



# TOWN COUNCIL PUBLIC HEARING | DECEMBER 19, 2024

December 19, 2024 at 5:30 PM

4229 Edmonston RD, Bladensburg, MD 20710

## AGENDA

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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. Public Hearing
  - A. **Annexation Resolution NO. 01-2025** | A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 113 ACRES OF LAND MORE OR LESS
4. Unfinished Business
  - A. **Annexation Resolution NO. 01-2025** | A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 113 ACRES OF LAND MORE OR LESS
5. Adjournment

**THE TOWN OF  
BLADENSBURG, MARYLAND  
ANNEXATION RESOLUTION NO. 1-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF  
BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE  
TOWN BY ANNEXATION OF 113 ACRES OF LAND MORE OR LESS**

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

**WHEREAS**, the Town has approved an Annexation Plan for the annexation of certain tax-exempt real property located generally 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) and the Maryland-National Capital Park and Planning Commission (Parcel 155), and a segment of the right of way of the Baltimore-Washington Parkway (MD 295) generally from the intersection of MD Route 201 north to the vicinity of Monroe Street and land owned by Prince George’s County (Parcels 117, 122, 126, and 184, and Lots 101 through 144 and Lots 55 through 70, said lots having 28 separate tax identification accounts, situated along Inwood Street (undeveloped)), and land owned by the Redevelopment Authority of Prince George’s County (Parcel 28) said parcel commonly known as the Prince George’s Hospital Center containing a total of 113 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 Map of the 2024 Extension of the Town of Bladensburg dated October 2024 along with a Description of Area to be Annexed by the Town of Bladensburg (Prince George’s County, Maryland – 16 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

2024 Extension of the Town of Bladensburg dated October 2024 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” (16 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 CGO (Commercial, General and Office), IE (Industrial, Employment) 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 24TH DAY OF OCTOBER 2024

\_\_\_\_\_  
REGINE WATSON, TOWN CLERK

ENACTED THIS 19<sup>TH</sup> DAY OF DECEMBER 2024

\_\_\_\_\_  
TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 2<sup>ND</sup> DAY OF FEBRUARY 2025

