

Mitzi R. Betman, Chairwoman
John R. Kish, Vice Chairman
Council President James Kole, Ex Officio Member
Bill Wellford
The Honorable G. Rick Wilson
Dennis Grant
Stanley Spalding, Alternate



Robert Love, Director
Department of Economic and Community Development

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300 • Fax: 410-792-2108

Commission Usually Meets Second Tuesday of Each Month

SIX HUNDRED-SEVENTH MEETING - REGULAR TUESDAY– APRIL 9, 2024– 6:00 P.M. AGENDA

This meeting will be conducted virtually via Zoom

To sign up to speak, please click here: <https://www.cityoflaurel.org/register-to-speak>

1. **Roll Call**
2. **Approval of Minutes from the February 20, 2024 meeting**
3. **Text Amendment Application No. 266 (Ordinance No. 2024)** An ordinance to amend the Laurel City Code and Unified Land Development Code the use tables in commercial, industrial, and m-x-t zones, to update the forest conservation article, to update the signs section, and to update the definitions section. The proposed update is part of a comprehensive review and update of the City's zoning code, for **recommendation** to the Mayor and City Council.
4. **Adjourn**

SIX HUNDRED-SIXTH MEETING – REGULAR
CITY OF LAUREL PLANNING COMMISSION
TUESDAY, FEBRUARY 20, 2024 – 6:00 P.M.

The meeting convened on a virtual platform via Zoom at 6:00 P.M., with Chairwoman Mitzi Betman presiding. The roll was called with the Honorable Mr. Rick Wilson, Mr. William Wellford, Mr. Dennis Grant, Mr. Stanley Spalding, Alternate member and Council President James Kole. Also present from the Department of Economic & Community Development were Mr. Robert Love, Director and Ms. Brooke Quillen, Secretary to the Commission. There were approximately eleven (11) members of the public in attendance.

The minutes from the January 9, 2024 meeting were approved as written, on motion by Mr. Wellford seconded by Mr. Wilson and carried on a roll call vote of all members present.

The next agenda item was for Amended Site and Landscape Plan Application for 6500 Clubhouse Drive Laurel, Maryland 20708, filed by CS Patuxent Greens LLC. Mr. Love stated that the applicant is seeking Amended Site and Landscape Plan approval for Patuxent Greens Development to reduce the original clubhouse building size in order to increase the number of outdoor amenities. The property was part of the First 1981 Annexation for the City of Laurel that was enacted on February 2, 1982. Approximately 267 acres of land was annexed and placed into the PUD zone. The golf course known as Laurel Pines Country Club at the time is 191.71 acres and is located at 14415 Greenview Drive in Laurel, Maryland 20708, on the eastern corner of Greenview Drive and Clubhouse Boulevard. The property is approximately one-tenth of a mile southeast from the intersection of Laurel Bowie Road (Maryland Route 197) and Clubhouse Boulevard.

Representing the applicant and the property owner, Mr. William Shipp, O'Mally, Miles, Nylen & Gilmore P.A., 7850 Walker Drive Ste. 310 Greenbelt Maryland 20770, stated the applicant could not attend but sends his regards. Mr. Shipp then introduced his team to the Commission who are present to answer any questions. He then explained the history of the project and that this request is just a further refinement of the original plan. The building will be a bit smaller but with more functionality, however the outside section itself will offer more amenities. He added that this project is very anticipated by the community, and they estimate (6) six months to completion. Mr. Shipp added this is the last step before pulling permits. Lastly, he stated he is happy to answer any questions or address concerns.

Chairwoman Betman opened the public hearing at 6:09 p.m.

Mr. Garrett Jackson, 6511 Clubhouse Drive Laurel, Maryland 20708, stated he has been in the community for two (2) years and is excited about the completion of this project. He added he would like to see it maintained properly in the years to come.

Mr. Roman Genkin, 9 Suntop Court #2 Baltimore Maryland 21209, stated he received the contiguous letter regarding this application since he is one of the partners/owners of the office space located at 14409 Greenview Drive. He asked if this would affect any of those properties or parking for businesses.

Ms. Aija Rhodes, 163 Lyons Creek Drive Laurel, Maryland 20708, stated she is excited about the building and she asked if the kitchen was removed from the original plans.

Mr. Mike Asbacher, Architect, Consulting Design Services, 14733 Janice Drive Rockville, Maryland 20853, confirmed the kitchen was removed from the original plans, however, there is plenty of space for caterers and a conference room that could be used for gatherings.

