Folio 911; and 5) part of the land conveyed to the Maryland National Capital Park and Planning Commission from the Metropolitan Block & Supply Company by deed dated December 15, 1947 and recorded among said land records in Liber 1004, folio 265.

The above was prepared under my direct supervision as defined in COMAR regulations for the State of Maryland in §09.13.06.12.

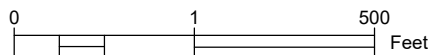
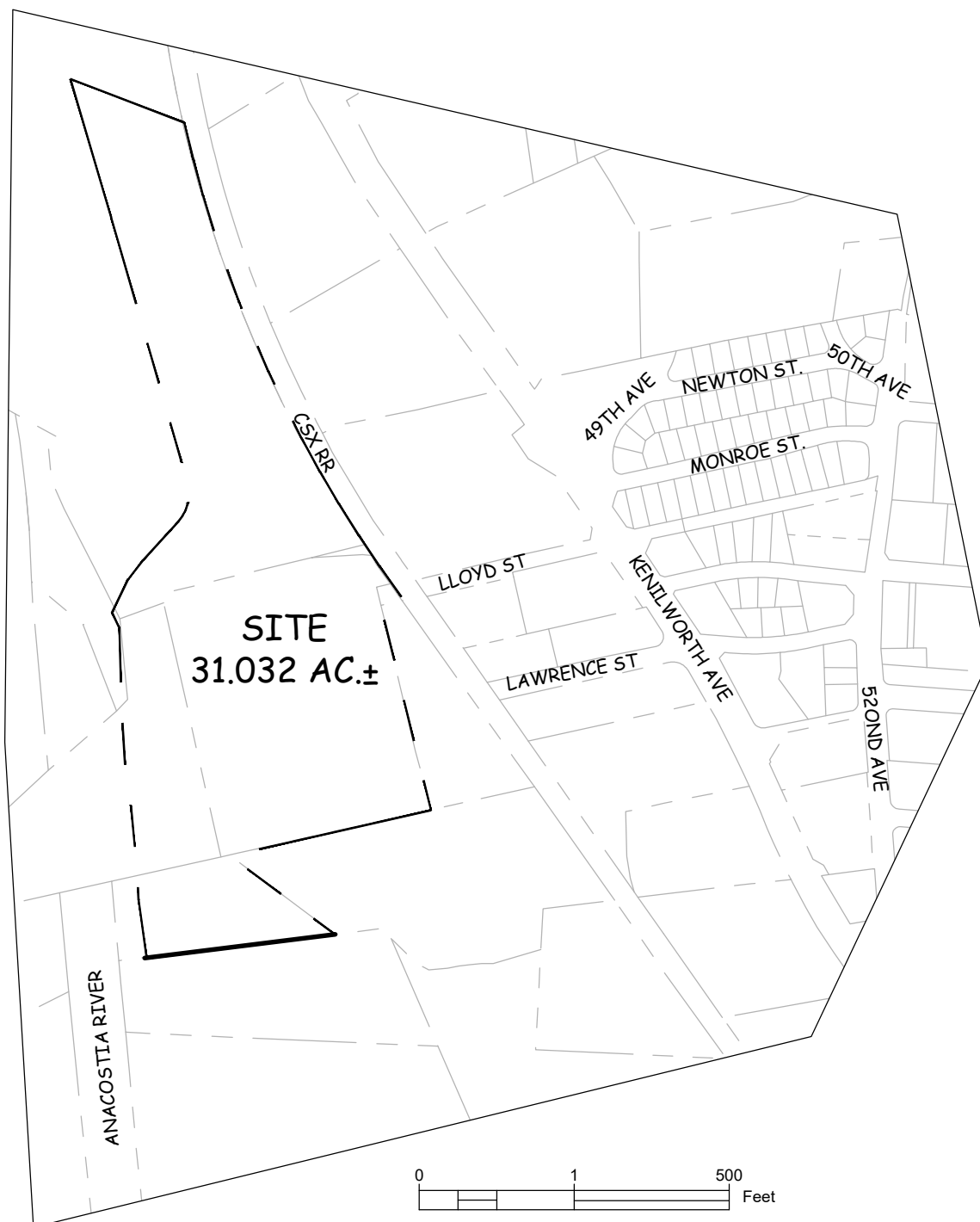


Kevin S. Norris March 310, 2025
Professional Land Surveyor
Maryland Registration #21115
License Expires January 18, 2026



