

COUNCIL OF THE CITY OF SEAT PLEASANT, MARYLAND

RESOLUTION NO. R-25-05

Introduced By	City Council
Date Introduced	March 31, 2025
First Reading	March 31, 2025
Amendments Adopted	
Date Adopted	March 31, 2025
Date Effective	March 31, 2025

A RESOLUTION concerning

RESOLUTION OF THE CITY COUNCIL OF SEAT PLEASANT ADOPTING AN ANNEXATION PLAN FOR THE ANNEXATION OF THOSE PROPERTIES COMMONLY KNOWN AS ADDISON ROAD/SEAT PLEASANT METRO STATION, CENTRAL HIGH SCHOOL AND PRINCE GEORGE'S COUNTY FIRE STATION.

WHEREAS, the Annotated Code of Maryland, Local Government Article, Title 4, Subtitle 4 authorizes municipalities to annex land and sets forth the process therefor; and

WHEREAS, Md. Code Ann., Local Government, 4-415 requires municipalities to prepare an Annexation Plan for each annexation, which Plan is in addition to, not part of, the annexation resolution and is required to be open to public review and discussion at the public hearing on the annexation resolution; and

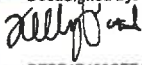
WHEREAS, the Council of the City of Seat Pleasant desires to annex those properties commonly referred to as Central Addison Road/Seat Pleasant Metro Station, Central High School, and Prince George's County Fire Station (hereinafter referred to as the "Annexation Areas"), and as indicated in Exhibits A and B attached and incorporated herein by reference.

WHEREAS, at least thirty (30) days prior to the public hearing on Resolution R-25-05 annexing the Annexation Area, a copy of the annexation plan for the Annexation Area (attached Exhibits A and B) was provided to Prince George's County, the Md. Department of Planning and the Maryland-National Capital Park and Planning Commission, as required by State law; and

WHEREAS, the Annexation Plan was open to public review and discussion at the public hearing on Resolution R-25-05, annexing the Annexation Area, as required by State law.

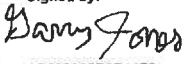
NOW, THEREFORE, BE IT RESOLVED, by the City Council of Seat Pleasant legislative session assembled that the Annexation Plan for the Annexation Area set forth in Exhibits A and B is hereby approved.

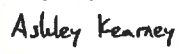
AND BE IT FURTHER ENACTED AND RESOLVED that this Resolution be and is hereby enacted this **March 31, 2025**, to take effect immediately.


DocuSigned by:

DEBE4E408CFF457...
Kelly Porter, Mayor


Signed by:

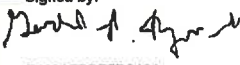
9FB12B70B75C4F8...
Monica Higgs, Councilmember

Signed by:

AD639965E8E4472...
Garry A. Jones, Councilmember

Signed by:

D54A486076064FF...
Ashley Kearney, Councilmember

Signed by:

C82C3DB9941C490...
Hope Love, Councilmember


Signed by:

4DAF49592EBG4FE...
Shireka McCarthy, Councilmember

Signed by:

E410AFBBE5D940A...
Gerald R. Raynor, Sr., Councilmember

Signed by:

Kizzie Scott, Councilmember

ATTEST:

DocuSigned by:

88619229C0EA45B...
Dashaun N. Ball, CPM, MMC
City Clerk

EXHIBITS A

ANNEXATION PLAN **ADDISON ROAD/SEAT PLEASANT METRO STATION/CENTRAL HIGH** **SCHOOL**

I. Introduction

When annexing property into the corporate limits of a municipality, the legislative body of a municipal corporation is required to adopt an annexation plan for the area proposed to be annexed. *See* Md. Code Ann., Local Gov't Article, 4-415. The annexation plan is in addition to, not as part of, the annexation resolution. The annexation plan is required to include:

1. A description of the land use pattern proposed for the area to be annexed, which may include a county master plan already in effect for the area.
2. The schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed.
3. A statement as to the general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed; and
4. Demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water or sewage treatment, libraries, recreation or fire or police services.

It is required to be consistent with the Municipal growth element of the comprehensive plan of the municipality.

At least thirty (30) days before the public hearing on an annexation resolution, a copy of the annexation plan is required to be provided to: the governing body of the county in which the municipality is located; the Department of Planning and any regional or State planning agency with jurisdiction in the County.

II. Property Description and Land Use Pattern for the Area to be Annexed

The area to be annexed into the corporate boundaries of the City of Seat Pleasant's approximately 79.65 acres of land and is comprised of a metro station and high school as depicted on the attached Exhibit A Part One.

