

Planning & Zoning was held on Wednesday, June 8, 2022, at 7:00 p.m. in the Mayor and Council Chambers at Laurel Town Hall. The following members were in attendance Planning Chair Brent Boyce, Amy Handy, Randy Hill, Angie Calio-Quillen, Dan Ash, George Sakellis, and Ex-Officinado Tim West. Also, in attendance were Director of Code Enforcement Ken West, Recording Secretary Alexis Oliphant, and Town Manager Jamie Smith. Also, in attendance were Mr. Ken Christenbury from AE Axiom Engineering, Mr. Bob Wheatley, and a representative of Delaware Storage Sheds. It was noted that Planning Member Randy Radish was absent.

Planning Chair Boyce stated the purpose of the June 8, 2022, Planning & Zoning is to hear two items a Concept Plan Request pertaining to the Large Parcel Development Overlay District (LPD-OD), Apennine Acquisition Co, LLC for Whaley Properties, LLC, Tax Map #232-12.00-106.01 and a Final Site Plan Approval pertaining Delaware Storage, 10912 County Seat Highway, Tax Map #232.12.00.105.00.

Planning Chair Boyce stated a Concept Plan Request pertaining to the LPD-OD, Apennine Acquisition Co, LLC for Whaley Properties, LLC, Tax Map #232-12.00-106.01 was submitted for P&Z's review. Mr. Ken Christenbury a representative from AE Axiom Engineering and Mr. Bob Wheatley were in attendance to give an overview of the project. Mr. Christenbury stated the proposed project will be located northeast of Rt. 9 and Rt. 13. Mr. Christenbury shared photographs of the proposed exterior of the housing development and the interior and exterior of the clubhouse. The proposed development will consist of a 3-story building that will house 10-units per floor with a total of 30 units per the 6 buildings. They're proposing a total of 180 units. Ex-Officinado West inquired about the proposed fire system. Mr. Christenbury stated according to the Fire Marshall anything over 10,000 square feet will inquire a sprinkler system. Planning Member Sakellis inquired about the initial price. Mr. Wheatley stated the estimated price will be \$1,500 due to the apartments being considered luxury apartments. Planning Member Hill inquired if the apartments will be considered owner-occupied or leased. Mr. Wheatley stated they will be for lease and they will have an onsite property manager. Planning Member Calio-Quillen inquired about the landscaping. Mr. Wheatley advised the town zoning ordinance has requirements for landscaping. Planning Member Hill inquired how applicants will be determined. Mr. Wheatley advised a credit check will be completed and it will be based on the market rate and it's not considered subsidiary housing. Mr. Sakellis inquired about Mr. Wheatley's relation to the proposed development. Mr. Wheatley stated he is a Commercial Agent and he represents the owner of the land. Planning Chair Boyce inquired if the project had been through the PLUS Process. Town Manager Smith advised no. Planning Chair Boyce inquired about the entrance of the proposed development. Mr. Christenbury stated the proposed entrance will be off Rt. 9 just short in front of the town's water plant. Planning Member Calio-Quillen inquired the width of the entrance and the width of the roads in the proposed development. Mr. Christenbury stated Del-Dot requires a 25-foot radius pertaining the entrance and the width of roads will be 25 feet according to the town's ordinance. Mr. Christenbury advised the town will have no ownership of the streets. Mr. Christenbury advised a proposed zoning change from Commercial to R-3/LPD-OD and to C-B/LPD-OD. Town Manager Smith and Director of Code Enforcement West recommended the LPD-OD zoning for the entire proposed development if not every parcel would need to be subdivided and new tax map numbers. Mr. Christenbury and Mr. Wheatly advised they will utilize the LPD-OD for the entire proposed development. Planning Member Hill inquired the parking spaces per unit. Mr. Christenbury stated 2.5 per unit. Planning Chair Boyce inquired if the Wastewater Treatment Plant could hand the

proposed development. Town Manager Smith stated yes, and copies of the plan will be submitted to the Public Works Director and the towns engineer for review. Planning Member Sakellis inquired if the development will be built in phases. Mr. Wheatley stated yes, it will be based on the market. Planning Member Calio-Quillen advised she would like to see more character in the development. Planning Member Hill advised his biggest concern is parking and he would like to see a more detail edge. Planning Members inquired if Mr. Wheatley could provide past projects that the proposed developers have done in years past for P&Z's review. Mr. Wheatley stated yes, and the developers are based out of Wilmington. Town Manager Smith proposed Mr. Christenbury and Mr. Wheatley to submit their Preliminary Plan first to P&Z Committee to allow P&Z to submit their comments and then schedule a public hearing with P&Z's approval contiguous with all state approvals pending. Planning Chair Boyce thanked Mr. Christenbury and Mr. Wheatley for their time and presenting their proposed development.

Planning Chair Boyce stated a Final Site Plan Approval for Delaware Storage, 10912 County Seat Highway, Tax Map # 232-12.00-105.00. Town Manager Smith gave a brief overview of the proposed project to new committee members Planning Member Handy, Planning Member Sakellis, and Ex-Officinado West. She stated they submitted a subdivision which was approved in April 2021 and they received their Preliminary Site Plan approval in July 2021 with all state approvals contiguous. Planning Chair Boyce stated all state agency reports were submitted for P&Z's review and they're waiting for Final Approval.

Planning Member Calio-Quillen made a motion to accept the Final Site Plan Approval for Delaware Storage, 10912 County Seat Highway, Tax Map #232-12.00-105.00. Planning Member Ash seconded the motion. Vote was 6-0, with Planning Member Radish absent.

The Planning & Zoning Minutes of Wednesday, May 11, 2022, were presented for review and adoption. Planning Member Calio-Quillen made a motion to accept May 11, 2022, minutes as presented. Planning Member Sakellis seconded the motion. Vote was 5-0, with Planning Member Radish absent and Planning Member Ash abstaining.

With there being no further matters to discuss, Planning Member Calio-Quillen made a motion adjourn the meeting. Planning Member Ash seconded the motion. Vote was 6-0, with Planning Member Radish absent.

Meeting Adjourned at 8:00 p.m.