,


MD COORD SYS
83/2011



ANNEXATION EXHIBIT
ANACOSTIA WATERFRONT
PRINCE GEORGES COUNTY, MARYLAND
MARCH 31, 2025~ SCALE 1"=500

KEVIN NORRIS SURVEYING, LLC



P.O. BOX 2231
CALIFORNIA, MD 20619
PHONE (240) 561-7427

SHEET 1 OF



Agenda Item Summary Report

Meeting Date: May 12, 2025	Submitted by: Michelle Bailey Hedgepeth, Town Administrator
Item Title: ANNEXATION RESOLUTION NO. 03-2025 A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 31.032 ACRES OF LAND MORE OR LESS	
ANNEXATION RESOLUTION NO. 03-2025 A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 31.032 ACRES OF LAND MORE OR LESS	
Work Session Item [] Council Meeting Item []	Documentation Attached: Annexation Resolution 03-2025 Annexation Plan and Legal Description Map of Proposed Annexation
Recommended Action:	
Public Hearing of Annexation Resolution No. 03-2025. INTRODUCTION – FIRST READING.	
<p>Annexation Resolution No. 03-2025 proposes to enlarge the corporate boundaries of the Town of Bladensburg through the annexation of approximately 31.032 acres of contiguous land. This action is being taken in accordance with applicable provisions of the Maryland Annotated Code, Local Government Article, and the Town Charter.</p> <p>This parcel has been identified as a strategic opportunity for growth, consistent with the Town's long-term development goals and land use plans. The annexation will support the Town's efforts to manage and guide future development while also expanding municipal services and representation to newly incorporated areas.</p> <p>This meeting includes the Public Hearing, providing residents and stakeholders the opportunity to submit comments and ask questions regarding the proposed annexation.</p> <p>The Town Administrator and legal counsel will be available to provide additional information and respond to any questions during the hearing.</p>	
Budgeted Item: Yes [] No [X] Budgeted Amount: \$ TBD One-Time Cost: Yes Ongoing Cost:	Continued Date:
Council Priority: Yes [] No []	Approved Date:

**THE TOWN OF
BLADENSBURG, MARYLAND
ANNEXATION RESOLUTION NO. 03-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF
BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE
TOWN BY ANNEXATION OF 31.032 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 or other publicly owned real property located generally south and west of the present corporate limits of the Town of Bladensburg including approximately five parcels located at or near Bladensburg Waterfront Park along the Anacostia River, which is a total of 31.032 acres of land, more or less, as further described below and in the Annexation Plan, which is separate legislation and not part of this Annexation Resolution; and

WHEREAS, the Annexation Area is specifically shown or described in a Map or “Annexation Exhibit Anacostia Waterfront, Prince George’s County, Maryland” dated March 31, 2025 (Scale 1” = 500’ – Sheet 1 of 1) prepared by Professional Land Surveyor, Mr. Kevin S. Norris, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 31.032 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (3 pages) prepared on or about March 31, 2025, prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibits A & B of this Annexation Resolution; 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 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 Anacostia Waterfront, Prince George’s County, Maryland” dated March 31, 2025 (Scale 1” = 500’ – Sheet 1 of 1) prepared by Professional Land Surveyor, Mr. Kevin S. Norris, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 31.032 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT

PRINCE GEORGE’S COUNTY, MARYLAND (3 pages) prepared on or about March 31, 2025, prepared by said firm, 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 four (4) 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 final 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 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 12th DAY OF MAY 2025

REGINE WATSON, TOWN CLERK

ENACTED THIS 14th DAY OF JULY 2025

TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 28TH DAY OF AUGUST 2025

TAKISHA D. JAMES, MAYOR

TENTATIVE ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE: May 12, 2025
 ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30
 DAYS BEFORE HEARING): May 13, 2025
 HEARING NOTICE PUBLICATION DATES: 1. May 15, 2025
 (4 NOTICES FOR 4 WEEKS PRIOR TO HEARING*) 2. May 22, 2025
 3. May 29, 2025
 4. June 5, 2025
 MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY
 AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):
May 16, 2025
 PUBLIC HEARING DATE (AS ADVERTISED):
July 14, 2025
 ENACTMENT DATE (ON OR AFTER HEARING DATE): July 14, 2025
 EFFECTIVE DATE (45 DAYS AFTER ENACTMENT): August 28, 2025
 FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT.
 LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):
September 7, 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. *Annexation of more than 25 acres to be annexed requires four (4) newspaper notices to be published.*

**DESCRIPTION OF
31.032 ACRES OF LAND, MORE OR LESS,
IN THE SECOND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

BEGINNING for the same at a point on the western right of way line of CSX Transportation Inc., a 66' wide railroad right of way, said beginning point being in the outline of the Town of Bladensburg, said beginning point being further described as being in the western outline of a parcel of land in the name of Maryland National Capitol Park and Planning Commission by deed recorded among the Land Records of Prince George's County, Maryland in Liber 4987, Folio 308, said beginning point being lastly described as the northeastern most point of the herein described and the basis of the bearings being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

