

**TOWN COUNCIL OF CENTREVILLE  
RESOLUTION 14-2024**

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**A RESOLUTION TO ANNEX CERTAIN LANDS OF PROVIDENCE AT  
CENTREVILLE LLC INTO THE TOWN OF CENTREVILLE CONSISTING OF  
279.586 ACRES OF LAND, MORE OR LESS, AND TO PROVIDE FOR THE TERMS  
AND CONDITIONS OF THE ANNEXATION**

WHEREAS, the Town of Centreville (the “Town”) is authorized by the provisions of Md. Code Ann. Local Government § 4-401 to expand its municipal boundaries by annexing lands adjacent to the Town, and Providence at Centreville, LLC (hereinafter also referred to as the “Providence,” or “Petitioner”), the owners of one hundred percent (100%) of the assessed valuation of the real property to be annexed, has requested that the Town annex a certain parcel owned by Petitioner, which is adjacent to the municipal boundaries of the Town, consisting of a total of 279.586 acres of land, more or less (hereinafter “Providence Property”). The Providence Property is shown on a plat entitled “ANNEXATION PLAT” dated January 5, 2024, by Lane Engineering, which is attached hereto as Exhibit A, and a METES AND BOUNDS description prepared by by Lane Engineering dated January 5, 2024, attached hereto as Exhibit B.

Petitioner is the owner of one hundred percent (100%) of the assessed valuation of the real property located in the area to be annexed. There are no people living within or residing upon the area to be annexed.

The Providence Property is located adjacent to existing Town boundaries. If the Providence Property is incorporated into the Town boundaries, no enclaves of non-Town land will be created.

Now, therefore, the Town Council of Centreville hereby resolves:

**Section 1. Modification of Town Boundaries.** The corporate boundaries of the Town are hereby amended to include the addition of the Providence Property, which is described on the Survey attached hereto, subject to technical review and correction by the Town, or it’s designee, prior to the public hearing to be held on this Resolution.

**Section 2. Application of Town Charter and Ordinances.** Upon the effective date of this Resolution, the provisions of the Centreville Town Charter, and any local public laws enacted or to be enacted affecting the Town of Centreville, shall be effective within the Providence Property.

**Section 3. Annexation Plan.** Petitioner has prepared an Annexation Plan with regards to the Providence Property (hereinafter “Annexation Plan”) which is attached hereto as Exhibit C. The Annexation Plans will have been presented to the Town as a part of the Petition for Annexation at the time of the hearing hereon. The Town Council reserves the right to amend the Annexation Plan prior to the final enactment of this Resolution in the manner provided in Md. Code Ann. Local Government § 4-415.

**Section 4. Real and Personal Property Taxes.**

The Town shall abate Town real estate taxes and Town personal property taxes for the Providence Property until: (1) such time as Town water and sewer services are constructed and available to service the anticipated development of the Providence Property; or (2) the passage of 25 years after the effective date of the annexation, whichever occurs first.

Furthermore, if prior to the passage of 25 years after the effect date of the annexation, a portion of the Providence Property is served with Town water and sewer, the remaining unserved portion of the Property shall retain the abatement provided for herein.

**Section 5. District Creation and Zoning Classification: Right to Withdraw Request for Annexation.**

The Providence Property is currently in Queen Anne’s County and is zoned “Agricultural.” The Providence Property is located within a Land Use area designated for “Planned Annexation” and is further designated Growth “Tier II” in the Comprehensive Plan (Maps 1B), meaning its development and growth is consistent with the Comprehensive Plan. The Annexation Property is

identified as part of Growth Area 4 in the Comprehensive Plan Table 2, Map 1 A, has a Tier designation of II in Map 1 B, and envisioned to be developed as a “Complete Neighborhood” in “Growth Area Plan Map 2.”

The Petitioner has requested, and the Town has agreed to zone the Providence Property Traditional Neighborhood Development District (TND) in accordance with Ordinance \_\_\_\_\_. The Petitioner agrees that as a condition of the annexation, it will only develop the Annexation Property in accordance with the TND District and/or Planned Unit Development District (PUD) provisions of the Town Zoning Ordinance at a density not to exceed what is otherwise allowed in the TND zone, and it may apply to the Town Council for a PUD floating zoning designation (or another zoning district consistent with the Comprehensive Plan, and Town Zoning Ordinance as it may be amended from time to time). It is intended that the Comprehensive Plan and the provisions of the TND and/or PUD provisions, as implemented, and any amendments thereto, will control the development and use of the Annexation Property.

