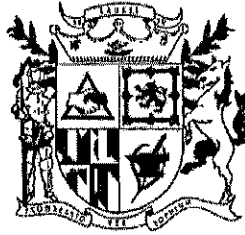


The Honorable G. Rick Wilson, Chair
Dennis Grant Vice Chairman
John R. Kish
Council President Smith, Ex Officio Member
Bill Wellford
Stanley Spalding
Roy Smith, Alternate



Jay Meashey, Director
Department of Economic and Community Development

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300

Commission usually meets Second Tuesday of each Month

SIX HUNDRED-TWENTY FIRST MEETING – REGULAR TUESDAY, APRIL 14, 2026 – 6:00 P.M. AGENDA

1. **Roll Call**
2. **Approval of Minutes** from the **March 10, 2026** meeting
3. **Special Exception Application No. 978**
An application submitted by **James Preston** for approval of Rental Hall use at **21 C Street**, for recommendation to the **Board of Appeals**
4. **Plat of Subdivision Application 979**
For 14402 Baltimore Avenue filed by KCI Technologies, **Resolution No. 26-04-PC**

Public Hearing on Application

Final Action by Planning Commission
5. **Special Exception and Variance Application No. 980**
An application submitted by BGE for the use of tower, height and setbacks at **921 Ninth Street** for recommendation to the **Board of Appeals**

The Honorable G. Rick Wilson, Chair
Dennis Grant Vice Chairman
John R. Kish
Council President Smith, Ex Officio Member
Bill Wellford
Stanley Spalding
Roy Smith, Alternate



Jay Meashey, Director
Department of Economic and Community Development

CITY OF LAUREL PLANNING COMMISSION

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Commission meets the Second Tuesday of each Month

SIX HUNDRED-TWENTIETH MEETING – REGULAR CITY OF LAUREL PLANNING COMMISSION TUESDAY, MARCH 10, 2026 6:00 P.M.

The meeting was held in person in the Council Chambers with the Vice Chair, Mr. Dennis Grant presiding. The roll was called with Mr. John R. Kish, Mr. Wellford, Mr. Spalding and Mr. Smith. From the Department of Economic & Community Development, Mr. Jay Meashey, Director, and Ms. Brooke Herring, Community Development Coordinator were in attendance. There were approximately four (4) members of the public in attendance.

The minutes from the February 10, 2026 meeting were approved as written, on motion by Mr. Kish seconded by Mr. Smith carried on a roll call vote of all members present.

The next item on the agenda was for Special Exception Application No. 978 for 21 C Street Laurel, Maryland 20707, filed by Mr. James Preston. Mr. Meashey stated the applicant is seeking approval to operate a rental hall at an existing retail establishment. He went on to discuss the history of this property, stating that on March 26, 2025, the City of Laurel Department of the Fire Marshal and Permit Services issued commercial Use and Occupancy permit to the applicant, for an Art Gallery and Event Space. On September 9, 2025, the applicant applied for the Laurel Thrive Small Business Grant Program provided by the Department of Economic and Community Development. During the routine review of Use and Occupancy permit as part of that process, staff discovered two (2) errors on the previously issued permit. First, an event space must be authorized through a Special Exception approval from the Board of Appeals. Second, an Art Gallery is not a defined use in the City's Uniform Land Development Code. The closest defined use is an Art and/or Cultural Center, which must be operated by a nonprofit organization. Mr. Meashey added that staff can issue a revised Use and Occupancy permit for a Retail Sales Establishment, Specialty, regardless of whether the applicant refers to the business as an art gallery. However, staff

cannot authorize an event space—defined in the ULDC as a Rental Hall—without approval from the Board of Appeals.

Mr. Meashey continued, stating the applicant submitted Special Exception Application No. 978 on January 15, 2026, seeking approval for Rental Hall use at 21 C Street. The property is zoned Commercial Village (C-V), where rental hall use requires a Special Exception. The applicant proposes operating the rental hall from 10:00 AM to 10:00 PM Monday through Thursday, and 10:00 AM to 12:00 AM Friday through Sunday. Based on the 1,400 square foot space, the Department of the Fire Marshal and Permit Services estimates the following maximum occupancies, 280 occupants standing, 200 occupants seated in chairs or 94 occupants seated at tables. City of Laurel departments and partner agencies were notified and asked to provide comments. The Department of Public Works raised concerns regarding parking, noting the applicant did not address parking requirements or availability. The Chief of Police noted that the application does not mention food or alcohol service, which are common at art events and rental halls. Other agencies raised no objections or did not provide comments.

Mr. Meashey explained parking is the primary concern. Based on the Unified Land Development Code requirements for a rental hall, the property would require 20 parking spaces plus one (1) per employee on the largest shift, and the applicant does not provide off-street parking. However, Section 20-16.6 of the Unified Land Development Code allows modification of parking requirements when certain conditions are met. Staff believes those conditions exist here, including 108 publicly owned on-street parking spaces within 500 feet, the absence of available land for new parking, access to public transit on Main Street, and the Parking Modification Zone established by the Mayor and City Council in 2016. The Main Street Business Area and Arts and Entertainment District are intended to function as a walkable commercial district where businesses benefit from shared parking and pedestrian traffic. For that reason, staff believes approving this use is consistent with the intent of the district and staff has determined that the application meets the criteria required for approval of a Special Exception. Therefore, staff recommends that the Planning Commission recommend approval of Special Exception No. 978 to the City of Laurel Board of Appeals, including modification of parking requirements, subject to the standard conditions regarding permits, compliance with laws and regulations, ADA requirements, operational standards, and limiting hours to those stated in the application.

