

CITY COUNCIL

BRENCIS D. SMITH
At-Large

JAMES KOLE
First Ward

ADRIAN G. SIMMONS
First Ward

KYLA M. CLARK
Second Ward

JEFFREY W. MILLS
Second Ward

Council meets second and fourth
Mondays of each month.



MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road
Laurel, Maryland 20707-2502

KEITH R. SYDNOR
Mayor

CHRISTIAN L. PULLEY, CPM
City Administrator

NEKESA MATLOCK
Deputy City Administrator

STEPHANIE P. ANDERSON
City Solicitor

SARA A. GREEN, CPM, MMC
City Clerk

(301) 725-5300

www.cityoflaurel.org

**SIXTH REGULAR MEETING
MAYOR AND CITY COUNCIL OF LAUREL
MONDAY, JANUARY 26, 2026
6:00 PM
VIRTUAL MEETING
MINUTES**

The meeting convened via Zoom at approximately 6:00 pm with Council President Brencis D. Smith presiding. Councilwoman Kyla M. Clark, Councilman Jeffrey W. Mills, Councilman Adrian G. Simmons and Mayor Keith R. Sydnor were present. Councilman James Kole had an excused absence. There were three (3) members of the public in attendance.

The following staff members were also present: Christian L. Pulley, CPM, City Administrator, Nekesa Matlock, Deputy City Administrator, Sara A. Green, CPM, MMC, City Clerk, Bill Bailey, Director, Department of Parks and Recreation, Chrissy Cornwell, Director, Department of Emergency Management, Chief Russell E. Hamill, III, LPD, Crystal Hypolite, Chief of Staff to the Mayor, Marchelle LeBlanc, Director, Department of Human Services, Jay Meashey, Director, Department of Economic and Community Development, S. Michele Saylor, Director, Department of Budget and Personnel Services, Danny Selby, Director, Department of the Fire Marshal and Permit Services, James Cornwell-Shiel, Director, Department of Information Technology, Tommy Helms, Assistant Director, Department of Public Works, Mark Plazinski, Deputy Chief of Police, Stephanie P. Anderson, City Solicitor, and Larry Taub, Esquire, Legal Counsel.

Agenda Item No. 3 was approval of the following minutes:

- January 12, 2026- Special Work Session
- January 12, 2026- Regular Meeting

Councilman Mills made a motion to approve the minutes as presented. Councilwoman Clark seconded the motion that was carried on a roll call vote of all Councilmembers present.

Agenda Item No. 4 was Report of the Mayor and City Council. The Mayor and City Councilmembers provided their reports regarding events and happenings since the last meeting and made announcements regarding upcoming meetings and events.

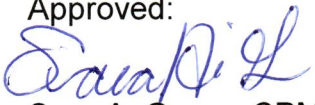
The next agenda item was the General Public Hearing. President Smith opened the General Public Hearing at 6:20 pm. There was no one who signed up to speak. President Smith closed the General Public Hearing at approximately 6:20 pm.

Agenda Item No. 6 was the Second Public Hearing with Possible Action on Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date. President Smith read the title into the record for the second reading. President Smith opened the public hearing on the item at approximately 6:22 pm. Edward C. Gibbs, Esquire, 1300 Caraway Court Suite 102 Largo, Maryland 20774, representing Pulte Homes was signed up to speak. Mr. Gibbs stated that his client was in favor of the ordinance as presented. There was no one else who signed up to speak. President Smith closed the public hearing at 6:24 pm. Jay Meashey, Director, Department of Economic and Community Development gave a brief explanation of the proposed ordinance. Councilwoman Clark made a motion to approve the ordinance as presented. Councilman Mills seconded the motion that was carried on a roll call vote of all Councilmembers present. Mayor Sydnor concurred with the vote.

Agenda Item No. 7 was a Presentation by Anacostia Trails Heritage Area (ATHA) Megan Baco and Grace Harness. Megan Baco shared her screen to provide a PowerPoint presentation detailing the purpose and programs ATHA provides.