Ms. Morrisa Rice, 6505 Clubhouse Drive Laurel Maryland 20708, stated she is also anticipating the clubhouse and brought up questions regarding the building's security such as key fobs and fencing. She hopes these concerns are taken into consideration. She also mentioned the fire pit's location being outside of the community boundary for safety purposes.

Representing the applicant and property owner, Mr. William Shipp, O'Mally, Miles, Nylan & Gilmore P.A., 7850 Walker Drive Ste. 310 Greenbelt Maryland 20770, thanked everyone for the questions, he agrees with Ms. Rice's statement, however he will have to look into that to confirm. Mr. Shipp added he believes security was addressed with the architect and asked him to speak on that.

Mr. Mike Asbacher, Architect, Consulting Design Services, 14733 Janice Drive Rockville, Maryland 20853, explained yes, the entries will be secured with key fobs and there will be fencing around the pool and playground.

Mr. Reverand Mark Jonesk, 6517 Clubhouse Drive Laurel, Maryland 20708, stated at the previous community meetings with the builder there was discussion about the fencing around the clubhouse to ensure its security and exclusive use to community members because if anything were to happen such as property damages, it would be paid for by the community through their HOA.

Chairwoman Betman closed the public hearing at 6:20 p.m.

After the public testimony, there was discussion with the applicant, staff and the Patuxent Greens community regarding security to the clubhouse. The applicant stated the clubhouse would be secure with key fob door locks and fencing around the pool and playground. Staff confirmed this project will not affect the businesses or parking on Greenview Drive. Mr. William Shipp shared his email to be contacted directly if anyone has any further questions or concerns.

The Commission, on motion by Mr. Wellford, seconded by Mr. Wilson and carried on a roll call vote of all members present, voted to **approve** the Amended Site & Landscape Plan Application as presented in the Technical Staff Report.

There being no further business, the meeting was adjourned at 6:24 p.m.

Approved:

Date:

DRAFT



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

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

March 25, 2024

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Director

CASE: Text Amendment No. 266 (Ordinance No. 2024)
Unified Land Development Code Update Part VIII

REQUESTED ACTION: Approval of Text Amendment No. 266 (Ordinance No. 2024) to amend Unified Land Development Code Chapter 20 “Land Development and Subdivision” to update the definitions section, the commercial use table, the industrial use table, M-X-T use table, the forest conservation article, and the signs section.

BACKGROUND INFORMATION:

The proposed text amendment No. 266 (Ordinance No. 2024) would modify various sections of the Unified Land Development Code. The Code provides the City’s zoning requirements, subdivision regulations, forest conservation codes, and all other development-related regulations. The goal of the comprehensive review and update is to streamline the document to make it more user friendly for citizens, business owners and developers. Part I of the Unified Land Development Code update was approved October 26, 2020, Part II was approved on January 25, 2021, and Part III was approved June 28, 2021, Part IV was approved October 25, 2021, Part V was approved January 10, 2022, Part VI was approved September 26, 2022, Part VII was approved September 12, 2023 and Part VIII was approved October 23, 2023.

ANAYLSIS:

The proposed changes for text amendment No. 266 (Ordinance No. 2024) includes modifications to the following sections:

- Section 20-1.7. “Definitions”
- Section 20-6.29. “Dwelling unit area requirements”
- Section 20-7.8. “Table of commercial uses”
- Section 20-9.5 “Table of industrial uses”
- Section 20-12.2. “Table of mixed-use-Transportation oriented zone uses”
- Section 20-17.4. “Regulation by zones”
- Section 20-41.2. “Definitions”
- Section 20-41.9. “Priorities and time requirements for afforestation and reforestation”

The proposed change would update eight (8) sections of the Unified Land Development Code. The changes are mainly to ensure that all uses included in the use tables also have a corresponding definition. It will also eliminate contradicting uses and definitions. We are also proposing tree legislation that will dictate based on the size of the tree removed, the number of trees required to replace those removed trees.

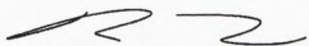
RECOMMENDATION:

It is recommended that the Planning Commission **RECOMMEND APPROVAL** of Text Amendment No. 266 (Ordinance No. 2024) to the Mayor and City Council.