The applicant, Mr. James Preston, 21 C Street Laurel, Maryland 20707, explained his plans to operate a cultural art gallery with occasional event rentals at a property located on C Street within the Arts and Entertainment District. He stated the purpose of the space is to revitalize the area and support local artists. The gallery would display artwork from artists representing diverse cultural backgrounds and would allow artists to exhibit their work without upfront fees. The gallery would receive a 20 percent commission on artwork sales. Mr. Preston added that the facility would primarily host small gatherings and community-

oriented events, including small wedding ceremonies and receptions, retirement celebrations and birthday gatherings, cultural and community events, seasonal arts and crafts activities and possible youth or young adult art programs during summer months. He emphasized that the venue is not intended to operate as a nightclub. The proposed hours of activity would generally focus on Thursday through Saturday evenings, with limited weekday use except during special events or summer programming. Mr. Preston indicated that there are no plans to obtain a permanent liquor license. Alcohol would only be served when permitted through a one-day permit issued by Prince George's County in conjunction with catered events. He noted that, in practice, the space would comfortably accommodate approximately 75 to 100 people and that events exceeding that size were unlikely.

Vice Chairman Grant stated there was no official public hearing required for this item until heard by the Board of Appeals, however, there were a couple members of the public wishing to speak on the application.

Mr. Peter Aloupis, Property owner of the Municipal Square Office Building, 13 C Street Laurel, Maryland 20707, expressed significant concerns regarding parking availability in the area. He stated that his property includes approximately 30 to 40 private parking spaces used by tenants during the day and during evenings, the parking lot is frequently used without authorization by patrons of nearby establishments. Unauthorized parking has resulted in repeated towing incidents and police involvement. He raised concerns that the parking conflicts have become increasingly confrontational. Furthermore, he indicated that similar concerns were raised previously when another nearby business, the Clyopatra Winery, applied for approval a few years earlier. He suggested the possibility of using his parking lot after business hours through a formal arrangement. He suggested that the City or nearby businesses could enter into an agreement for shared use of the parking lot, though compensation or other accommodations would be required. He emphasized that without a parking solution, additional event-related uses on C Street could exacerbate existing parking issues. Mr. Aloupis shared a video and photos with the Commission to back up his claims.

Mr. Stewart Sinex, Business owner of 3 Gear Games, 25 C Street, Laurel, Maryland 20707, expressed (2) two primary concerns; parking availability for customers and visitors to existing businesses on C Street and the noise impacts, particularly low-frequency bass from music played during events. He stated that bass vibrations have previously affected the shared building structure, causing discomfort to customers and occasionally requiring them to leave the premises. He requested consideration of possible restrictions on sound levels or bass amplification.

The applicant, Mr. James Preston, 21 C Street Laurel, Maryland 20707, responded to public comment by stating his patrons have been advised not to park in private lots and he has anticipated that his guests would use nearby public parking areas, including the lot across the street and available street parking. He

expressed openness to discuss potential parking arrangements with neighboring property owners if necessary. Regarding noise concerns, Mr. Preston noted that the building on C Street have very thin interior walls with minimal insulation, which contributes to sound transmission between units. The applicant indicated that some efforts have already been made to reduce noise, including purchasing sound panels. He reiterated that the venue is not intended to operate as a nightclub and would close by 12:00 a.m.

Commission members discussed the parking conditions along C Street and the broader parking challenges associated with the area's commercial uses. It was noted that many businesses on C Street operate without dedicated parking facilities, resulting in reliance on street parking and nearby private lots. Commission members suggested that the City administration, the applicant, and nearby property owners should explore potential shared parking arrangements prior to final consideration of the application.

Mr. Meashey agreed to meet with the neighboring property owner and applicant to discuss possible parking solutions. He also noted that the parcel referenced as a potential public lot across the street is privately owned and may have future development. Mr. Meashey emphasized the importance of continuing to support Economic Development and cultural activity within the Arts and Entertainment District while addressing infrastructure challenges.

The Commission, on motion by Mr. Wellford, seconded by Mr. Smith, and carried on a roll call vote of all members present, voted to **TABLE** Special Exception Application No. 978 for 21 C Street and requested for the City to engage with the property owner at 13 C Street regarding potential shared parking options and consideration of potential added conditions related to parking and operational impacts.

The next agenda item was Text Amendment No. 269 (Ordinance No. 2050) filed by the Mayor & City Council of Laurel. Mr. Meashey presented the Technical Staff report dated March 3, 2026, stating the proposed Text Amendment No. 269 (Ordinance No. 2050) would modify the unified land development code, chapter 20, "land development and subdivision regulations," section 20-22.73, "body art establishments." The purpose is to improve the City's regulation of establishments that offer tattooing and body piercing. Language regarding Body art establishments was first added to the ULDC in January 2017; since that time, the National Environmental Health Association developed the Body Art Model Code, a nationally recognized model framework used by state and local governments to implement Centers for Disease Control infection-control principles in body art establishments. Text Amendment No. 269 will incorporate best practices into our Code.

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

of Text Amendment Application No. 269 (Ordinance 2050) as presented in the Technical Staff Report and proposed ordinance to the Mayor and City Council.

There being no further business, the meeting was adjourned at 7:00 p.m.

Approved:

Date

Draft

1000



MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address: <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

April 6, 2026

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

To: City of Laurel Planning Commission

From: Connor Johnson, Planner III

Case: **Special Exception No. 978**
21 C Street
Laurel, Maryland 20707

GENERAL INFORMATION

APPLICANT	James W. Preston II
PROPERTY LOCATION	21 C St Laurel, MD 20707
PROPERTY OWNER	Scott Fisher 15 C St Laurel, MD 20707
BUSINESS NAME	Preston Cultural Art Gallery & Liberty Hall
BUSINESS OWNER	James W. Preston II
ZONE	C-V – Commercial Village Zone
REQUESTED ACTION	Approval for a special exception for Rental Hall use

BACKGROUND INFORMATION

The Applicant, Preston Cultural Art Gallery and Liberty Hall, is seeking approval for a special exception for Rental Hall use at an existing retail sales establishment, specialty. Preston Cultural Art Gallery and Liberty Hall has been operating on this property since March 2025.

