

Planning & Zoning was held on Wednesday, September 13, 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, Amy Handy, Randy Hill, Angie Calio-Quillen, Randy Radish, Dan Ash, and George Sakellis. Also, in attendance were Director of Code Enforcement Ken West, Public Works Director James Foskey, Recording Secretary Alexis Oliphant, and Town Manager Jamie Smith. Also, in attendance were Brian Shannon from Laurel Redevelopment Corporation (LRC) and Mr. Connor McNally of McNally Ventures. It was noted that Ex-Officio Tim West was absent.

Planning Chair Boyce stated the purpose of the September 13, 2023, Planning & Zoning is to hold a public hearing for a Preliminary Site Plan pertaining the LRC Riverfront a proposed townhomes/semi-detached development, 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 opened the public hearing at 7:00 p.m. for the Preliminary Site Plan pertaining the LRC Riverfront a proposed townhomes/semi-detached development, 205 West Front, Tax Map #'s 432-8.06-47.01, 432-8.06-46.00, and 432-8.06-45.00. Planning Chair Boyce stated the P&Z Committee has reviewed this proposed development for several months and the next step tonight is to hold a public hearing to allow for any questions. Mr. Shannon of the LRC stated the proposed development will feature 28 duplex units located on West Front Street, Poplar Street, and Broad Creek, which is land that the LRC has owned for several years. The duplex units will feature a separation of façade appearing if they were actually separate units, but still attached units. The units will be for sale, and they will also be owner occupied. Mr. Shannon stated they've secured financing for the entire project, and he believes this development will be a great opportunity for the town.

Mr. McNally from McNally Ventures stated the proposed development is considered starter homes at a market rate to help drive more home ownership within the town. The proposed development will feature 2 ½ parking spaces per unit with 4 dog stations within the development. He advised majority of the units will face Poplar Street and West Front Street to allow the homeowners to feel more connected to the town. The units will feature a small front yard with a small porch. The common green space proposed will be maintained by the homeowner association. He stated the development will also be connected to the Riverwalk once the construction begins for the pathway. A draft of the elevations and the floor plans were presented, but not yet finalized. The units will feature 3 bedrooms and 2 ½ bathrooms. The project was awarded Downtown Development District (DDD) funding and they're looking into the Delaware State Housing Authority for additional funding. He advised their goal is to move forward with construction, once they've received all state approvals and town approvals.

Planning Chair Boyce inquired when engineering plans will be prepared. Mr. McNally stated in approximately 3 to 4 months.

Mr. McNally stated they're looking into groundbreaking in January and February with the construction of homes beginning February and March leaving the project to be completed in October and November depending when on all state approvals and town approvals are received.

Planning Member Ash inquired if all the units will be constructed all at once or in phases. Mr. McNally stated the 1st Phase will be the construction of the 7 units along West Front Street and the 2nd Phase will be the construction of the additional 7 units.

Planning Chair Boyce inquired if Mr. McNally could elaborate more on the opening space. Mr. McNally stated maintaining the common areas can be done in either one or two ways. With the first way the HOA will be responsible for the common areas or the second way with no HOA leaving the LRC responsible for all common areas.

Mr. McNally stated they understood if they tie into town water and sewer along Front Street the town will require a repave.

Planning Chair Boyce stated their next steps are to receive all state approvals from the required state agencies and present a final site plan to P&Z.

Public Hearing Adjourned at 7:21 p.m.

The Planning & Zoning Minutes of August 9, 2023, were presented for review and adoption. Planning Member Calio-Quillen made a motion to accept the minutes with an amendment to include Planning Member Ash as present. Planning Member Radish seconded the motion. Vote was 7-0, with Ex-Officio West 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 7-0, with Ex-Officio West absent.

Meeting Adjourned at 7:24 p.m.