\_\_\_\_\_  
TAKISHA D. JAMES, MAYOR

ANNEXATION RESOLUTION SCHEDULE

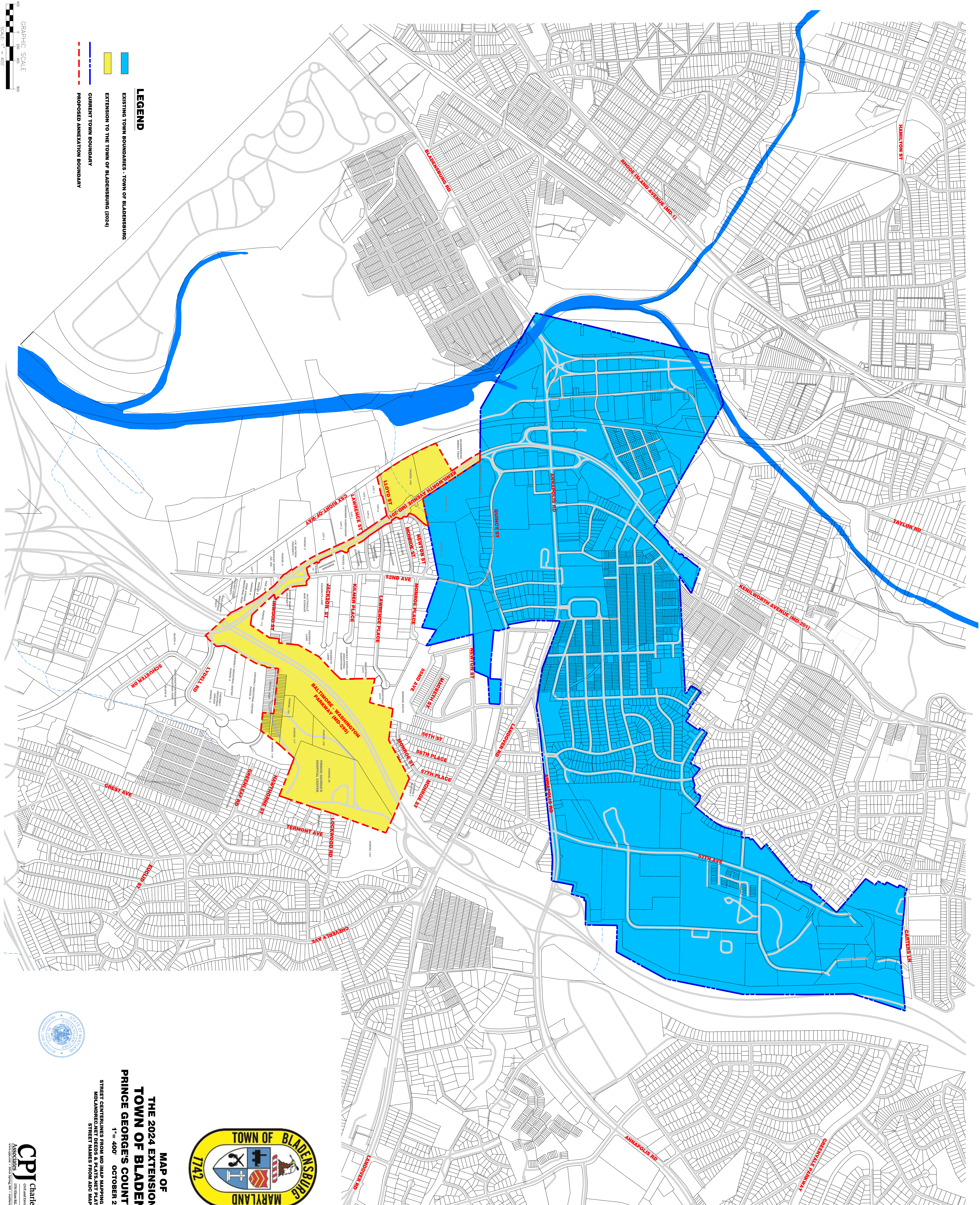
ANNEX. RESOLUTION INTRODUCTION DATE:	<u>October 24<sup>th</sup>, 2024</u>
ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING):	<u>October 28<sup>th</sup>, 2024</u>
HEARING NOTICE PUBLICATION DATES:	1. <u>November 7, 2024</u>
(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING)	2. <u>November 14, 2024</u>
	3. <u>November 21, 2024</u>
	4. <u>November 28, 2024</u>
MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):	<u>November 29, 2024</u>
PUBLIC HEARING DATE (AS ORIGINALLY ADVERTISED):	<u>December 9, 2024</u>
RESCHEDULED HEARING NOTICE PUBLICATION DATE (AT LEAST 7 DAYS BEFORE THE DATE OF THE RESCHEDULED HEARING):	<u>December 12<sup>th</sup>, 2024</u>
RESCHEDULED PUBLIC HEARING DATE:	<u>December 19<sup>th</sup>, 2024</u>
ENACTMENT DATE (ON OR AFTER HEARING DATE):	<u>December 19<sup>th</sup>, 2024</u>
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT):	<u>February 2<sup>nd</sup>, 2025</u>

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

February 12<sup>th</sup>, 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.*





SCALE: 1"=400'

# EXHIBIT B



MAP OF  
THE 2024 EXTENSION OF THE  
TOWN OF BLADENSBURG  
PRINCE GEORGES COUNTY, MARYLAND  
1" = 400' OCTOBER 2024  
STREET CENTERLINES FROM HD MAP MAPPING AND GIS DATA PORTAL  
MILWAUKEE/NET DEEDS & PLATS/NET PLAT BOUNDARY LINES  
STREET NAMES FROM ADC MAP BOOK



**CPI** Charles P. Johnson & Associates, Inc.  
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### **Annexation Process by State Statute (LG Article 4-101 et seq.)**

**§ 4-401 – Prerequisites:** (i) land must be contiguous and adjoining, (ii) not create illegal enclave, and (iii) not be land in another municipality. Not all enclaves are illegal.

**§ 4-402 – Initiation:** By legislative body or petition.

**§ 4-403 – Proposal by legislative body:** Done like a regular piece of legislation similar to a charter amendment resolution, need consent of 25% of registered voters in annexation area and the owners of 25% of the assessed (taxable/nonexempt) value of land. Resolution needs survey of courses and distances and description of any conditions of annexation.

