



# Prince George's County Council

Wayne K. Curry Administration  
Building  
1301 McCormick Dr  
Largo, MD 20774

## Meeting Minutes - Final County Council

*Thomas E. Dernoga, Chair, District 1*  
*Wala Blegay, Vice Chair, District 6*  
*Edward P. Burroughs, III, District 8*  
*Wanika Fisher, District 2*  
*Mel Franklin, At-Large*  
*Sydney J. Harrison, District 9*  
*Calvin S. Hawkins, II, At-Large*  
*Jolene Ivey, District 5*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

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Tuesday, April 25, 2023

11:00 AM

Council Hearing Room

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### 9:00 A.M. - COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)

*(SEE SEPARATE AGENDA)*

### 11:00 A.M. - CALL TO ORDER - (COUNCIL HEARING ROOM)

*The meeting was called to order by Chair Thomas E. Dernoga at 12:10 p.m. with 8 members present at roll call. Council Member Oriadha arrived at 12:22 p.m.*

**Present:** 9 - Council Member Calvin S. Hawkins  
Vice Chair Wala Blegay  
Chair Thomas Dernoga  
Council Member Ingrid Watson  
Council Member Eric Olson  
Council Member Edward Burroughs  
Council Member Jolene Ivey  
Council Member Krystal Oriadha  
Council Member Mel Franklin

**Absent:** Council Member Sydney Harrison  
Council Member Wanika Fisher

*Also present:*

*Jennifer Jenkins, Council Administrator*  
*Colette Gresham, Associate Council Administrator*  
*Donna J. Brown, Clerk of the Council*  
*Leonard Moses, Legislative/Zoning Assistant*  
*James Walker-Bey, Zoning Assistant*  
*Sakinda Skinner, Council Liaison, Office of the County Executive*  
*Dinora Hernandez, Associate County Attorney, Office of Law*  
*Karen Zavakos, Legislative and Zoning Counsel*  
*Jackie Brown, Director, PHED Committee*

**INVOCATION:**

*The Invocation was provided by Reverend Dr. Mark E. Whitlock, Jr., Reid Temple AME. Church, Glenn Dale, MD. Council Member Hawkins requested prayer for his wife's recovery. Chair Dernoga requested prayer for Maurene McNeil, Chief Zoning Hearing Examiner, and family in the recent loss of her mother, Ms. Eunice Epps. Vice Chair Blegay requested prayer for a constituent in her district who was reported missing. Council Member Burroughs requested prayer for the well being of a student from the county who is currently studying at UMBC.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Burroughs.*

**REQUESTS BY THE GENERAL PUBLIC TO ADDRESS THE COUNCIL**

*Mark Anthony Johnson, Sr. addressed the Council.*

**DESIGNATION OF APRIL 25, 2023 AS LEGISLATIVE DAY NO. 17****1. CONSENT AGENDA****(a) Approval of County Council Minutes**[MIN 04182023a](#)

County Council Minutes dated April 18, 2023

Draft 1

**Attachment(s):** [04182023](#)**These Minutes were approved.**[MIN 04182023b](#)

County Council Minutes dated April 18, 2023 at 5PM and 6PM

Draft 1

**Attachment(s):** [04182023b](#)**These Minutes were approved.****(b) First Reading of Bills (Presentation)**[CB-054-2023](#)

**AN ORDINANCE CONCERNING ADMINISTRATION-STANDARD REVIEW PROCEDURES-SUMMARIES OF OPPOSITION ARGUMENTS AND OBJECTIONS** for the purpose of requiring a summary of opposition to proposed development applications as expressed through oral or written testimony submitted during consideration of certain development applications pursuant to the Zoning Ordinance.

Draft 1

**Sponsor(s):** Dernoga, Burroughs, Olson and Oriadha**Attachment(s):** [B2023054](#)[CB-054-2023 Summary](#)

**This Council Bill was presented by Council Members Dernoga, Burroughs, Olson and Oriadha and referred to the Planning, Housing and Economic Development Committee.**

**CONSENT AGENDA (Continued)**[CB-055-2023](#)

Draft 1

**AN ACT CONCERNING APPLICATIONS-STANDARD REVIEW PROCEDURES - PUBLIC HEARING TESTIMONY** for the purpose of requiring a summary of opposition to proposed subdivision applications, as expressed through oral or written testimony submitted during a public hearing, to be included within the administrative record.