There being no further business, the meeting was adjourned at approximately 6:40 pm.

Approved:



Sara A. Green, CPM, MMC
City Clerk

Date: February 23, 2026

CITY COUNCIL

BRENCIS D. SMITH
At-Large

JAMES KOLE
First Ward

ADRIAN G. SIMMONS
First Ward

KYLA M. CLARK
Second Ward

JEFFREY W. MILLS
Second Ward

Council meets second and fourth
Mondays of each month.



KEITH R. SYDNOR
Mayor

CHRISTIAN L. PULLEY, CPM
City Administrator

NEKESA MATLOCK
Deputy City Administrator

STEPHANIE P. ANDERSON
City Solicitor

SARA A. GREEN, CPM, MMC
City Clerk

(301) 725-5300

www.cityoflaurel.org

MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road
Laurel, Maryland 20707-2502

Sixth Meeting

Monday, January 26, 2026

6:00 PM

Agenda (Revised 01/22/2026)

January 26, 2026 Mayor and City Council Meeting Adjustment

***VIRTUAL* Meeting**

Due to the impending inclement weather, the Mayor and City Council of Laurel will hold the regularly scheduled meeting for Monday, January 26, 2026 at 6:00 pm Virtually via Zoom rather than in-person.

Please watch the meeting on Laurel TV streaming live in your web browser at <https://laurelvtv.org/watch-live> or locally Laurel TV can be found on Comcast Channel 996 (HD), 71 (SD) or Verizon FiOS Channel 12.

To sign up to speak during the public hearing, please contact the City Clerk at clerk@laurel.md.us no later than 2:00 pm on the day of the meeting.

Speakers must provide their name, address, and email address to sign up and to receive the Zoom information.

1. Call to Order – Brencis D. Smith, Council President
2. Roll Call- Sara A. Green, CPM, MMC, City Clerk
3. Approval of Minutes
 - January 12, 2026 Special Work Session
 - January 12, 2026 Regular Meeting
4. Report of the Mayor and City Council
5. General Public Hearing

6. Second Public Hearing with Possible Action on Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date
7. Presentation by Anacostia Trails Heritage Area (ATHA) Megan Baco and Grace Harness
8. Adjournment



CITY OF LAUREL, MARYLAND

Item 6.

ORDINANCE NO. 2052 *(As of 01/13/2026)*

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND LAUREL CITY CODE, CHAPTER 11, “PLANNING AND DEVELOPMENT, “ARTICLE III, “AFFORDABLE HOUSING PROGRAM,” SECTION 11-53, “FOR SALE AFFORDABLE HOUSING” TO UPDATE AND SUPPLEMENT THE FOR SALE HOUSING REQUIREMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, the Mayor and City Council desire to promote for sale affordable housing in the City; and

WHEREAS, the Mayor and City Council originally provided provisions to establish for sale affordable housing in the City with the passage of Ordinance No. 2018 on October 23, 2023; and

WHEREAS, the Mayor and City Council has determined that it is necessary to clarify some of the existing provisions of Laurel City Code Section 11-53. For sale affordable housing, that were established in Ordinance No. 2018, and to provide additional provisions to Section 11-53 to ensure that the City is achieving its housing goals and meeting the needs of those who cannot afford market rate housing; and

WHEREAS, the original intent of the Mayor and City Council in approving Ordinance No. 2018, specifically, regarding the calculation of the base sales price of the units, was that the sales price of each for sale affordable dwelling unit be at least thirty percent (30%) less than the base price of the comparable models of the market rate dwelling units within said development or subdivision; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the Laurel City Code, Chapter 11, “Planning and Development,” Article III, “Affordable Housing Program,” Section 11-53, “For sale affordable housing,” is hereby amended as follows:

Sec.11-53. For Ssale Aaffordable Hhousing.