The adjacent zoning designations are as follows:

- **North: P-I – Public Institution**
- **South: C-V – Commercial Village**
- **East: C-V – Commercial Village**

- **West: R-20 – One-Family Semi-Detached, Two-Family Detached, and One-Family Triple Attached**

The proposed hours of operation for the Rental Hall are as follows:

- **Monday-Thursday: 10:00 AM – 10:00 PM**
- **Friday-Sunday: 10:00 AM – 12:00 AM**

Staff will provide an updated maximum occupancy estimation from the Department of the Fire Marshal and Permit Services at the Planning Commission meeting.

The following City Departments and partner Agencies were notified of the application and comments were requested. Responses are included:

Department of Agency	Comments Received
City of Laurel Department of Public Works	"[DPW] we must reject this application at this time. The [Applicant] has not detailed fully the parking requirements necessary, nor the parking available on this site, for this use. If it can be demonstrated that there is sufficient parking, provided in detail [DPW] would be happy to review this application."
City of Laurel Police Chief	"No issues with this exemption. Will any of the events have alcohol when it's an adult only showing or event? There is no mention of possible alcohol or food."
City of Laurel Department of Parks and Recreation	"No objections"
City of Laurel Fire Marshal	No comments
Washington Suburban Sanitary Commission (WSSC)	No comments
Prince George's County Health Department	No comments
Maryland State Highway Administration (SHA)	No comments
Maryland Department of Planning	No comments
Maryland-National Park and Planning Commission (MNPPC)	"Prince George's County Planning Department offers no comments regarding the request."
Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)	"No objections"

Baltimore Gas and Electric (BGE)	No comments
Verizon	No comments
Prince George's County Public Schools Capital Programs	No comments

ANALYSIS

Parking

ULDC Sec 20-16.5 – Schedule of parking requirements requires 10.0 parking spaces per 1,000 sq ft available to patrons in Rental Halls. The applicant's floor plan of 1,400 sq ft requires twenty (20) spaces as a rental hall, as well as one (1) parking spot per employee on the largest shift. Retail and service establishments that generate low parking demand do not require parking. The greater and therefore **required number of parking spaces is 20, plus 1 per employee on the largest shift.** The applicant has negotiated a lease with the owner of off-street parking located at the address of 13 C St, which consists of **thirty (30) off street parking spaces which are available to customers** of Preston Art Gallery upon the approval of the Special Exception for Rental Hall use.

The quantity of off-street parking available at 13 C St fully satisfies the parking requirements of ULDC Sec 20-16.5. The reduction of parking requirements in the Parking Modification Zone is unnecessary, given the quantity of off-street parking acquired by the Applicant at 13 C St.

Requirements for Approving a Special Exception

The Uniform Land Development Code governs Special Exceptions. Requirements are listed in bold with staff analysis of this application following each requirement:

Sec. 20-21.1

- a. **A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:**

(1)The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.

Preston Cultural Art Gallery and Liberty Hall is a center for arts and culture, which is consistent with the master plan's goals of fostering interactions among artists and arts-related business opportunities. The additional use of the gallery as a Rental Hall is consistent with the intent to continue to support local artists and arts organizations and attract new artists. Therefore, the proposed use is in harmony with the purpose and intent of the City of Laurel's comprehensive master plan.

(2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

The rental hall use will take place within the existing retail sales establishment, which means that residents and workers in the area will not be exposed to any additional or different effects than they currently are.

(3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The Rental Hall use will take place within the existing indoor area, and the applicant has committed to sound management practices to monitor volume. Amplified sound will be maintained at conversational or background levels, and no outdoor music or assembly will take place. Events will have controlled attendance and fixed hours, with appropriate staffing during all events to monitor behavior and sound pollution compliance. The location is within the Main Street and Arts and Entertainment Districts, where increased foot traffic is sought as a matter of public policy, therefore the Applicant's proposed use will promote the use, enjoyment, economic value and development of surrounding properties and the general neighborhood.

(4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements;

The Rental Hall use does not impose any burden on schools. The addition of the Rental Hall use is not expected to impact fire protection services; however, the property will need to request a Occupancy Capacity Certificate from the Fire Marshall. Any impact to water, sanitary sewer, storm drainage, and other public improvements will be marginal as the maximum occupancy of the premises is not changing with the modified use. C St will likely encounter increased loads for parking and transportation to and from the venue.

(5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.

The proposed rental hall use meets the definition in ULDC Sec. 20-1.7.

Staff has determined that the Applicant has sufficiently addressed the criterion for approving a Special Exception for Rental Hall use: An establishment where a building, or areas within any building, is leased to individuals for private meetings, private banquets, business seminars, weddings, training classes, and other such similar functions, but which shall not include a

restaurant or on-site kitchen facilities. A rental hall does not include a nightclub, dance club, social club holding a liquor license, or uses not listed herein, and aside from the fee to rent any such facility, no cover charge or admission fee shall be charged to individuals for entry into the rental hall for any activity.