**Sponsor(s)**: Dernoga, Burroughs, Olson and Oriadha

**Attachment(s)**: [B2023055](#)

[CB-055-2023 Summary](#)

**This Council Bill was presented by Council Members Dernoga, Burroughs, Olson and Oriadha and referred to the Planning, Housing and Economic Development Committee.**

[Consent25-23](#)

Draft 1

**MOTION TO ADOPT CONSENT AGENDA**

**A motion was made by Council Member Olson, seconded by Council Member Burroughs, that the Consent Agenda be adopted. The motion carried by the following vote:**

<b>Aye</b>	9 -	Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey, Oriadha and Franklin
<b>Absent</b>		Harrison and Fisher

**2. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

*NO ITEMS CONSIDERED*

**3. PROPOSED CORRESPONDENCE/ADMINISTRATIVE OFFICER'S REPORT**

*NO ITEMS CONSIDERED*

**4. SECOND READING OF BILLS – (INTRODUCTION)**[CB-050-2023](#)

Draft 1

**AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATION AND PROHIBITION ON TOWNHOUSE AND ONE - FAMILY ATTACHED DWELLINGS IN THE R-A ZONE** for the purpose of limiting and prohibiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwellings as a use, under certain circumstances, in the R-A (Residential Agricultural) Zone of Prince George's County, utilizing the prior Ordinance Table of Permitted Uses in Section 27-441.

**Sponsor(s):** Dernoga and Blegay

**Attachment(s):** [B2023050](#)

[CB-050-2023 Summary](#)

[CB-050-2023 ZHE Memo](#)

[CB-050-2023 Planning Board Votes Letter](#)

[CB-050-2023 Planning Board Analysis](#)

[CB-050-2023 Staff report](#)

[CB-050-2023 Proposed Draft 2](#)

[CB-050-2023 Report](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided a verbal report of the actions and recommendations of the Committee of the Whole for CB-050-2023.*

*For the purpose of repealing CB-17-2019 that permitted Townhouse and One-Family detached dwelling uses in the R-A (Residential Agricultural) Zones of Prince George's County, under certain circumstances; and prohibiting Townhouse and One-Family detached dwelling uses under sections 27-1703, 27-1704, 27-1902, and 27-1903, of the New Zoning Ordinance; and repealing Footnote 136 as a grandfathered use under the prior Ordinance Uses Permitted Table in section 27-441.*

**This Council Bill was introduced by Council Members Dernoga and Blegay.**

*Council moved to suspend the rules to allow for expedited scheduling.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that the rules be suspended for this Council Bill. The motion carried by the following vote:**

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<b>Aye</b>	8 - Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey and Oriadha
<b>Absent</b>	Harrison, Fisher and Franklin

#### **4. SECOND READING OF BILLS – (INTRODUCTION) (Continued)**

[CB-053-2023](#)

Draft 1

**AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATION ON DEVELOPMENT** for the purpose of limiting and prohibiting authority in the Zoning Ordinance for development, under certain circumstances, in Prince George’s County, utilizing the prior superseded Ordinance Table of Permitted Uses in Sections 27-441, 27-443 and 27-461.

**Sponsor(s):** Blegay and Dernoga

**Attachment(s):** [B2023053](#)  
[CB-053-2023 Summary](#)  
[CB-053-2023 Planning Board Votes Letter](#)  
[CB-053-2023 Planning Board Analysis](#)  
[CB-053-2023 Staff report](#)  
[CB-053-2023 Proposed Draft 2](#)  
[CB-053-2023 Report](#)

*Jackie Brown, Director of the Planning, Housing and Economic Development Committee (PHED) provided a verbal report of the actions and recommendations of the Committee of the Whole for CB-053-2023.*

*AN ORDINANCE concerning General Provisions-Development Authority Pursuant to the Prior Ordinance-Limitation on Development for the purpose of limiting and prohibiting authority in the Zoning Ordinance for development, under certain circumstances, in Prince George’s County, utilizing the prior superseded Ordinance Table of Permitted Uses in Sections 27-441, 27-443 and 27-461.*

**This Council Bill was introduced by Council Members Blegay and Dernoga.**

*Council moved to suspend the rules to allow for expedited scheduling.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that the rules be suspended for this Council Bill. The motion carried by the following vote:**

<b>Aye</b>	8 - Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey and Oriadha
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**Absent**

Harrison, Fisher and Franklin

**5. PUBLIC HEARINGS/BILLS ELIGIBLE FOR THIRD READING – (ENACTMENT)**[CB-051-2023](#)

Draft 1

**AN EMERGENCY ACT CONCERNING LANDLORD RETALIATION FOR RENT STABILIZATION** for the purpose of declaring certain actions by Landlords as retaliation to include the termination of a lease in order to force a pre-existing tenant into a new lease for the purpose of avoiding the rent increase limitation established by the Rent Stabilization Act; and defining the term pre-existing tenant for this section.