ATTACHMENTS:

1. City of Laurel Ordinance Text Amendment No. 266 (Ordinance No. 2024)

SUBMITTED:



Robert Love, Director



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 2024

TEXT AMENDMENT NO. 266

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 20 "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS," TO UPDATE THE USE TABLES IN COMMERCIAL, INDUSTRIAL, AND M-X-T ZONES, TO UPDATE THE FOREST CONSERVATION ARTICLE, TO UPDATE THE SIGNS SECTION, AND TO UPDATE THE DEFINITIONS SECTION.

Sponsored by the President at the request of the Administration.

WHEREAS, the Mayor and City Council of Laurel adopted City Ordinance No. 1702, Text Amendment No. 223, on March 28, 2011, approving a Unified Land Development Code including all requirements for development within the City; and

WHEREAS, the Mayor and City Council desire to implement the changes recommended by City staff as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the following sections of the Laurel City Code, Chapter 20 "Land Development and Subdivision," Article I "Zoning", Division 1 "In General", Section 20-1.7 "Definitions", Article I "Zoning", Division 5 "Zoning Districts", Section 20-6.29 "Dwelling unit area requirements.", Section 20-7.8 "Table of commercial uses", Section 20-9.5 "Table of industrial uses", Section 20-12 "M-X-T Zone (Mixed Use-Transportation Oriented)", Division 7 "Signs and Advertising Structures", Section 20-17.4 "Regulation by zones", Article V "Forest Conservation", Section 20-41.2 "Definitions", and Section 20-41.9 "Priorities and time requirements for afforestation and reforestation", are hereby amended as follows:

Sec. 20-1.7. - Definitions.

* * *

Convention center. A facility designed to accommodate 500 or more persons and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions, along with accessory functions including food and beverage preparation and service for on-premises consumption. This term does not include banquet halls, clubs, lodges, or other meeting facilities of private or nonprofit groups that are primarily used by group members.

Underlining indicates new language added.

Strikethroughs indicate language deleted.

* * * Asterisks indicate intervening language and section unchanged.

* * *

Distribution center. A facility where goods are received and/or stored for delivery to the ultimate customer at remote locations.

* * *

Dwelling, two-family detached. A building containing no more than two (2) dwelling units, arranged one (1) above the other or side by side.

* * *

Fraternity and Sorority House. A building used as a group living quarters for students of a college, university, or seminary, who are members of a fraternity or sorority that has been officially recognized by the college, university, or seminary.

* * *

General contractor. A contractor or builder engaged in construction of residential, commercial, industrial, or mixed-use structures as well as heavy construction contractors engaged in activities such as paving, highway construction, and utility construction.

* * *

Medical campus. A tract of land, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human diseases, mental health, pain injury, deformity, or physical condition, including but not limited to a general hospital, clinic, diagnostic center, treatment center, rehabilitation center, assisted living facility, extended care center, nursing home, ambulatory or intermediate care facility, professional or paramedical training centers, and/or outpatient laboratory.

* * *

Quarry. Real property used for the purpose of extracting stone, sand, gravel, or topsoil for sale.

* * *

Self-service storage facility. a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for storage.

* * *

Trailer, construction. A mobile home, travel trailer, or other structure used as a temporary construction field office in conjunction with and on the same property as a construction project. The construction trailer shall be removed within fifteen (15) days of completion of the construction project.

* * *

Variety retail. A retail store that sells a wide variety of relatively small and inexpensive items.

* * *

Vehicle repair establishment. A facility for the repair, rebuilding, reconditioning, or replacement of engines for motor vehicles. This use may also provide collision services, including body, frame, or fender repair, State inspection stations, and overall painting for motor vehicles.

Vehicle sales and service, new. A property containing not less than four (4) acres, which includes all the facilities and services for the sale repair and maintenance of new vehicles, and which may include a body and paint shop. This use may also include the sale of used vehicles, but only as an accessory use and State inspection stations.

Vehicle sales and service, used. A property which includes all the facilities for the display and sale of used vehicles, as well as facilities limited to the repair and preparation of the used vehicles for sale, which may include a body and paint shop. May also include State inspection stations.

Vehicle service center. Property upon which the retail sale of motor vehicle parts, accessories, and lubricants is conducted. This use may include the installation of these items, but will not include repair of motor vehicles, or the wrecking, sale or storage of junked vehicles. All storage shall be within a wholly enclosed building. May also include State inspection stations.

Vehicle filling station, which may include service and/or repair. A property having pumps and storage tanks for the retail sale and dispensing of fuels, which may include the sale of accessory products for vehicles, and which may also include general vehicle service and repair as well as State inspection stations. This use shall not include auto wrecking or the storage of dismantled vehicles, wrecks or junks.

