

Planning & Zoning was held on Wednesday, August 9, 2023, 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, and Dan Ash. Also, in attendance were Director of Code Enforcement Ken West, Public Works Director James Foskey, and Town Manager Jamie Smith. Also, in attendance were Brian Shannon from Laurel Redevelopment Corporation (LRC) and Mr. Conor McNally of McNally Ventures. It was noted that Planning Members Amy Handy, Randy Hill, George Sakellis, and Ex-Officio Tim West were absent.

Planning Chair Boyce stated the purpose of the August 9, 2023, Planning & Zoning is to hear the Preliminary Site Plan Request pertaining the LRC Riverfront, 205 West Front Street, Tax Map #'s 432-8.06-47.01, 432-8.06-46.00, and 432-8.06-45.00.

Planning Chair Boyce stated a Concept Plan was presented in March of 2023 for P&Z's review. Mr. Shannon of the LRC presented the history and the future endeavors of the LRC. Mr. McNally of McNally Ventures stated the majority of the homes will face Poplar Street and Front Street, which is a different from the Concept Plan presented that had interior roads. The slight change will allow savings in the infrastructure and allow for more green space. Mr. McNally advised each unit will feature 2 ½ to 3 parking spaces. Planning Chair Boyce stated the development will feature 2 ½ parking spaces per unit and they're only required 2 parking spaces per unit. It was explained to P&Z the land will not be sold only the units would be sold.

Planning Member Calio-Quillen inquired who will own the open space/land. Mr. McNally stated it can be done in one to two ways. The first way would be owned by the homeowner and the second way it will become the HOA's responsibility.

Director of Code Enforcement West inquired if they complied with Flood Plain Maps. Mr. McNally advised they are not in the flood plain area and if it is determined that they will take the necessary steps if such plans are needed.

Director of Code Enforcement West inquired if the three parcels will be combined. Mr. McNally stated yes, they will be combined.

Planning Member Calio-Quillen inquired if there is a designated area for trash containers. Mr. McNally stated yes.

Planning Member Calio-Quillen stated she appreciates the homes as presented as they mirror the original homes in the areas. She stated she would like to see a couple of dog stations in the common areas.

Public Works Director Foskey stated if they tie into the water and sewer along Front Street, with the street recently paved, the town will require a repave.

Planning Member Calio-Quillen made a motion to accept the Preliminary Site Plan pertaining LRC Riverfront, 205 West Front Street, Tax Map #'s 432-8.06-47.01, 432-8.06-46.00, 432-8.06-45.00 with the correction of 2 ½ parking spaces required and with the installation of dog

stations. Planning Member Radish seconded the motion. Vote was 4-0, with Planning Member Handy, Hill, Sakellies, and Ex-Officio West absent.

The Planning & Zoning Minutes of July 12, 2023, were presented for review and adoption. Planning Member Calio-Quillen made a motion to accept the July 12, 2023, minutes as presented. Planning Member Ash seconded the motion. Vote was 3-0, with Planning Member Radish abstaining and Planning Member Handy, Hill, Sakellis, and Ex-Officio West absent.

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

Meeting Adjourned at 7:40 p.m.