Staff has addressed the comments of DPW. Laurel Police Department comments raise the issue of whether alcohol and any food will be served during use as a Rental hall. Staff contacted the Applicant, who has stated that should alcohol be served at an event, then the appropriate short-term permitting and licensing will be acquired from Prince George's County.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission RECOMMEND APPROVAL of Special Exception Application No. 978 to the City of Laurel Board of Appeals, with the following conditions:

1. The Applicant shall obtain all required permits
 - a. Applicant shall obtain all required City of Laurel permits
 - b. Applicant shall apply for a Maximum Capacity Certificate
 - c. Applicant shall obtain any necessary permits or licensees from Prince George's County, including those related to food or alcohol service
2. The Applicant shall comply with all federal, state, and local laws and regulations related to use of the property
3. The Applicant shall adhere to the regulations set forth by the City of Laurel Noise Ordinance at all times of operation
4. Neither external speakers for live or prerecorded entertainment nor any outdoor entertainment shall be permitted
5. The Applicant shall limit the Rental Hall use to the approved hours of operation of Monday-Thursday: 10:00 AM – 10:00 PM and Friday-Sunday: 10:00 AM – 12:00 AM
6. Staff shall be on duty upon the premises during all hours of the Rental Hall use
7. Applicant must ensure the site is following ADA requirements
8. The following operations standards must be met by the use throughout its operations:
 - a) All exterior doors will remain closed but not locked during business hours.
 - b) No external speakers will be used.
 - c) The applicant will comply with all approved plans and city requirements.
 - d) Any nonconformance with the special exception terms will be corrected promptly upon notice from City staff.
 - e) The applicant will comply with all applicable laws and ordinances of the City of Laurel and any other agency with jurisdiction.

Attachments:

1. Application
2. Subject Plans

3. Narrative
4. Photos of Site
5. Parking Lease Agreement

REVIEWED & APPROVED



Jay Meashey
Director



**MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

Date Filed:	1/15/26
EngGov No.:	2026 0055
Application No.:	978
Planner:	Connor
Zoning Sign:	✓
PC Hearing:	3/10/26
PC Recommendation:	
BOA Hearing:	3/26/26
BOA Decision:	
Resolution No.:	26-02-80A

SPECIAL EXCEPTION APPLICATION

APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY. APPLICATION WILL NOT BE PROCESSED UNLESS ALL ITEMS IN THE CHECKLISTS ARE ADDRESSED.*



RESIDENTIAL



COMMERCIAL

*Check one.

1. SUBJECT PROPERTY

Project Name: Preston Cultural Art Gallery & Liberty Hall
Street Address: _____
Zoning: _____ Lot: _____ Block: _____
Subdivision Name: _____
Tax Identification No.: _____

2. APPLICANT

Name: James W. Preston II
Street Address: 21 C Street Suite No.: _____
City: Laurel State: MD Zip Code: 20707
Work Phone: (202) 731-0481 Home Phone: _____
Email: prestonartgallery21@gmail.com

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Name: Scott Fisher
Street Address: 15 C Street Suite No.: _____
City: Laurel State: MD Zip Code: 20707
Work Phone: (301) 928-0404 Home Phone: (301) 928-0404
Email: CStreetShopsLLC@gmail.com

4. ENGINEER/SURVIVOR

Name: _____
Street Address: _____ Suite No.: _____
City: _____ State: _____ Zip Code: _____
Work Phone: _____ Home Phone: _____
Email: _____

5. Two (2) mylar originals with the following Signature Blocks:



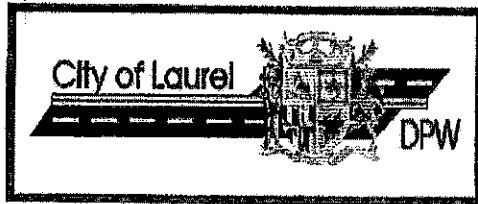
City of Laurel Board of Appeals

Approved: _____

Date _____

Chairman

Secretary



DATE RECEIVED BY DPW: _____

DATE RETURNED TO ECD: _____

DPW REVIEWER: _____

DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____

DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

CRITERIA FOR GRANTING SPECIAL EXCEPTIONS

The City of Laurel Board of Appeals is authorized to grant a *special exception* based up on the criteria set forth in Sec. 20-21.1 of the Unified Land Development Code (ULDC). Sec. 20-22 of the ULDC contains additional criteria specific to certain individual uses.

SPECIAL EXCEPTION NARRATIVE

Use of Preston Cultural Art Gallery & Liberty Hall for Special Events

In Accordance with Section 20-21.1 of the Unified Land Development Code

1. Description of the Property & Existing Use

Preston Cultural Art Gallery & Liberty Hall is located at 21 C Street, Laurel, MD (formerly the Venus Theater). The property consists of an existing cultural/art facility used to display visual art, host community programming, and support educational activities. The structure is fully enclosed, climate-controlled, and compliant with applicable building and fire safety codes.

The gallery's primary use is the exhibition and presentation of artwork, cultural installations, and community-driven creative programming intended to enhance the arts within the City of Laurel.

2. Proposed Special Exception Use

The applicant seeks a Special Exception to utilize the art gallery as a venue for limited, small-scale, community-oriented special events, consistent with Section 20-21.1 of the Unified Land Development Code.

These events include:

- **Art receptions & openings**
- **Cultural showcases**
- **Educational workshops**
- **Poetry readings, lectures, and public forums**
- **Private milestone celebrations (birthdays, retirements, small receptions)**
- **Nonprofit community events & fundraisers**
- **Small performances related to arts and culture**

These activities are consistent with the gallery's mission to provide accessible cultural programming and strengthen the arts in the City of Laurel.

3. Nature of Activities

All events will occur indoors, within the conditioned space of the gallery. Activities may include amplified sound at conversational or background levels, but no outdoor music or outdoor assembly is proposed.

Events will be scheduled by appointment only, with controlled attendance and fixed hours. The gallery will maintain appropriate staffing during all events to ensure compliance with city regulations.