The Annexation Area is located within an established community and Prince George's County's growth boundary and is a Metro Station and

High School. *See PLAN Prince George's 2035.*

III. Availability of Public Facilities and Services

On the effective date of the annexation, the Annexation Area, which is a metro station and high school, will be eligible to receive all applicable city services, to include: trash, recycling and yard waste collections, special pick-ups, including right-of-way tree pruning, animal control, police, and code compliance inspection. The use of these areas will not change from the current uses.

a) Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) currently serves the Annexation Area with public water and sewer. This service will not be affected by this annexation.

b) Electric Service

The Potomac Electric Power Company (PEPCO) provides electric service to the Annexation Area. This service will not be affected by this annexation.

c) Public Safety and Fire/Rescue Services

The Annexation Area is within the service area of the Prince George's County Police Substation, District 3. The city will provide primary police service to the Annexation Area.

The Closest location for fire engines, basic life support/ambulance personnel and medic personnel are Prince George's County Fire Station.

As a result of this annexation being current uses,

The city does not foresee any additional impact on these services beyond the current services.

d) School, Library and Recreational Facilities

County public schools currently serve the Annexation Area and current use. The review for Libraries, Parks and other recreation areas is not applicable as this annexed area is a current use. As a result of the annexation being a current use, the city does not foresee any impact on these services.

IV. Extension of Municipal Facilities and Services to Annexation Area

The City will extend all applicable municipal services as described above to the Annexation Area upon the effective date of the annexation. At that time, the Charter and Code of the City shall have full force and effect within the Annexation Area

V. Cost to the City in Having to Provide Each Service

The City will incur some operational costs as a result of the annexation due to the fact that the owners of the properties within the Annexation Area will not pay City taxes as this is current use. However, these costs are deemed to be nominal and well within the city resources.

EXHIBITS B

ANNEXATION PLAN **PRINCE GEORGE'S FIRE DEPARTMENT STATION**

II. Introduction

When annexing property into the corporate limits of a municipality, the legislative body of a municipal corporation is required to adopt an annexation plan for the area proposed to be annexed. *See* Md. Code Ann., Local Gov't Article, 4-415. The annexation plan is in addition to, not as part of, the annexation resolution. The annexation plan is required to include:

1. A description of the land use pattern proposed for the area to be annexed, which may include a county master plan already in effect for the area.
2. The schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed.
5. A statement as to the general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed; and
6. Demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water or sewage treatment, libraries, recreation or fire or police services.

It is required to be consistent with the Municipal growth element of the comprehensive plan of the municipality.

At least thirty (30) days before the public hearing on an annexation resolution, a copy of the annexation plan is required to be provided to: the governing body of the county in which the municipality is located; the Department of Planning and any regional or State planning agency with jurisdiction in the County.

II. Property Description and Land Use Pattern for the Area to be Annexed

The area to be annexed into the corporate boundaries of the City of Seat Pleasant's approximately 2.52 acres of land and is comprised of a county fire station as depicted on the attached Exhibit A Part Two.

The Annexation Area is located within an established community and Prince George's County's growth boundary and is Prince George's Fire Department Station. *See PLAN Prince George's 2035.*

VI. Availability of Public Facilities and Services

On the effective date of the annexation, the Annexation Area, which is a county fire station, will be eligible to receive all applicable city services, to include: trash, recycling and yard waste collections, special pick-ups, including right-of-way tree pruning, animal control, police, and code compliance inspection. The use of these areas will not change from the current uses.

a) Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) currently serves the Annexation Area with public water and sewer. This service will not be affected by this annexation.

b) Electric Service

The Potomac Electric Power Company (PEPCO) provides electric service to the Annexation Area. This service will not be affected by this annexation.

c) Public Safety and Fire/Rescue Services

The Annexation Area is within the service area of the Prince George's County Police Substation, District 3. The city will provide primary police service to the Annexation Area.

As a result of this annexation being current uses, the

city does not foresee any additional impact on these services beyond the current services.

d) School, Library and Recreational Facilities

County public schools currently serve the Annexation Area and are a current use. The review for Libraries, Parks and other recreation areas is not applicable as this annexed area is a current use. As a result of the annexation being a current use, the city does not foresee any impact on these services.

VII. Extension of Municipal Facilities and Services to Annexation Area

The City will extend all applicable municipal services as described above to the Annexation Area upon the effective date of the annexation. At that time, the Charter and Code of the City shall have full force and effect within the Annexation Area

VIII. Cost to the City in Having to Provide Each Service

The City will incur some operational costs as a result of the annexation due to the fact that the owners of the properties within the Annexation Area will not pay city taxes as this is a current use. However, these costs are deemed to be nominal and well within the city resources.