



SPECIAL TOWN COUNCIL MEETING | JULY 14, 2025

July 14, 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/UCoflhVTBeID3c9oH8GYSW0g>

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

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

[A.](#) 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

5. New Business
6. Adjournment



Agenda Item Summary Report

Meeting Date: July 14, 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. Following the public hearing, Council may proceed with consideration of the resolution.	
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	
<p>Annexation Resolution No. 03-2025 proposes to excise certain properties and enlarge the corporate boundaries of the Town by Annexation of 31.032 Acres of land more or less 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

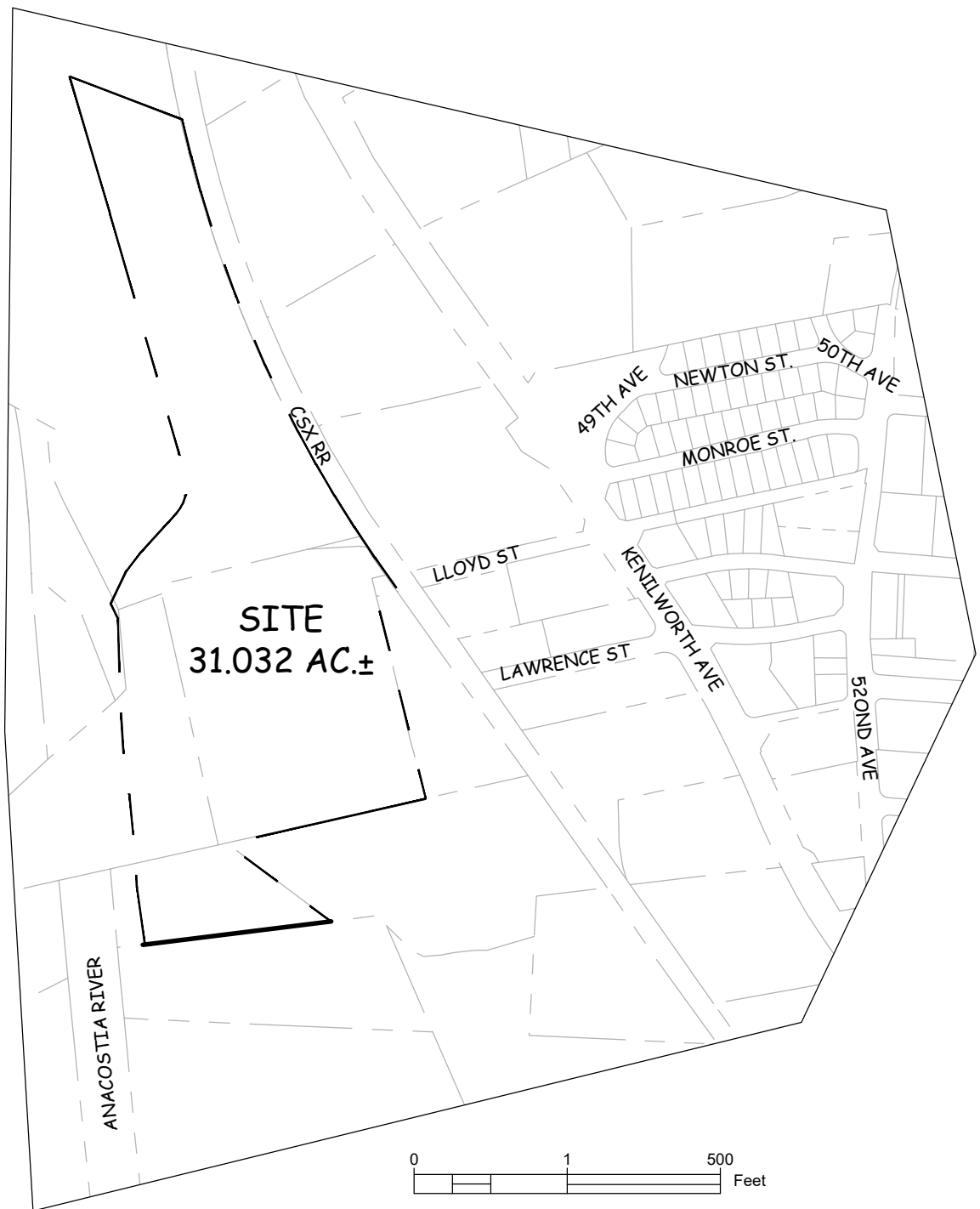
TAKISHA D. JAMES, MAYOR

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.*


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

**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