- a. For residential developments that include a minimum of twenty (20)~~twenty (20)~~~~thirty (30)~~~~forty (40)~~~~fifty (50)~~ single-family detached, townhouse, and/or condominium dwelling units (with condominiums being created either in a townhouse or a multi-family building).

1

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

** * * Asterisks indicate intervening language and section unchanged.*

and also residential portions of mixed-use developments that include the same type and minimum number of dwelling units, eight (8) percent of the total number of dwelling units (with any fractional amount rounded up) shall be developed, built, and sold as affordable housing. If the development is constructed in phases, each phase of the development shall include its proportionate share of affordable units, unless otherwise agreed to in writing by the City's Department of Economic and Community Development.

- i. The sole exception to Subsection a. above shall be any residential development within the City that is zoned M-X-T, includes more than 250 dwelling units as described above, and which had a Final Site and Landscape Plan approved by the City's Planning Commission during Calendar Year 2025, for which a minimum of six percent (6%) of the total for sale residential units shall be developed, built and sold as affordable housing, as otherwise set forth within this Section.

- b. Eligibility for any affordable dwelling unit shall be a household income of no greater than eighty percent (80%) of the Area Median Income ("AMI") for Prince George's County no greater than sixty (60) percent of the median income in Prince George's County, adjusted for household size, as determined annually by the Federal Housing and Urban Development measure for the "Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area" Maryland Department of Housing and Community Development.

- c. The affordable sales price of each required affordable dwelling unit shall not exceed thirty (30) percent be at least thirty percent (30%) below the established market-rate sales price of a dwelling unit of the same or similar model type. For example, if the market-rate sales price of a particular model dwelling unit within a development is five hundred thousand dollars (\$500,000), the affordable sales price for the comparable model dwelling unit shall be no more than three hundred fifty thousand dollars (\$350,000). median price of each similar unit type in the development at the time a contract for any such affordable unit is entered into.

- d. Affordable dwelling units shall be interspersed throughout the development, and the location of all lots to contain an affordable unit shall be shown on the

2

Underlining indicates new language added.
~~Strikethroughs indicate language deleted.~~
 * * * Asterisks indicate intervening language and section unchanged.

Preliminary Plan of Subdivision for the development and approved through that process. No lot containing an affordable unit shall be adjacent to a lot containing any other affordable unit, although any lot upon which an affordable unit is constructed may be located directly across a street from another lot containing an affordable unit, or may back directly upon a lot containing another affordable unit across rear yards or common areas.

- e. All affordable units must be at least 80% of the size of the smallest base model of market unit rates within the same development (based on interior square footage). Additionally, no affordable unit shall be located on a lot that is significantly smaller or shaped much differently (as determined by the Planning Commission) from lots upon which market rate units are located within the development.
- f. The exterior of each affordable unit shall be similar in architecture, materials, color, and all other exterior design features from those of market rate units, within the development, so that they are virtually indistinguishable visually from the market rate units.
- g. The number of bedrooms and bathrooms within each affordable unit shall be no less than the number of bedrooms and bathrooms in the smallest base model of the market rate units within the development. The residents of each affordable unit shall have full and equal access to all amenities within the development as do the residents of each market rate unit.
- h. No affordable unit may be used for rental purposes during the covenant period described in paragraph (i) below.
- i. ~~as a rental unit.~~ All affordable dwelling units in a development shall remain so for a period of thirty (30) years in perpetuity, and this shall be reflected in a declaration of covenants, consistent with the requirements set forth within Subsection k, below, and said declaration that shall run with the land and shall bind the applicant, and assignee, mortgagee, subsequent purchasers, or any of their successors or assigns, and said declaration of covenants shall be recorded among the land records of Prince George's County, Maryland. Should the affordable dwelling unit be resold within the 30-year period, the sale price shall be constrained to no greater than the purchase price plus an adjustment for inflation subsequent to purchase date.