THENCE leaving said point of beginning, so fixed, and running with the said eastern right of way line of CSX Transportation Inc. 1,590.33 feet along an arc of curvature to the left, said arc having a radius of 3,852.83 feet, a delta of 23°39'00", a tangent of 806.65 feet, and being scribed by a chord of

1. **South 24°35'49" East – 1,579.06 feet** to a point in the northern outline of a parcel of land now or formerly in the name of WB, LLC by deed recorded among said land records in Liber 30112, Folio 51 said point also being in the southern right of way line of Lloyd Street;

THENCE leaving the aforementioned eastern right of way line of CSX Transportation Inc. and running and binding with said outline of WB, LLC (L. 30112, F. 51) and the southern right of way line of Lloyd Street the following course and distance;

2. **South 76°54'21" West -67.00 feet** to a point in the outline of a parcel of land in the name of Washington Suburban Sanitary Commission by deed recorded among said land records in Liber 515, Folio 343;

THENCE leaving said Lloyd Street right of way line and continuing with said outline of said Washington Suburban Sanitary Commission parcel (L. 515, F. 343) and the outline of said WB, LLC parcel (L. 30112, F. 51) the following course and distance;

3. **South 13°46'07" East – 648.49 feet** to a point in the outline of a parcel of land now or formerly in the name of 3334 Kenilworth Avenue Associates, LLC by deed recorded among said land records in Liber 48731, Folio 129;

THENCE leaving said western outline of said WB, LLC parcel (L. 30112, F. 51 and running and binding with the outline of said 3334 Kenilworth Avenue Associates, LLC parcel (L. 48731 F. 129) the following three (3) courses and distances;

4. **South 7°16'13" West – 599.22 feet** to a point,
5. **South 12°46'24" East – 29.25 feet** to a tall iron point found, and
6. **South 53°13'18" East – 361.39 feet** to a point in the outline of a parcel of land in the name of the Maryland National Capitol Park and Planning Commission by deed recorded among said land records in Liber 548, Folio 162;

THENCE leaving said 3334 Kenilworth Avenue Associates, LLC parcel (L. 48731 F. 129) and running with said Maryland National Capitol Park and Planning Commission (L. 548, F. 162) the following course and distance;

7. **South 82°51'43" West – 579.19 feet** to a point at mean high water of the Anacostia River;

THENCE running with mean high water of the said Anacostia River the following fourteen (14) courses and distances;

8. **North 07°51'33" West – 179.39 feet** to a point,
9. **North 02°37'31" west – 79.66 feet** to a point,
10. **North 05°28'02" west- 204.32 feet** to a point,
11. **North 10°18'55" West – 88.29 feet** to a point,
12. **North 03°19'03" West – 207.96 feet** to a point in the outline of the Town of Colmar Manor, thence continuing with said Colmar Manor,
13. **North 01°41'22" West – 244.44 feet** to a point,
14. **North 24°37'20" West – 52.91 feet** to a point,
15. **North 25°52'56" East – 110.55 feet** to a point,
16. **North 40°46'22" East – 194.04 feet** to a point a portion of said course crossing a small tributary of the Anacostia River,
17. **North 42°01'50" East – 37.95 feet** to a point, thence 125.95 feet along an arc of curvature to the left, said arc having a radius of 125.00 feet, a tangent of 68.91 feet, a delta of 57°43'59", and being scribed by a chord of
18. **North 13°09'50" East – 120.69 feet** to a point,
19. **North 15°42'09" West – 69.05 feet** to a point,
20. **North 16°03'46" West – 766.92 feet** to a point, and
21. **North 16°21'03" West – 435.70 feet**, said course leaving said mean high water of the Anacostia River at approximately 321 feet and continuing with

said outline of the Town of Colmar Manor to the point and place of beginning.

CONTAINING 31.032 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in March 2025, and

BEING 1) part of the land conveyed to the Maryland National Capital Park and Planning Commission from the Washington Suburban Sanitary Commission by deed dated August 14, 1978 and recorded among the Land Records of Prince George's County, Maryland in Liber NLP 4984, Folio 308; 2) all of the remaining land conveyed to the Washington Suburban Sanitary Commission from Charles and Mary Parker by deed dated March 16, 1939 and recorded among said land records in Liber 515, Folio 343; 3) a portion of Lloyd Street; 4) all of the land conveyed to the Washington Suburban Sanitary Commission from the Maryland National Capital Park and Planning Commission by deed dated April 24, 1980 and recorded among said land records in Liber NLP 5276, Folio 911; and 5) part of the land conveyed to the Maryland National Capital Park and Planning Commission from the Metropolitan Block & Supply Company by deed dated December 15, 1947 and recorded among said land records in Liber 1004, folio 265.