4. Hours of Operation

The proposed special event hours are as follows:

- Monday–Thursday: 10:00 AM – 10:00 PM**
- Friday–Sunday: 10:00 AM – 12:00 AM**

These hours reflect typical cultural-arts venue operations and ensure noise and activity remain compatible with surrounding land uses.

5. Compatibility with Surrounding Uses

The proposed use is compatible with adjacent commercial and civic properties. The event activities occur fully indoors, with no detrimental impact on neighboring properties.

Steps taken to ensure compatibility include:

- All sound contained within the building**
- No outdoor entertainment**
- Controlled guest lists and attendance limits**
- On-site staff monitoring ingress and egress during events**
- Compliance with all public safety, fire, and occupancy standards**

The gallery's event operations will not generate excessive traffic, noise, or parking demand beyond what is typical for cultural or assembly uses permitted in the district.

6. Parking & Traffic Considerations

The proposed use will rely on:

- Existing on-street public parking
- Public parking lots within walking distance
- Staggered event scheduling to avoid peak traffic conflicts

Special events will not create adverse traffic conditions. Guests typically arrive in small groups, and total attendance remains within code-permitted occupancy limits.

7. Health, Safety, & Public Welfare

The gallery will maintain:

- Valid occupancy certificates
- Fire code compliance
- Emergency exits accessible at all times
- Adequate lighting and interior circulation
- ADA-compliant access where required

Event staff will monitor all activities to ensure that the property continues to operate safely and respectfully during special event use.

8. Consistency with Section 20-21.1 ULDC Criteria

The proposed use meets the intents and standards of Section 20-21.1 by:

- Complementing existing permitted uses within the zoning district
- Supporting cultural, artistic, and community-based activities
- Operating in a manner that avoids negative impacts on nearby properties
- Promoting economic and cultural vibrancy in the City of Laurel
- Ensuring all activities remain safe, controlled, and fully contained within the building

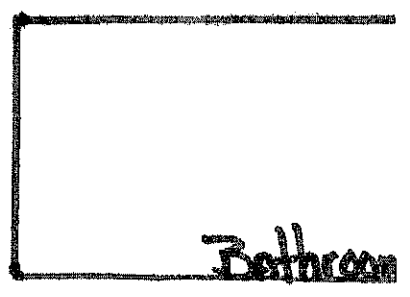
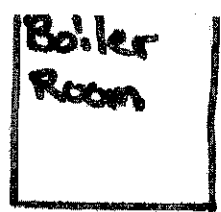
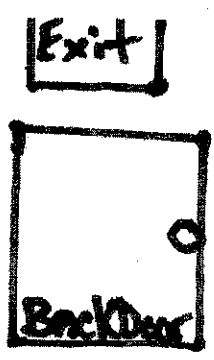
This Special Exception enhances the public good by expanding access to arts, culture, and community engagement in a responsible manner.

9. Conclusion

For these reasons, the applicant respectfully requests approval of the Special Exception to

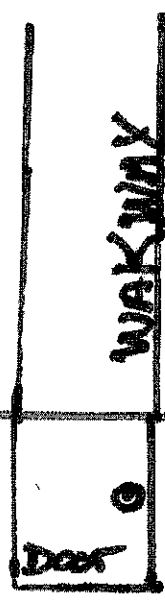
allow Preston Cultural Art Gallery & Liberty Hall to host special events in accordance with Section 20-21.1 of the Unified Land Development Code.

The proposed use is compatible with surrounding development, preserves public health and safety, and advances the City's cultural and community objectives.