**Sponsor(s)**: Oriadha, Ivey, Blegay, Burroughs, Watson, Dernoga and Hawkins

**Attachment(s)**: [B2023051](#)  
[CB-051-2023 Summary](#)  
[CB-051-2023 Report](#)

*Pursuant to proper notice, the public hearing convened at 12:29 p.m. Erica Puentes Martinez, John Payne, Ryan Washington, Deloris Prieleau, Madlyn Alston, Shirley Young, Philip Ammon, Madeline Ammon, Eilen Lyons, Pat Hubbard, Pat Davis, Heather Murphy, Rev. Leslye Dwight, Yvonne Corney, Councilman Martin Mitchell, Pastor Krishnan Natessa and Rev. Andre Christian signed up to speak for this item. All person wishing to speak having done so, the public hearing was declared held. Sakinda Skinner, Council Liaison, Office of the County Executive, provided comments and responded to questions.*

**The public hearing for this Council Bill was held.**

**A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that this Council Bill be enacted. The motion carried by the following vote:**

<b>Aye</b>	9 -	Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey, Oriadha and Franklin
<b>Absent</b>		Harrison and Fisher

## 6. INTRODUCTION AND ADOPTION OF RESOLUTIONS

[CR-026-2023](#)

Draft 1

**A RESOLUTION CONCERNING 2014 SOUTHERN GREEN LINE STATION AREA SECTOR PLAN AND SECTIONAL MAP AMENDMENT - MINOR PLAN AMENDMENT - INITIATION** for the purpose of initiating a minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment - in particular, to include recommendations from the 2013 Central Branch Avenue Corridor Revitalization Plan that are specific to the length of Suitland Road, which serves as a shared boundary between both plan areas.

**Sponsor(s):** Dernoga, Franklin and Watson

**Attachment(s):** [R2023026](#)

[CR-026-2023 Summary](#)

[CR-026-2023 Transmittal](#)

*Pursuant to the provisions of Part 3 of the County Zoning Ordinance, this Resolution will direct the Planning Board of the Maryland-National Capital Park and Planning Commission to initiate a minor amendment process for a specified portion of the 2014 Southern Green Line Metro Station Area Sector Plan and Sectional Map Amendment; and to set a joint public hearing date to receive public comment and testimony on the proposed minor amendment process, in accordance with the local zoning laws.*

**This Resolution was introduced by Council Members Dernoga, Franklin and Watson.**

**A motion was made by Vice Chair Blegay, seconded by Council Member Watson, that the rules be suspended for this Resolution. The motion carried by the following vote:**

**Aye**                    8 - Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey and Franklin

**Absent**                Harrison, Fisher and Oriadha

**A motion was made by Council Member Olson, seconded by Council Member Hawkins, that this Resolution be adopted. The motion carried by the following vote:**

**Aye**                    8 - Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey and Franklin

**Absent**                Harrison, Fisher and Oriadha

**11:45 AM - EXECUTIVE SESSION – (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**[EX 04252023](#)

Draft 1

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction, specifically to consider and discuss appointments to the Fair Election Fund Commission.

*The Chair read the following closing statement/motion to convene in executive session: “Motion to convene in Executive Session pursuant to Section 3-305(b)(1), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction, specifically to consider and discuss appointments to the Fair Election Fund Commission.” The Chair announced that the Executive Session would take place at a later date (See County Council Minutes dated May 2, 2023 for details).*

**A motion was made by Council Member Ivey, seconded by Council Member Watson, that this Executive Session be convened. The motion carried by the following vote:**

<b>Aye</b>	8 -	Hawkins, Blegay, Dernoga, Watson, Burroughs, Ivey, Oriadha and Franklin
<b>Absent</b>		Harrison, Olson and Fisher

[ADJ37-23](#)

Draft 1

**ADJOURN**

*THE MEETING WAS ADJOURNED AT 1:33 PM.*

**A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that this meeting be adjourned. The motion carried by unanimous vote.**

<b>Aye</b>	9 -	Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey, Oriadha and Franklin
<b>Absent</b>		Harrison and Fisher

**11:30 AM - DISTRICT COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**1:00 PM - PLANNING, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

Prepared by:

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Edgar L. Reese, III, Legislative Reference Aide

Submitted by:

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Donna J. Brown, Clerk of the Council