

**THREE HUNDRED EIGHTY THIRD MEETING
CITY OF LAUREL BOARD OF APPEALS
THURSDAY, MARCH 27, 2025 – REGULAR MEETING**

*****This meeting was conducted virtually via Zoom *****

Convened: 6:05 P.M.

Board Members Present (During Roll):

Frederick Smalls, Chair
Michelle Keating, Vice-chair
David Johnston
Maria Clifford
Stephen Wallace

Staff Present:

Monta Burrough, Director, ECD
Sam Braden IV, Deputy Director, ECD
Brooke Quillen, Community Development Coordinator, ECD
Charlotte Freedberg, Communications

Citizens Present: Approximately: Six (6)

The minutes of the December 19, 2024, meeting were approved as written on motion by Johnston and seconded by Keating, carried on a roll call vote of all other members present.

The next agenda item was Special Exception Application No. 966 located at 14368 Baltimore Avenue Laurel, Maryland 20707, filed by Raising Cane's Restaurant, L.L.C., 6800 Bishop Road Plano, Texas 75024.

Chairman Smalls opened the public hearing at 6:07 p.m.

Representing the applicant, Mr. Matthew Tedesco, Attorney, McNamee Hosea Attorneys & Advisors, 6404 Ivy Lane Greenbelt, Maryland 20770, explained a quick overview of the project adding that Raising Cane's is a newer franchise to the area. He added all requirements have been met for this application and the Planning Commission recommended approval on March 11, 2025. Lastly, he stated he can answer any questions the Board may have.

Chairman Smalls closed the public hearing at 6:10 p.m.

Ms. Clifford arrived at the meeting at 6:12 p.m.

Mr. Braden completed the reading of the record for the administrative approval process and presented the technical staff report dated January 21, 2025. The applicant is requesting a special exception for the development of an approximately 3,031-squarefoot restaurant with drive-through service (“Raising Cane’s”) in the C-G (Commercial General) Zone. The former restaurant (Red Lobster) will be razed. As shown on the site plan filed with the application, the new Raising Cane’s restaurant is proposed to be 3,031 square feet with a double drive-through lane. The proposed Raising Cane’s is in the commercial pad along Baltimore Avenue within the Laurel Lakes Center.

There was discussion among the Board, staff members and the applicant regarding the review of this application for the entire project, not just the drive-through aspect, as the Board has seen in the past, this is mainly because the existing building is being demolished, and a new building will be constructed. There were comments on the timing; of when the demolition will happen and whether there was any consideration for the applicant to reuse any material from the existing building. There was a question of how this will harmonize with the rest of the shopping center.

The applicant, Mr. Matthew Tedesco, Attorney, McNamee Hosea Attorneys & Advisors, 6404 Ivy Lane Greenbelt, Maryland 20770, stated it didn’t make sense to rehabilitate the current building because their new plans with a double drive through wouldn’t have worked. He added they will be producing a robust buffer of landscaping by added at least 26 new trees and EV chargers to the site. Mr. Tedesco stated he believes the Raising Cane’s modern feel will improve the esthetic of the shopping center. He added Canes was the founder’s dog name, which holds the spirit of the franchise.

Mr. Wallace made a motion to approve Special Exception Application No. 966 and Resolution No. 25-01-BOA. Ms. Keating voted “Yes”, Mr. Johnston voted “Yes”, Ms. Clifford voted “Yes”, Chairman Smalls voted “No”. Special Exception Application No. 966 and Resolution No. 25-01-BOA was **approved on a 4-1 vote** as presented in the Technical Staff Report.

Adjourn: 6:31 P.M.

APPROVED: Brooke Quillen

DATE: 5/22/2025