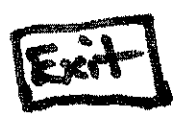
Dining Area

Wall



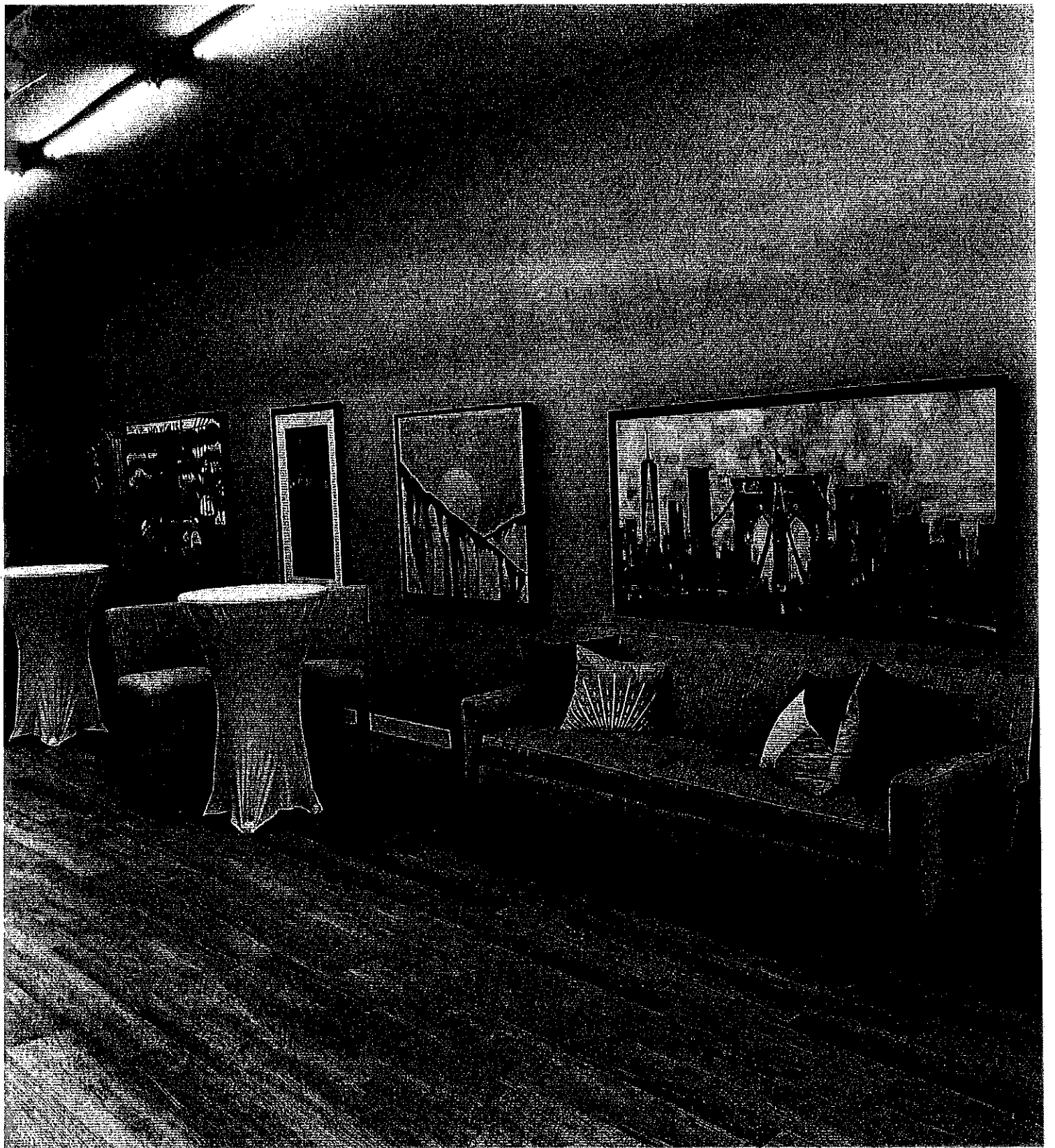
Wall

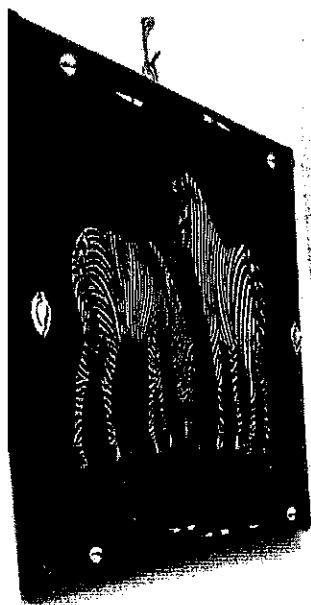
Exit











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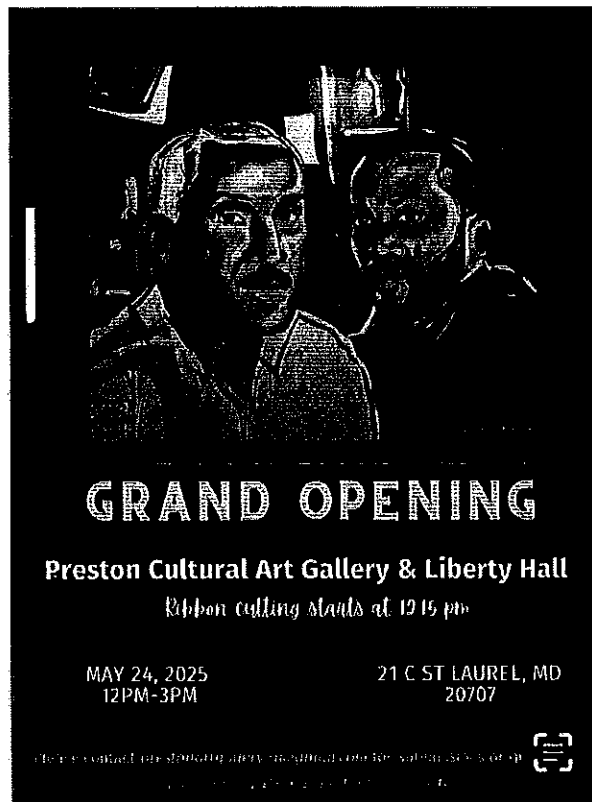
LTE 5G



May 5
8:09 PM



From Liz



Sec. 20-21.1

- (a) A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:
- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.
 - (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
 - (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;
 - (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and
 - (5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.
- (b) The applicant for a special exception shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Board of Appeals.

Special Exception requests not meeting all five criteria plus any additional criteria specified in Sec. 20-22 cannot be legally granted by the Board of Appeals. Each of the criteria must be addressed individually in the Statement of Justification.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT:

Signature: [Signature]
Print Name: James W. Preston

Date: 11/15/26

PROPERTY OWNER (if different than Applicant)

Signature: [Signature]
Print Name: Scott C. Fisher

Date: 11/15/26

Complete the chart below:

<u>Fees (see separate schedule)</u>	<u>Amount</u>	<u>Account #</u>
Filing Fee		10-43105
Legal Advertisement (charge included in fee schedule)	<u>\$100.00</u>	10-20203
Zoning Sign (charge included in fee schedule)	<u>\$30.00</u>	10-43105
<u>Total:</u>		

CA waived application fees.

*More than (1) sign will be extra for larger projects, therefore, fee may increase

-All materials and fees are due at time of submittal. Staff will review and invoice you once confirmed.
-Special Exceptions granted by the Board of Appeals must be established within two (2) years from the date of passage.

Revised 10/2/24- lbq

PARKING LOT AGREEMENT

This Parking Space Lease Agreement ("Agreement") made this 21st day of March, 2026, is by and between:

Landlord: Panagiotis Aloupis with a mailing address of 13 C Street Laurel, MD 20707 ("Landlord"), and

Tenant: James Preston with a mailing address of 21 C Street Laurel, MD 20707 ("Tenant").

