

SIX HUNDRED-FIFTHTEENTH MEETING – REGULAR
CITY OF LAUREL PLANNING COMMISSION
TUESDAY, MAY 13, 2025 – 6:00 P.M.

The meeting was held in person in the Council Chambers with the chair, the Honorable Mr. Rick Wilson. The roll was called with Mr. Grant and Mr. Spalding. 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 Kaufman, Planner I and Ms. Brooke Quillen, Community Development Coordinator. Also in attendance was Ms. T'Amani Hamlett, Chief Building Official, Department of the Fire Marshal & Permit Services.

There were approximately two (2) members of the public in attendance.

The minutes from the March 11, 2025, meeting were approved as written, on motion by Mr. Spalding seconded by Mr. Grant carried on a roll-call vote of all members present.

The next item on the agenda was for Special Exception No. 967 338 Main Street Laurel, Maryland 20707, filed by Mr. Randolph Williams, 338 Main Street Laurel, Maryland 20707. Ms. Harvey stated the applicant seeks special exception approval to add live entertainment and outdoor seating to Caribe Express. During the hours of operation, Caribe Express will have a controlled environment, which includes an equipped alarm system that plays moderate music late at night and is prepared to hire a civilian security company and police officers to ensure the health, safety, and welfare of the Laurel residents as well as the employees.

There was discussion among staff and Commissioners regarding the fence, which will be installed in phases within the next two (2) to three (3) years. The fence is not a requirement for approval. The fence will not officially be a sound barrier; however, it will help along with additional landscaping along the fence line. The applicant stated the building currently does not have a sprinkler system, that is only required if they have a dance floor, which they have agreed not to do at the moment. The current occupancy is 79 people. If that were to exceed over 100, they would have to improve their fire suppression system and receive an updated occupancy certificate per the Chief Building Official.

Chairman Wilson asked staff to update the staff report with the occupancy numbers for the Board of Appeals to review as well.

The applicant, Mr. Randolph Williams, 338 Main Street Laurel, Maryland 20707, stated he and the applicant agree with the staff report and conditions listed.

The Commission, on motion by Mr. Spalding seconded by Mr. Grant, and carried on a roll call vote of all members present, voted to **RECOMMEND** approval to the Board of Appeals.

There being no further business, the meeting was adjourned at 6:16 p.m.

Approved: *Brooke Quillen* Date 7/24/2025

