

Planning & Zoning was held on Wednesday, October 8, 2025, at 7:00 p.m. The following members were in attendance Planning Chair Brent Boyce, Amy Handy, Randy Radish, and George Sakellis. Also, in attendance were Public Works Director James Foskey, Recording Secretary Alexis Oliphant, Town Manager Jamie Smith, Jeff Hill Laurel Fire Department, Trisha Keller, NeighborGood Partners, Ryan McCrone, McCrone Engineering, David Kuklish, Boheler Engineering, and Robert Wittig, Developer. It was noted that Planning Members Angie Calio-Quillen, Randy Hill, and Dan Ash were absent.

Planning Chair Boyce stated a Concept Plan pertaining NeighborGood Partners, Meadow View, Discount Land Road, Tax Map# 232-12.00-39.00 was submitted for P&Z review. Mr. McCrone stated the proposed property is located on Discount Land Road and it's approximately 70 acres with a Large Parcel Overlay District (LP-OD). They are proposing three different housing types including single family homes, duplexes, and town homes. Listed below are details about the proposed development:

- Proposing 229 new homes. (121 Single Family, 60 Duplexes, and 48 town homes.)
- Proposed property is permitted for 511 homes but only proposing 229 homes to allow for larger lot sizes.
- Proposing 49% open space, a right of way including a play area and a walking path that surrounds the outer perimeter of the property.
- Wetlands in rear will be preserved, and a landscape buffer is proposed around the residential and commercial properties proposed.
- Proposing a commercial piece with two 10,000 square foot buildings at the front of the property.
- Proposing three stormwater facilities proposed on the property.

Planning Member Radish inquired if the proposed retail will be single or multi-story level. Mr. McCrone stated it is not determined but proposing a one-story retail.

Planning Member Sakellis inquired if there will be sidewalks located on the property. Mr. McCrone stated sidewalks will be located on both sides of development.

Planning Member Sakellis inquired if there is only one access entrance into the proposed development. Mr. McCrone stated yes, it will be located on Discount Land Road.

Chief Hill inquired if off-street parking is proposed in the development. Mr. McCrone stated no, vehicles will either be located in the driveways or garages.

Planning Chair Boyce stated if improvements will be made to Discount Land Road. Mr. McCrone stated Del-DOT is currently working on implementing bike lanes and they're proposing to install a right and left hand turn lane.

Planning Chair Boyce stated if this proposed project will need to go through PLUS. Mr. McCrone stated yes.

Mrs. Keller stated Meadow View is currently a vacant lot located on Discount Land Road and with this proposed development the town could generate almost 3 million in revenue. The proposed

property complies with the town's Comprehensive Plan pertaining to homeownership. She stated they're proposing lower density to provide workforce housing to the lost middle housing market. They're proposing 20,000 square feet of commercial and retail in front of the property.

Planning Member Radish inquired if rentals were to be permitted. Mrs. Keller stated rentals will not be permitted and restrictions will be in place to prevent it becoming a rental property.

Planning Chair Boyce stated if this proposed project will be completed in phases. Mrs. Keller stated it will be a 4-phase project with a start date expected in 2027 with completion in the early 2030's.

Planning Member Sakellis inquired to access the commercial property you would need to enter the neighborhood. Mrs. Keller stated yes, as it is proposed now but they're having conversations about whether to separate commercial from residential.

Planning Member Radish inquired if there will be a construction/work entrance as well with the one entrance way. Mr. McCrone stated the entrance way will be developed and paved with construction vehicles utilizing the main entrance.

Planning Chair Boyce thanked NeighborGood Partners and Mr. McCrone for their time and presentation.

Planning Chair Boyce stated an Amended Preliminary Site Plan pertaining Commercial Business, U.S. Rt. 13 & Rt. 9, Tax Map #232-12.00-105.00. Mr. Kuklish stated the proposed property is 8.00 acres located adjacent to U.S. Rt 13 and Rt.9 with a C-B zoning. They're proposing to rotate the convenient store and the gas pumps approximately 90 degrees from the original plan as presented. The proposed convenience store is 6,372 square feet with 6 gas pumps proposed. The building configuration has not changed but the gas pumps have been reduced by one. He stated 30 parking spaces are required but they're proposing 59 parking spaces.

Planning Member Sakellis inquired if Bargain Bills will remain untouched. Mr. Kuklish stated yes, it will remain untouched.

Town Manager Smith inquired if any electrical stations are proposed. Mr. Kuklish stated no, electrical stations are proposed.

Public Works Director Foskey inquired if the proposed property will own entire Bargain Bills. Mr. Wittig stated no, they will subdivide and lease the front portion of the property.

Town Manager Smith inquired if Chief Hill had any concerns pertaining to the fire standpoint. Chief Hill stated it appears there is plenty of room for fire apparatus.

Town Manager Smith stated a public hearing was held last year and due to the project being reduced from the original plan submitted a public hearing wouldn't need to be held.

Planning Member Handy made a motion to accept the Amended Preliminary Site Plan pertaining Commercial Business, U.S. Rt. 13 & Rt. 9, Tax Map #232-12.00-105.00 as presented. Planning Member Radish seconded the motion. Vote was 4-0, with Planning Member Calio-Quillen, Planning Member Hill, and Planning Member Ash absent.

The Planning & Zoning Minutes of September 10, 2025, were presented for review and adoption. Planning Member Radish made a motion to accept the minutes as presented. Planning Member Handy seconded the motion. Vote was 4-0, with Planning Member Calio-Quillen, Planning Member Hill, and Planning Member Ash absent.

With there being no further matters to discuss, Planning Member Handy made a motion to adjourn the meeting. Planning Member Radish seconded the motion. Vote was 4-0, with Planning Member Calio-Quillen, Planning Member Hill, and Planning Member Ash absent.

Meeting Adjourned at 7:38 p.m.