The above was prepared under my direct supervision as defined in COMAR regulations for the State of Maryland in §09.13.06.12.

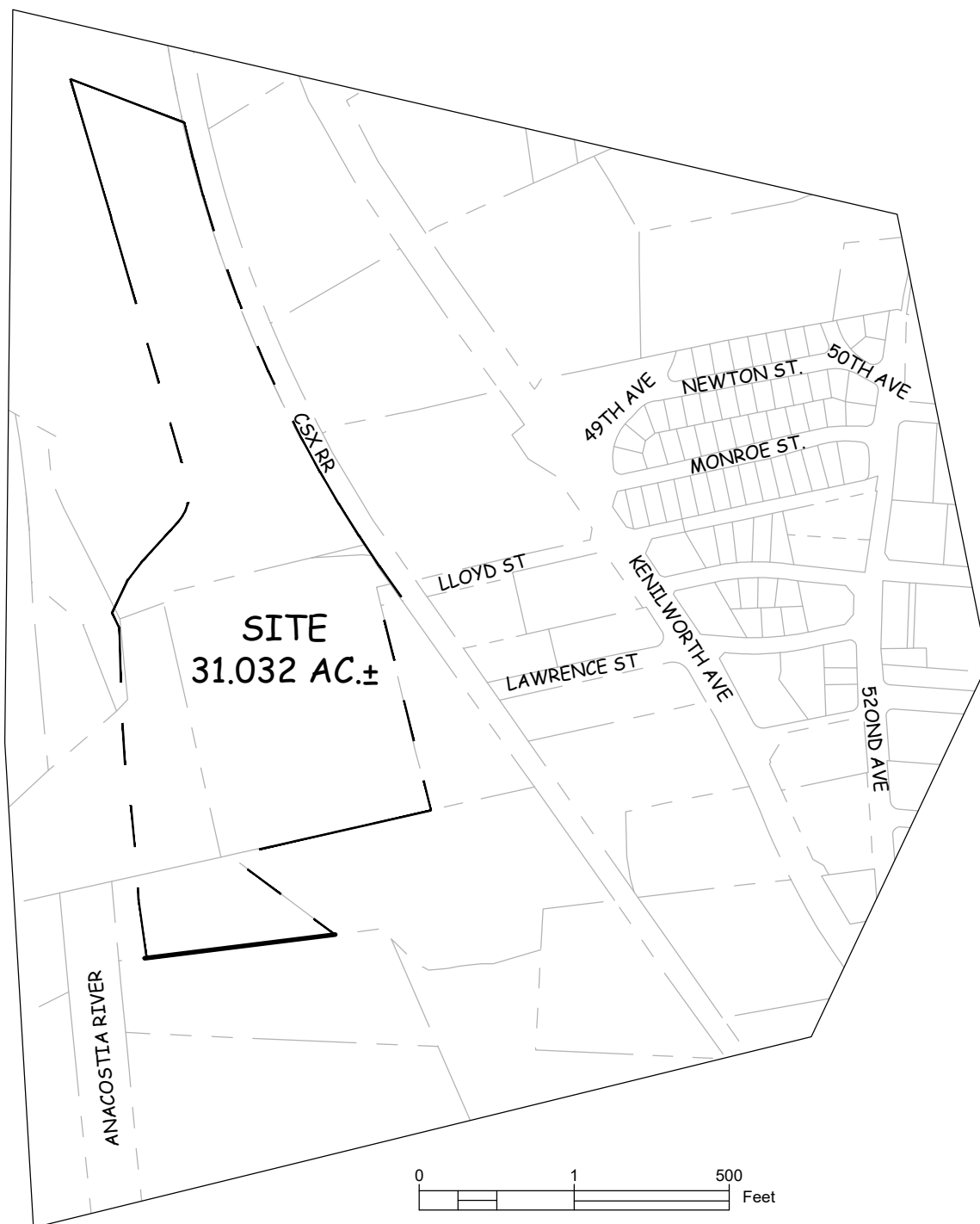


Kevin S. Norris March 310, 2025
Professional Land Surveyor
Maryland Registration #21115
License Expires January 18, 2026



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MD COORD SYS
83/2011



ANNEXATION EXHIBIT
ANACOSTIA WATERFRONT
PRINCE GEORGES COUNTY, MARYLAND
MARCH 31, 2025~ SCALE 1"=500

KEVIN NORRIS SURVEYING, LLC



P.O. BOX 2231
CALIFORNIA, MD 20619
PHONE (240) 561-7427

SHEET 1 OF