

SIX HUNDRED-EIGHTEENTH MEETING – REGULAR
CITY OF LAUREL PLANNING COMMISSION
TUESDAY, DECEMBER 9, 2025 – 6:00 P.M.

The meeting was held virtually via Zoom with the chair, the Honorable Mr. Rick Wilson. The roll was called with Mr. Wellford, Mr. Grant, Mr. Spalding, and Council President Smith, Ex-Officio Member. From the Department of Economic & Community Development there was Mr. Jay Meashey, Director, Mr. Monta Burrough. Deputy Director, Ms. Alexis Williams, Planner I, and Ms. Brooke Herring, Community Development Coordinator.

There were approximately five (5) members of the public in attendance.

The minutes from the September 9, 2025, meeting were approved as written on motion by Mr. Wellford, seconded by Mr. Grant and carried on a roll-call vote of all members present.

The next item on the agenda was Special Exception Application No. 972 for 13601 Westside Boulevard Laurel, Maryland 20707, filed by Westside Land Holdings LLC., 9102 Owens Drive Manassas, Virginia 20111. Mr. Burrough stated the applicant is seeking a Special Exception to develop a 2,748-square-foot Panda Express restaurant with drive-through service in the M-X-T (Mixed Use–Transportation Oriented) Zone. According to the site plan submitted with the application, the project includes a double drive-through lane. The proposed restaurant will be located on Lot 6, adjacent to the Wawa gas station within the Westside community. Previously, the site was approved for the development of 200,000 square feet of commercial space. The Westside project includes 484 multi-family units, 137 townhomes, and additional commercial retail. The current application is intended to contribute to the redevelopment of the commercial retail space. The property recently had construction of a Starbucks and a commercial strip center. The property was annexed into the City in July 2012.

Representing the applicant, Mr. Edward Gibbs, Esquire, of Gibbs and Haller, 1300 Caraway Court, Suite 102, Largo, Maryland 20772, introduced himself and the project team to the Commission. He briefly outlined the history of the Westside project, including the Final MXT Site Plan Application approval received in July 2025. Mr. Gibbs stated that he and his client agree with the staff report and all listed conditions, with one exception. Under the five criteria of Section 20-21.01 of the Unified Land Development Code, the staff report references the classification for a carry-out or drive-through restaurant under Section 20-22.31. Mr. Gibbs noted that while this section may appear to be the most applicable, that use is permitted only in the C-G or C-SH zones. Therefore, he asserted that the correct classification for the proposed restaurant is a “restaurant, specialty with drive-through” under Section 20-12.2 of the Unified Land Development Code, which is permitted in the MXT zone. He further stated that there are no special criteria associated with this use.

Chairman Wilson asked staff if the staff report needs to be updated or if the Commission could accept what Mr. Gibbs has suggested. Mr. Burrough stated we can accept the correction, and the staff report can remain as is however changes will be made for future documentation regarding this application.

There was discussion among the Commission and the applicant regarding drive-through traffic circulation. Mr. Gibbs stated that the double drive-through configuration is very effective and helps eliminate vehicle backups and therefore has proven to be successful.

The Commission, on motion by Mr. Wellford seconded by Mr. Spalding, and carried on a roll-call vote of all members present, voted to **recommend approval** of Special Exception No. 972 to Board of Appeals as presented in the Technical Staff Report.

Next on the agenda was for Special Exception Application No. 976, filed by Mr. Fidel Rincon, Chido's Tex Mex Grill located at 14600 Laurel Place Laurel, Maryland 20707. Mr. Burrough stated the applicant is seeking special exception approval to have live entertainment, a DJ, and a live band to be located at 14600 Laurel Place, Laurel, Maryland 20707. Chido's Tex-Mex Grill goals are to enhance the overall dining and social experience for our guests, attract new patrons while retaining existing customers, increase food and beverage sales through extended evening activity, and provide a safe and enjoyable entertainment option for adults in the Laurel community. The applicant proposes the following hours of entertainment: Friday: 9:00 PM – 1:00 AM (Possible Private Event if Scheduled) Saturday: 9:00 PM – 1:00 AM (Possible Private Event if Scheduled) The applicant states that the city will be notified immediately if there are any proposed changes to these hours. If so, the special exception must be amended to reflect the proposed changes.

Representing the applicant, Mr. Victor Guzman, 14600 Laurel Place Laurel, Maryland 20707, stated they are trying something different to offer live music on the weekends.

The Commission, on motion by Mr. Wellford, seconded by Mr. Spalding, and carried on a roll call vote of all members present, voted to **recommend approval** of the Special Exception Application No. 976 and Resolution No. 25-08-PC to the Board of Appeals, as presented in the Technical Staff Report.

The election of Chair was next on the agenda. Mr. Wellford made a motion to elect Mr. Wilson to continue as Chair of the Planning Commission. Mr. Grant seconded the motion and a roll call continued with all members present voting "Yes".

The election of Vice-chair was the next item. Mr. Wellford made a motion to elect Mr. Grant as Vice-chair to the Planning Commission. Mr. Spalding seconded the motion and a roll call continued with all members present voting "Yes".

There being no further business, the meeting was adjourned at 6:30 p.m.

Approved: *Brooke Herring*

Date: 2/10/2026

