

**CITY OF LAUREL  
MASTER PLAN REVIEW COMMITTEE  
MEETING MINUTES- MAY 27, 2025**

The meeting convened in the Council Chambers of the Laurel Municipal Center at 6:11 P.M., with The Honorable Chairman G. Rick Wilson presiding. Committee Members Present: Mr. Calvin Burns, Ms. Maria Gonzales-Jackson, Ms. Ursula Gnan, Mr. Nadol Hishmeh and Mr. Sophady Uong. Staff support in attendance from the Department of Economic & Community Development were Mr. Monta Burrough, Director, Mr. Sam Braden IV, Deputy Director, Ms. Taylor Harvey, Planner II, Ms. Chloe Kauffman, Planner I and Ms. Brooke Quillen, Community Development Coordinator, serving as Secretary to the Master Plan Review Committee. There were approximately two (2) members of the public in attendance.

The Committee, on motion by Mr. Wilson, seconded by Mr. Burns, and all members present, voted to approve the minutes from April 29, 2025 minutes as written.

Mr. Burrough stated it is the goal of the Economic & Community Development Department to have the Master Plan draft done by end of January 2026 or early February 2026 therefore, the Committee will not be meeting as often so staff has time to work on the draft. If the Committee has any recommendations regarding the updates, please email them directly staff. He thanked everyone for attending throughout the year and their participation thus far.

Mr. Braden discussed the City's long-term vision. He added specific areas in the corridor that will be focused on Main Street as well as Economic Development goals, along with Fine Arts Revitalization and Sustainability planning. Economic Growth and attract new businesses. ECD is very unique. He reminded the Committee, when speaking on development of urban areas, we are not talking about new construction, rather revitalizing existing areas.

Ms. Harvey showed a quick Youtube video for Zoning Matters that explained zoning for land uses and codes from urban.org. Ordinances. A long time ago it was used to segregate for racial purposes. People of color are at higher risk to live somewhere that can make them sick. Why zoning is so important.

He then showed the map showing where Wards 1 and 2 are located. Then he showed our zoning map. The revitalization overlay map was next. Route One has a lot of opportunities because its so busy. The reason why these maps have been a major part of our discussion is it provides a blue point with what we want to do.

The Master Plan Data Analyst Consultant, Mr. Steere, chimed in that this needs to be a new graphic illustration in the updated master plan. Mr. Burns asked if there are key pressure points that have stopped these things from happening in the past. Mr. Wilson outside investment, the biggest challenge on Main Street is ownership. No commercial investment. Issue with the Master Plan or the strategic plan. Relationships and

partnerships are key to accomplishing be more visible in the City. Developers and owners make sure they understand what incentives are available. It could be the lack of education of opportunities.

It could mean different things to different people. Make a flyer, did you know you could do this? The language, how it is easily shared, has to be taken into consideration. This is how we grow; this is what could happen. Cost issue, economy can play a role, and we can't always control that. Marketing tool with link to each one. The numbers just don't work, they won't come. In each overlay district, what are we missing or what hurdles are there. This is our vision and this is what could be done. Are we working with Natalie Williams to get information out. The different overlay areas. How to do this and market them. We will make everything available. Incentives for each area. We also have reached out to County and State agencies.

Taylor showed off an illustration that showed everything possible on a thriving street. Walkability and safety. Parking is important, biking for health.

Chloe talked about the Main Street Revitalization Plan and the tie with the Historic District. Live, work, play life on Main Street. Grant offerings. Regenerate older spaces. Murals with art. Environment, green space. A connective Laurel, to get people to Main Street.

Interactive survey with the Committee, scan code on screen and answer questions.

There being no further business, the meeting was adjourned at 8:03 P.M.

**Approved:** *Brooke Quillen*

**Date:** 9/30/2025