

Planning & Zoning was held on Wednesday, July 14, 2021, at 7:00 p.m. in the Mayor & Council Chambers at Laurel Town Hall. The following members were in attendance Planning Chair Brent Boyce, Planning Members: Angie Calio-Quillen, Dan Ash, and Bill Martin. Also, in attendance were Director of Code Enforcement Ken West and Recording Secretary Alexis Oliphant. It was noted that Planning Members Randy Radish and Randy Hill were absent.

Planning Chair Boyce advised the purpose of the July 14, 2021, Planning & Zoning is to hold a Public Hearing to approve the Preliminary Site Plan for the construction of Delaware Storage, 10912 County Seat Hwy, Tax Map #2-32/12.00/105.00. The second item on the agenda is a Special Use Permit, Church of Christ, 1010 South Central Avenue, Tax Map #332-1.11-3.00.

Planning Chair Boyce opened the public hearing at 7:01 p.m. to decide on the approval of the Preliminary Site Plan for the construction of Delaware Storage, 10912 County Seat Hwy, Tax Map #2-32/12.00/105.00. Planning Chair Boyce stated the parcel owners requested a minor subdivision, and a Preliminary Site Plan that were both approved. A representative from Davis, Bowen, & Friedel was in attendance. Planning Chair Boyce inquired if the subdivision has been recorded through the county. The representative advised we must have all state approvals before recording. The representative gave a brief overview of the site plan to Planning & Zoning Members. He advised the proposed site is 8.634 acres with a commercial zoning located on Route 9 and Rt 13. The site will include 14 buildings with one office, three large storage units, and ten smaller storage units. The parking will include five parking spaces with one handicap space. He stated they will tie into town utilities and the stormwater must meet current regulations. He advised they met with Del-Dot and Soil Conservation, and they have no significant changes. Planning Member Hearn inquired if fencing will be installed. He stated yes, with a gated gate. With no further questions or comments, Planning Chair Boyce closed the public hearing.

The Public Hearing Adjourned at 7:10 p.m.

After general discussion, Planning Member Calio-Quillen made a motion to approve the Preliminary Site Plan, Delaware Storage, 10912 County Seat Hwy, Tax Map #2-32/12.00/105.00 pending state approvals. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Members Radish and Hill absent.

Planning Chair Boyce stated a Special Use Permit Request, Church of Christ, 1010 South Central Avenue, Tax Map #332-1.11-3.00 has been submitted for Planning & Zoning's approval. Director of Code Enforcement West advised they want to install an electric LED Sign to display messages. Director of Code Enforcement West stated they understand all the setting requirements regarding the night setting and flash setting. He explained the sign is under 32 square feet, which means Del-Dot's approval is not needed. Director of Code Enforcement West advised they're zoned Commercial Business, which is an approved use. The proposed size of the sign is 69" X 36".

After general discussion, Planning Member Calio-Quillen made a motion to accept the Special Use Permit Request, Church of Christ, 1010 South Central Avenue, Tax Map #332-1.11-3.00. Planning Member Hearn seconded the motion. Vote was 5-0, with Planning Members Radish and Hill absent.

The Planning & Zoning Minutes of Wednesday, June 9, 2021, were presented for review and adoption. Planning Member Hearn made a motion to accept the June 9, 2021, minutes as presented. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Members Radish and Hill absent.

With there being no further matters to discuss, Planning Member Hearn made a motion to adjourn the meeting. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Members Radish and Hill absent.

Meeting Adjourned at 7:20 p.m.