To the extent that authorization by Queen Anne’s County is required by Md. Code Ann. Local Government § 4-416, the Town will submit any zoning classifications, text provisions, and zoning map amendments proposed to apply to the Providence Property within five years of effective date of Resolution \_\_\_\_ to the Queen Anne’s County Commissioners, together with a request that the County Commissioners expressly approve the Town zoning classification and authorize the land uses and densities permitted by such Town zoning classification (“Zoning Approval Request”). Town agrees to submit the Zoning Approval Request to the County Commissioners commensurate with providing a copy of the Petition and Resolution as required by Md. Code Ann. Local Government § 4-416. Furthermore, if, within the first five years after annexation, such County authorization is required by law and the County Commissioners fail or refuse to authorize the land

uses permitted by the Town's proposed zoning of the Annexation Property, the Petitioner agrees (unless it otherwise withdraws its Petition) that it will wait until the expiration of the five-year period before requesting final subdivision or site plan approval for the development of the Providence Property. In the event the County Commissioners do not approve the proposed zoning or authorize the land uses and densities permitted in the Town zoning classification, the Petitioner may proceed with any and all Town land use approvals to the extent permitted by law that are prerequisite to final subdivision or site plan approval.

**Section 7. Incorporation of Certain Exhibits.** Exhibits “A,” “B,” and “C” are incorporated into this Resolution and made a part hereof.

**Section 8. Public Hearing and Public Notice.** The Town Council shall conduct a public hearing on this Resolution on \_\_\_\_\_ at \_\_\_\_ p.m. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in the Queen Anne’s County Star Democrat four (4) times at not less than weekly intervals, the date of publication of the last such notice to be at least fifteen (15) days prior to the date of the hearing. In addition, on the date of the first publication of the notice of the hearing, the Town Clerk shall notify the following persons or agencies of the hearing and shall provide them with a photocopy of this Resolution, including Exhibits:

- (a) The Queen Anne’s County Commissioners;
- (b) The Queen Anne’s County Planning and Zoning Commission; and
- (c) The Maryland Department of Planning.

**Section 9. Annexation Agreement and Expenses.** The Town Council may execute an annexation agreement, an agreement for the extension of public services and facilities, or other agreements of a similar nature with the Petitioner provided that the terms of this Resolution shall

prevail over any inconsistent term in any such agreements. The Petitioner shall reimburse the Town for all reasonable expenses incurred by the Town in connection with the annexation.

**Section 10. Registration of Boundaries.** Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of Md. Code Ann. Local Government § 4-414, the President of the Town Council, or its designee, shall promptly send a copy of this resolution with the new municipal boundaries to:

- (a) the Town Clerk;
- (b) the Clerk of the Circuit Court for Queen Anne’s County, Maryland; and
- (c) the Maryland Department of Legislative Services.

Each such official or agency shall hold this Resolution with the new boundaries on record and available for public inspection during normal business hours.

**Section 11. Effective Date.** This Resolution shall become effective forty-five (45) days after final enactment unless: (a) a petition for referendum has been filed prior thereto in accordance with Local Government Article, Section 4-400 et seq. Annotated Code of Maryland, or (b) Providence at Centreville, LLC withdraws its’ request for annexation pursuant to this Resolution. This Resolution shall be deemed “finally enacted” on the date on which the Town Council indicates approval of this Resolution by signing it.

I hereby certify that the above Resolution was passed by a yea and nay vote of the Town Council this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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R. Gaye Adams, Town Clerk

APPROVED:

WITNESS:

TOWN COUNCIL OF CENTREVILLE

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Ashley Heffernan Kaiser, Esq., President

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Eric B. Johnson, Jr., Vice President

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Jeffrey D. Kiel, Member

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Daniel B. Worth, Member

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Jim A. Beauchamp, Member

