

Planning & Zoning was held on Wednesday, December 14, 2022, at 7:00 p.m. in the Mayor & Council Chambers at Laurel Town Hall. The following members were in attendance Planning Chair Brent Boyce, Angie Calio-Quillen, Randy Radish, Randy Hill, and George Sakellis. Also, in attendance were Director of Code Enforcement Ken West, Town Manager Jamie Smith, Mr. Dan Whitney from Whitney Development, Mrs. Lana Barone from French + Parrello Associates, and Mr. Joe Myer from Neighborhood Partners. It was noted that Planning Members Amy Handy, Dan Ash, Exofficio Tim West, and Recording Secretary Alexis Oliphant were absent.

Planning Chair Boyce stated the purpose of the December 14, 2022, Planning & Zoning is to hold a public hearing pertaining the Preliminary Site Plan Request pertaining Laurel Self Storage, 29285 Discount Land Road, Tax Map #232-12.00-63.01.

Planning Chair Boyce opened the public hearing at 7:00 p.m. pertaining the Preliminary Site Plan Request of Laurel Self Storage, 29285 Discount Land Road, Tax Map #232-12.00-63.01. Mr. Whitney stated they're proposing to construct a new climate control building along with 3 1-story self-storage buildings. The proposed site is 4-acres, and they will maintain the existing units with improvements. They will provide 6 parking spaces by the climate control building. The climate control building is 38,862 square feet and they're proposing 3 stories but may do 2 stories, which will reduce the square footage. The climate control building will feature an office inside and the entrance will be gated. They have received their letter of no contention from Del-DOT and they're continuing to work with Soil Conservation by receiving their Step 1 approval. They must install two new storm water pond basins and extend water and sewer utilities. The property will be landscaped with upgrades to lighting and the sign package is compliant with the town code.

Planning Chair Boyce inquired if the property is still in the annexation process. Town Manager Smith stated yes, the 1<sup>st</sup> reading has been completed and the 2<sup>nd</sup> reading will be completed in January 2023.

Mr. Whitney stated they will clean up the site with new paint and improve lighting and the office trailer will be removed. They will replace the fence by moving it back from the street and replace with a rod iron fence.

Planning Member Sakellis inquired when the project will be completed. Mr. Whitney stated approximately eight months.

Planning Chair Boyce opened the floor for public comments and with no questions or concerns Planning Chair Boyce closed the public hearing.

Public Hearing Adjourned at 7:12 p.m.

Planning Member Radish made a motion to approve the Preliminary Site Plan for Laurel Self Storage Sheds, Discount Land Road, Tax Map 232-12.00-63.01 with the contingent upon final annexation approval by the town to occur in January 2023. Planning Member Calio-Quillen seconded the motion. Vote was 5-0, with Planning Member Ash, Handy, and Exofficio West absent.

The Planning & Zoning Minutes of Wednesday, November 9, 2022, were presented for review and adoption. Planning Member Calio-Quillen made a motion to accept November 9, 2022, minutes as presented. Planning Member Radish seconded the motion. Vote was 5-0, with Planning Members Ash, Handy, Exofficio West absent.

Planning Chair Boyce stated Mr. Joe Myers from Neighborhood Partners is in attendance tonight to present a Concept Plan pertaining Workforce Apartment Housing Project to be located on South Central

Avenue. They're developing apartment communities throughout the county for affordable housing, lending, and home ownership counseling. The site is 4 acres and its zoned R-3 where water is available at the site and the sewer will need to be extended. They currently have a contract on site with a proposal of 36 apartments, 8 1-bedroom, 20 2-bedrooms, 8 3-bedrooms with a town house design. Mr. Myers is inquiring to reduce parking to 2.2 spots required, which would be 80 spaces instead of 90. By reducing the parking spaces required it can lead to more green space and buffering. Mr. Myers stated they're looking at differentiating the units, with color, roof, and etc. The road radii will meet fire department requirements and the units must meet USDA and DSHA finance requirements. The housing is considered workforce agriculture housing. Mr. Myers stated residents that live in the developments must be working and provide annual working status and will work with residents for future home ownership. A 50%-60% median income is required. A community building is proposed for property management.

Planning Member Sakellis inquired since you're a non-profit do you offer financial assistance. Mr. Myers stated USDA can provide rental assistance where we will apply for a number of units and the other available units will go through DSHA.

Planning Member Sakellis inquired about the rental income. Mr. Myers stated it's usually 30% of income where they may pay \$450 - \$750 a month.

Planning Member Sakellis inquired with assistance why would anyone want to move out. Mr. Myers stated Partners still want to own a place.

Planning Chair Boyce inquired how employees are monitored. Mr. Myers advised by an annual recertification and possibly bi-annually.

Planning Member Sakellis inquired how long a resident can reside in the development. Mr. Myers stated many residents won't stay there long as many move onto the homeownership program to gain home ownership.

Planning Member Calio-Quillen inquired if management is on-site. Mr. Myers stated yes.

Planning Member Calio-Quillen inquired about the maintenance and landscaping. Mr. Myers advised each property has done different things to maintain the property but the properties landscaping is maintained and maintenance occurs.

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

Meeting Adjourned at 7:50 p.m.