Whereas, Tenant has made **Special Exception Application #978** with the City of Laurel seeking approval for a Rental Hall use at 21 C Street, Laurel MD 20707.

And Whereas, Tenant seeks to secure parking spaces for its patrons to accommodate this Use,

Now Therefore, both Landlord and Tenant agree to the following terms and conditions:

1. **Parking Lot**. Lot shall be leased for non-exclusive use from Landlord to the Tenant located at the address of: **13 C Street Laurel , MD 20707**
2. **Lease Term**. The rental period shall begin on the first day of the month following approval of Special Exception Application #978 and will continue in perpetuity as long as 21 C Street, Laurel MD 20707 continues to operate as a Rental Hall, unless terminated by Landlord with 30-day prior written notice.
3. **Rent**. \$500.00 (Five Hundred Dollars) per month shall be paid by Tenant to Landlord during the lease term on the 1st of every month. Rent not received by the 5th day of each month will be subject to a 10% penalty. Rent shall increase by 3% on the first day of January annually. Payment of first month rent (\$500) is due upon signing of this Agreement, receipt of which is hereby acknowledged.
4. **Upkeep**. Landlord is responsible for ensuring the Parking Lot is accessible to the Tenant after 6:00 pm daily until rental hall closing time per posted operating hours (no overnight parking). Landlord is responsible for all snow removal or other debris that may obstruct the parking lot, and maintenance or repairs of the parking lot. Tenant will be responsible for removing all trash left in the parking lot after nightly use.
5. **Damage and Theft**. Landlord shall not be responsible for damage to vehicles, possessions stolen, or any other loss incurred by the Tenant or its patrons. Tenant will indemnify Landlord and hold harmless from any and all claims as a result of this use

6. Injury. The Tenant shall indemnify and hold the Landlord harmless for any injury claimed to have occurred while on the property where the parking lot is located.

EXECUTED AND AGREED by the parties below

Landlord's Signature [Signature] Date 3/21/26
Print Name: PANAGIOTIS ALOUPIS

Tenant's Signature [Signature] Date 3/21/26
Print Name: JAMES PRESTON



MAYOR AND CITY COUNCIL OF LAUREL

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300

Internet Address: <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

April 6, 2026

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

To: City of Laurel Planning Commission

From: Connor Johnson, Planner III

Case: **Plat of Subdivision No. 979**
14402 Baltimore Avenue
Laurel, Maryland 20707

GENERAL INFORMATION

APPLICANT	Carol Rose
PROPERTY LOCATION	14402 Baltimore Ave Laurel, Maryland 20707
PROPERTY OWNER	Carol Rose 45 Saint George Place Palm Beach Gardens, FL 33418
BUSINESS NAME	N/A
BUSINESS OWNER	N/A
ZONE	O-B – Office Building Zone
REQUESTED ACTION	Approval of Record Plat of Subdivision

BACKGROUND INFORMATION

The Applicant, Carol Rose, is seeking Record Plat of Subdivision approval to subdivide one (1) existing lot into two (2) separate lots.

The adjacent zoning designations are as follows:

- **North: P-I – Public Institution, C-SH Commercial Shopping Center**
- **South: C-G – Commercial General**
- **East: Outside of City jurisdiction (Prince George's County)**
- **West: P-I – Public Institution**

There are currently two buildings on the property, one **vacant commercial building** and an **Atlantic Union Bank** with a drive through service window.

The following City Departments and partner Agencies were notified of the application and comments were requested. Responses are included:

Department of Agency	Comments Received
City of Laurel Department of Public Works	"The Department of Public Works has no objection to this Plat of Subdivision."

ANALYSIS

Parking

The parking requirements on the vacant property are subject to change according to the use designation when tenancy is established; however, the ULDC Sec 20-16.5 – Schedule of parking requirements for a bank, savings and loan association, or other savings or lending institution requires one (1) parking space per 250 sq. ft. of the first 2,000 sq. ft. of GFA and +1.0 per 400 sq. ft. of GFA above the first 2,000 sq. ft.

The subdivision would provide **twenty-five (25) off-street parking spaces** including two (2) ADA accessible parking spaces on the lot of the currently vacant brick commercial building, and **thirty-one (31) off-street parking spaces** for the lot of the commercial bank including an additional two (2) ADA accessible parking spaces.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission RECOMMEND APPROVAL of Plat of Subdivision Application No. 979 to the City of Laurel Board of Appeals, with the following conditions:

1. The Applicant shall obtain all required permits for businesses operated on the subdivided premises
 - a. Applicant shall obtain all required City of Laurel permits
 - b. Applicant shall apply for a Maximum Capacity Certificate
 - c. Applicant shall obtain any necessary permits or licenses from Prince George's County, including those related to food or alcohol service
2. The Applicant shall comply with all federal, state, and local laws and regulations related to use of the property
3. Applicant must ensure the site is following ADA requirements
4. Applicant must ensure the site provides adequate parking required by the City of Laurel under Sec. 20-16.5. - Schedule of parking requirements

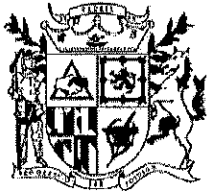
Attachments:

1. Application
2. Subject Plans
3. Narrative
4. Photos of Site

REVIEWED & APPROVED



Jay Meashey
Director



**MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

Application No. _____
Date Filed _____
PC Meeting _____
Decision _____
Date of Decision _____
Planner Assigned _____
Zoning Sign Issued _____
EnerGov No. _____

RECORD PLAT APPLICATION



PLAT OF CONSOLIDATION

PLAT OF CORRECTION

☒ PLAT OF SUBDIVISION



COMMERCIAL/INDUSTRIAL

RESIDENTIAL

*Check all that apply.