* * *

Warehouse. Facilities characterized by extensive storage of materials (indoor and/or outdoor), frequent heavy trucking activity in connection with the storage of materials in said warehouse, but not in manufacturing or production activity.

* * *

Sec. 20-6.29. - Dwelling unit area requirements.

* * *

Underlining indicates new language added.

Strikethroughs indicate language deleted.

* * * Asterisks indicate intervening language and section unchanged.

(c) Additions that exceed fifty (50) percent of gross floor area beyond the gross floor area effective June 1, 2024 single-family dwelling in the R-5, R-55, or other zone or zones which allow single-family detached dwellings, including PUD-E and PDA-E Zones, shall be allowed as a special exception only. For purposes of computation, the fifty (50) percent area shall be calculated by using all areas of the structure, including basement, but not any area used for garages, whether, attached or detached. Approval of such additions shall also provide required parking for the applicable zone, as stated in Division 6, Parking and Loading Facilities, of this article.

* * *

Sec. 20-7.8. – Table of commercial uses.

* * *

<i>Use</i>	<i>C-N</i>	<i>C-C</i>	<i>C-G</i>	<i>C-SH</i>	<i>C-V</i>	<i>C-VAC</i>
Brewpub * * *	X	X	<u>SE P</u>	<u>X P</u>	<u>SE P</u>	X
General contractor (n) * * *	<u>X</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>SE</u>	<u>X</u>
Restaurant, standard with dancing and live entertainment * * *	X	X	SE	X <u>SE</u>	SE	X
Retail sales establishment, specialty, photography store (r)	P	P	P	P	P	P

* * *

Sec. 20-9.5. - Table of industrial uses.

* * *

Underlining indicates new language added.
~~Strikethroughs indicate language deleted.~~
 * * * Asterisks indicate intervening language and section unchanged.

Use	I-CS	I-G	I-RTP
<u>General contractor</u>	<u>P</u>	<u>P</u>	<u>X</u>
* * *			
<u>Medical and/or dental clinic</u>	<u>X</u>	<u>X</u>	<u>P</u>
* * *			
Office, business	<u>PX</u>	<u>PX</u>	<u>PX</u>
Office, professional	P	P	<u>PX</u>
* * *			
Specialty schools	P	P	<u>XP</u>

* * *

Sec. 20-12.2. – Table of mixed-use—Transportation oriented zone uses.

* * *

Use	M-X-T
Restaurant specialty, coffee shop	P
Restaurant specialty, coffee shop with drive thru	SE
<u>Restaurant, standard</u>	<u>P</u>

* * *

Sec. 20-17.4. - Regulation by zones.

Residential	R-5	R-55	R-20	R-T	R-30	R-18	R-10	R-MD	P-I
<u>Home Occupation</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	
A. <u>Wall Sign</u>									

* * *

Sec. 20-41.2. - Definitions.

* * *

D.B.H. means diameter in inches at breast height.

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

* * *

Sec. 20-41.9. - Priorities and time requirements for afforestation and reforestation.

(a) Sequence for afforestation and reforestation.

(1) After techniques for retaining existing forest on the site have been exhausted, the preferred sequence for afforestation and reforestation, as determined by the Planning Commission, is as follows:

~~a. Forest creation in accordance with a Forest Conservation Plan using one (1) or more of the following:~~

~~i. Transplanted or nursery stock, two and one half (2½) inch caliber minimum,~~

a. Tree replacement (as described in the chart below). Individual significant trees removed, whether within the forest or outside the forest, shall be replaced at the following rates with similar species:

<u>Size of Significant Tree Removed (inches)</u>	<u>Minimum 2½-Inch Caliper Tree Replacement (number of trees)</u>
<u>12—18 d.b.h.</u>	<u>1</u>
<u>greater than 18—24 d.b.h.</u>	<u>2</u>
<u>greater than 24 d.b.h.</u>	<u>3</u>
<u>Replacement of a champion tree shall be at twice the above rate.</u>	

i. Replacement tree(s) shall be native or non-invasive species and have a mature canopy spread equivalent to or greater than the tree(s) removed.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

PASSED this _____ day of _____, 2024.

ATTEST:

SARA A. GREEN, CPM, CMC
City Clerk

JAMES KOLE
President of the City Council

APPROVED this _____ day of _____, 2024.

KEITH R. SYDNOR
Mayor