3

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

i. Certificates of occupancy for at least seventy-five percent (75%) of the total number of affordable units within a development shall be issued prior to the issuance of more than seventy-five percent (75%) of the certificates of occupancy for the total number of market rate units within any development; and

ii. Certificates of occupancy for one hundred percent (100%) of the total number of affordable units within a development shall be issued prior to issuance of more than ninety percent (90%) of the certificates of occupancy for the total number of market rate units within the development.

k. Prior to the recordation of the final plat for any development (or prior to the first final plat, if more than one), the owner of the property shall sign and have recorded among the land records of Prince George’s County, Maryland, a covenant to run with the land, to assure that: (1) each affordable unit within the development shall remain affordable (as described herein and as may be amended from time to time) for a period of thirty (30) years; (2) any resale of the affordable unit will be subject to the covenants, restrictions and other provisions related to affordable units within the City Code at the time of the resale; (3) should any affordable unit(s) be age-restricted, a covenant shall be recorded among the land records for Prince George’s County to have any such affordable unit remain age-restricted for a period of thirty (30) years; any such age-restricted affordable units shall be purchased only by individuals who meet the Federal HUD requirements for age restrictions in place at the time of the sale, and shall otherwise be subject to all covenants, restrictions and other provisions related to affordable units within the City Code; and (4) any refinancing of the affordable unit may not be for more than it is allowed to be sold for under section (i).

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this _____ day of _____, 2026.

ATTEST:

4
Underlining indicates new language added.
~~Strikethroughs indicate language deleted.~~
* * * Asterisks indicate intervening language and section unchanged.

SARA A. GREEN, CPM, MMC
City Clerk

BRENCIS D. SMITH
President of the City Council

APPROVED this _____ day of _____, 2026.

KEITH R. SYDNOR
Mayor

 Underlining indicates new language added.
 Strikethroughs indicate language deleted.
* * * *Asterisks indicate intervening language and section unchanged.*

Mayor and City Council Voting Record

January 26, 2026 6:00 pm

Virtual Meeting

Note: Meeting held virtually due to inclement weather

Call to Order: 6:00pm

Meeting Ended: 6:42pm

Members of the Public: 3

Staff Attendance:

Christian L Pulley Nekesa Matlock Bill Bailey Chrissy Cornwell James Cornwell-Shiel
 Chief Russell Hamill Crystal Hypolite Marchelle LeBlanc Jay Meashey Tim Miller
 S. Michele Saylor Danny Selby Natalie Williams Stephanie Anderson Mark Plazinski

✓ Larry Tamb, legal counsel

Roll Call

Councilwoman Clark *Excused Absence* Councilman Kole Councilman Mills
 Councilman Simmons President Smith Mayor Sydnor

Agenda Item No. 3- Approval of Minutes:

- January 12, 2026- Special Work Session
- January 12, 2026- Regular Meeting

2nd Councilwoman Clark absent Councilman Kole 1st Councilman Mills

yes Councilman Simmons yes President Smith

Agenda Item No. 4- Report of the Mayor and City Council

Agenda Item No. 5- General Public Hearing

Public Hearing Open: 6:20pm Closed: 6:20pm

Speakers: None.

Agenda Item No. 6- Second Public Hearing with Possible Action on Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date

Public Hearing Open: 6:22pm Closed: 6:24pm

Speakers: Edward C. Gibbs, Esquire - In Support of Ordinance.

1st Councilwoman Clark absent Councilman Kole 2nd Councilman Mills

yes Councilman Simmons

yes President Smith

Concur Mayor Sydnor

Agenda Item No. 7- Presentation by Anacostia Trails Heritage Area (ATHA)- Megan Baco and Grace Harness

*****PLEASE PRINT CLEARLY*****

MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND
Virtual Meeting
6:00 pm

January 26, 2026- Regular Meeting

	Name	Address	Agenda Item
1.	Edward C. Gibbs, Jr. Esq.	1300 Caraway Court, Ste 102 Largo, MD 20774	Item 6. Ordinance No. 2052