1. SUBJECT PROPERTY

Project/Subdivision Name: Laurel Lakes
Street Address/Location: 14402 Baltimore Ave, Laurel, MD 20707
Acreage: 1.17 # of Lots: 1 Zoning: PDA-E
Tax Identification No.: 1108661 & 1108679

2. APPLICANT

Name: Carol Rose
Street Address: 45 Saint George Place Suite No.: _____
City: Palm Beach Gardens State: FL Zip Code: 33418
Work Phone: _____ Home Phone: 301-661-0040
Email: mtrrose@aol.com

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT) If more than one property owner, list additional owners on a separate page.

Name: _____
Street Address: _____ Suite No.: _____
City: _____ State: _____ Zip Code: _____
Work Phone: _____ Home Phone: _____
Email: _____

4. ENGINEER/SURVEYOR

Name: KCI Technologies, Inc.
Street Address: 11830 West Market Place Suite No.: F
City: Fulton State: MD Zip Code: 20759
Work Phone: 301-882-9503 Home Phone: _____
Email: atm.islam@kci.com

5. **PROPERTY DESCRIPTION(S)**

Describe the type of plat change (consolidation, subdivision, etc.) as well as the subdivision name, lot number, block, and tax account number of the original parcel(s) and the number and size of the new lot(s).

This plat change will be for the re-subdivision of an existing lot, Parcel B1, Subdivision name Laurel Lakes, Tax Accounts 1108661 & 1108671, Area 1.17 acres into the following two separate lots:

Lot 1 - 20,820.94sf (0.478 acres)

Lot 2 - 30,210.44sf (0.693 acres)

6. **RECORD PLAT CHECKLIST**

The submitted record plat MUST contain the following items. Sec. 20-33.2 of the Unified Land Development Code contains a detailed listing of the pertinent informational items required for review. Three (3) copies of the record plat need to be submitted with the application. Required plan size is: 24"X36" must be folded to 8 1/2" X 11".

Two (2) mylar originals with the following Signature Blocks:



City of Laurel Planning Commission

Approved:

Date:

Chairman

Secretary



DATE RECEIVED BY DPW:

DATE RETURNED TO ECD:

DPW REVIEWER:

DATE:

DPW DIRECTOR (OR DESIGNEE):

DATE:

APPROVED:

APPROVED W/COMMENTS:

REVIEWED:

REJECTED:

An electronic copy of the plat in AutoCAD showing all property lines and building footprints is also required.

- ✓ subdivision name
- ✓ minimum scale of 1" = 100'
- ✓ name(s) and address(es) of record owner, subdivider, and surveyor
- ✓ location of all easements, reservations and right-of-ways provided for public services and utilities
- ✓ name and location of all adjoining property including lot and block numbers, plat references, and liber/folio
- ✓ location of all survey monuments (i.e. iron pipes)

- ✓ date, north arrow, and site location map
- ✓ deed and/or legal description of boundary
- ✓ lot lines with dimensions, lot and block numbers, and land area of each lot
- ✓ delineation of any areas reserved for common use or mandatory dedication
- ✓ location, width, and name of all existing or proposed right-of-ways located in the subdivision/development
- ✓ location of all building restriction lines for each lot

7. PLAT RECORDATION

Plat corrections and consolidations approved by the City of Laurel Planning Commission must be officially recorded with Prince George's County Land Records Office. Once the plat is recorded with the Land Record Office, the applicant must provide 15 copies of the plat containing the date recorded, plat book and plat number to the City of Laurel Department of Economic and Community Development for distribution to state, local, and federal agencies.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT:

Signature:

Carol Rose

Date: 2-17-26

Print Name

CAROL ROSE

PROPERTY OWNER (if different than applicant)

Signature:

Date:

Print Name:

<u>Fees (please fill out)</u>	<u>Amount</u>	<u>Account #</u>
Filing Fee		10-43105
Total:		

*check fee schedule

**CITY OF LAUREL PLANNING COMMISSION
RESOLUTION NO. 26-04-PC**

**A RESOLUTION OF THE CITY OF LAUREL PLANNING COMMISSION
APPROVING A FINAL RECORD PLAT OF SUBDIVISION FOR 14402
BALTIMORE AVENUE, LAUREL, MARYLAND 20707;**

WHEREAS, on February 19, 2026, Carol Rose (the Applicant) submitted an application for Final Record Plat of Subdivision for approval to make adjustments to the property lines at 14402 Baltimore Avenue, Laurel, Maryland 20707; and

WHEREAS, letters advising of the public hearing before the City of Laurel Planning Commission were sent to all contiguous property owners by first class mail; and

WHEREAS, a sign was posted on the Property, advising the public of the hearing of the City of Laurel Planning Commission; and

WHEREAS, a hearing was held on April 14, 2026, by the City of Laurel Planning Commission, at which time public testimony was heard; and

WHEREAS, in consideration of the evidence presented at a public hearing on April 14, 2026 regarding the Final Record Plat of Subdivision application for 14402 Baltimore Avenue, Laurel, Maryland 20707, the Planning Commission finds:

FINDINGS OF FACT & ANALYSIS:

The Applicant is proposing to make adjustments to the property lines at 14402 Baltimore Avenue, Laurel, Maryland 20707. Per *Unified Land Development Code Article II – SUBDIVISIONS*, the owner of 14402 Baltimore Avenue desire to subdivide their lot between the two buildings currently located on the property. The Applicant is proposing to divide the one (1) current lot into two (2) lots.

The lot conditions that would be created by the boundary adjustments meet the standards required for the O-B zone, as stated in *SECTION 20-8. - OFFICE BUILDING ZONES*.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage.

PASSED this 14th day of April, 2026

ATTEST:

Brooke Herring
Secretary

Rick Wilson
Chairman City of Laurel Planning Commission