**§ 4-404 – Initiative of Voters/Owners:** Petition signed by 25% of registered voters in annexation area and the owners of 25% of the assessed value of land. Presiding officer verifies petition. Introduce a resolution.

**§ 4-405 – Resolution Provisions:** State whether residents and property of annexation area is subject to specific provision of charter. State whether there is special treatment for rates of taxation or municipal services or facilities.

**§ 4-406 – Notice and Hearing:** After introduction of resolution, publish notice describing annexation area and date, time and place of hearing on the proposed annexation. If greater than 25 acres, 4 weekly notices in newspaper of general circulation and if less than 25 acres then twice. A public hearing held in the municipality or the area to be annexed and can be held no sooner than 15 days after the last notice is published. Notice to county and planning agencies. First right to be heard to county and planning agencies.

**§ 4-407 – Resolution enactment:** After hearing the resolution can be passed. Takes effect 45 days later.

**§ 4-408 – Referendum petition (Annex Area):** Within the 45 days of enactment, 20% of the voters in the annexation area may petition to referendum the annexation. If so, the CEO suspends the resolution.

**§ 4-409 – Referendum petition (Municipality):** Within the 45 days of enactment, 20% of the voters in the municipality may petition to referendum the annexation. If so, the CEO suspends the resolution.

**§ 4-410 – Referendum petition (County):** Within the 45 days of enactment, 2/3rds vote of County Council may petition to referendum the annexation. If so, the CEO suspends the resolution.

**§ 4-411 – Referendum date and location:** Must give notice in newspaper and wait 15 days.

**§ 4-412 – Referendum:** Town can make rules on conducting a referendum.

**§ 4-413 – Property owners may vote in special circumstances:** If less than 20 population in area proposed, property owners can vote like a registered voter.

**§ 4-414 – Send copies of resolution:** To County Court Clerk, DLS, & M-NCPPC.

**§ 4-415– Annexation Plan:** Must adopt separate regular resolution of plan prior to AR. Send copy to County Council, County Executive, M-NCPPC, County Dept. of Planning, & MDP.



**RESCHEDULING NOTICE OF PUBLIC HEARING**  
**(Hearing rescheduled from Dec. 9, 2024, to Dec. 19, 2024, as previously advertised.)**

**TOWN OF BLADENSBURG, MARYLAND**  
(Tax Exempt Lands, Located Generally South of the  
Present Municipal Boundaries of the Town of Bladensburg)

NOTICE is hereby given by the Mayor and Council of the Town of Bladensburg, Maryland that on October 24, 2024 Annexation Resolution No. 01-2024 (the “Resolution”), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the “Town Council”) proposing and recommending that the boundaries of the Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

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) AND THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND A SEGMENT OF THE RIGHT OF WAY OF THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENERALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH TO THE VICINITY OF MONROE STREET AND LAND OWNED BY PRINCE GEORGE’S COUNTY (PARCELS 117, 122, 126, AND 184, AND LOTS 101 THROUGH 144 AND LOTS 55 THROUGH 70, SAID LOTS HAVING 28 SEPARATE TAX IDENTIFICATION ACCOUNTS, SITUATED ALONG INWOOD STREET (UNDEVELOPED)), AND LAND OWNED BY THE REDEVELOPMENT AUTHORITY OF PRINCE GEORGE’S COUNTY (PARCEL 28) SAID PARCEL REFERENCED AS THE BLADENSBURG OVERLOOK CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND SAID RESOLUTION.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. In addition to previous notices published in November 2024, NOTICE is further hereby given by the Mayor and Council that it will hold a **RESCHEDULED PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

**Tuesday, December 19, 2024**  
**at or about 5:30 o’clock P.M.**  
**at 4229 Edmonston Road, Bladensburg, MD 20710**  
(Hearing rescheduled from Dec. 9, 2024, at 7 PM, to Dec. 19, 2024, at 5:30 PM,  
as previously advertised.)

and that all interested persons are invited to attend said public hearing and present their views.



Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about November 7, 2024.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46<sup>th</sup>) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, *et seq.* of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a “Map of the 2024 Extension of the Town of Bladensburg” dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg municipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

**By Authority of:**

The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland