



**Staff Report  
Mount Airy Planning Commission  
June 28, 2021**

**PROJECT:** Twin Arch Business Park, Section III, Lot 32

**FILE NO.** S-20-0001

**APPLICANT:** Gibney Holdings, LLC  
1706 Back Acre Circle  
Mount Airy, MD 21701

**ENGINEER:** VanMar Associates Inc.  
310 Main Street  
Mount Airy, Maryland 21771

**PROPOSED USE:** Flex Warehouse/Office Space

**REQUEST:** **Concept Site Development Plan Approval**  
The applicant proposes to construct a 12,000 sf Flex Warehouse/Office space. The site is served by public water and sewer. Vehicular access to the site is provided from Back Acre Circle, a cross easement should be recorded between the two properties. According to Town parking requirements for the zoning district and use, 42 spaces are required.

**PROJECT INFORMATION:**

ADDRESS/LOCATION: Lot 32, Twin Arch Business Park

TAX MAP/PARCEL/PLAT: Tax Map 0075/Parcel 0327/B.50 P.242

ZONING: I – Industrial

COMPREHENSIVE PLAN: Flex Industrial

PROPOSED USE: I – Industrial

WATER/SEWER: W-1/S-1 *Existing/Final Planning*

**DEVELOPMENT REQUEST**

The Applicant is requesting Final Site Development Plan Approval for the establishment of a Flex Warehouse/Office space on Lot 32 located within the Twin Arch Business Park, Section Three. The proposed use is being reviewed as Flex Warehouse/Office space under the heading of Provisions Governing Industrial Districts per §112-45-14 (I -District) in the Town of Mount Airy Zoning Ordinance.

**BACKGROUND**

*History:*

Twin Arch Business Park Section Three received final subdivision approval in 2007. Lot 32 was approved and recorded in Plat book #54, Page #242 and contains 1.3815 acres. The owners of this property had received Final approval for this parcel with a plan that was very similar to this one. That approval lapsed because no extension was applied for, they never posted a bond and a PWA with the Town of Mount Airy.

The owners changed the direction with the development of this parcel and submitted a Grading only plan through the Town and Carroll County for review. This plan was to create a stone covering over most of the property with a fenced area for outside storage of vehicles from the adjoining parcel Mount Airy Collision which is owned by the same people.

S-20-0001 the plan being presented was a new plan that was submitted from the CAS Engineering company for review 3-30-2020, Concept approval was granted 6-29-2020. The Plan was resubmitted for review under a new engineer VanMar on 3-22-21, with a completely different layout than was submitted by CAS Engineering for the Concept plan submission.

*§112-47 Building Height Regulation. No building in the I District shall exceed three stories or 45 feet in height.*

The proposed height of the building is shown to be 23.4 feet and are found to be in compliance with this statute.

### **Building footprints/Architecture/Building Lighting**

As previously mentioned, the site will yield one new building with a footprint measuring 200' x 60' that equals 12,000 total square feet. Material and color schedules have been provided on the architectural elevation plan Sheets 5 of 7. Elevations provided in this Final site plan packages showing the use of wall mounted lighting and fixture specifications. A lighting plan is required to be submitted in the final site plan the engineer will provide a lighting plan on Final site details, includes a photometric study as described in §112-18.

### **Parking Areas**

The proposed site plan provides 42 spaces (that include 2 handicap spaces). The total interior square footage of the building requires 42 spaces which have been provided. The site will share one access points along Back Acre Circle with the adjoining property located at 1706 Back Acre Circle. Required parking for the proposed development is required under the provisions of Town Code Section 112-7.

**The proposed site plan Lot 32 and Lot 31 are owned by the same person currently, a cross easement should be recorded between the two parcels to allow for Ingress, Egress, and Regress to either or property so it would be in place for the future owners.**

### **§112-18 Outdoor Lighting and Requirements and Restrictions**

A lighting plan is required. All lighting will be required to conform to the provisions set forth in this chapter and fixture details will need to be included in the final site plan package.

### **Open spaces/Amenities**

There is no requirement for open space/Amenities for this site development. The owner is leaving a portion of the parcel to green space and will be providing a landscaping plan with the Final Site plan submission.

### **Pedestrian Circulation and Safety/Walkways**

Sidewalks will be installed along the street frontage in accordance with the subdivision plan for Twin Arch Business Park Section three.

### **Landscaping/Buffering**

The Landscaping plan was not submitted with this Concept plan submission. The previous plan had received a landscaping approval as part of the site development submission back in 2008.

### **Stormwater Management**

Stormwater Management requirements have changed from the 2008 site development submission, and the engineer is working with the Carroll County Water Resource to satisfying the State requirements.

### **Signage**

At this time, proposed signage is not delineated as a decision has not been determined for signage. Signage will be addressed in the final site plan package and shall include specific details of the proposed signage elements such as materials, color, and illumination type. The Elevations do show lettering representing possible proposed signage. The owner will need to apply for any sign that is not shown on the approved site development plan.

### **Road Access/Travel Ways/ Means of Ingress and Egress**

Site access is attained by the way of a share entrance from and on to Back Acre Circle.

### **Water Service and Sewer Service**

The site is to be served by public water and sewer and is classified W-1, S-1 in the Carroll County Water and Sewer Master Plan as part of the allotted usage per industrial in the pipeline. No additional water is needed.

### **Adequate Public Facilities**

§ Chapter 25: Adequate Public Facilities:

### **Recommendation:**

Staff recommends conditional approval of the Final site plan for Lot 32 of the Twin Arch Business Park Section 3, subject to the following conditions.

- All Town and County agency comments are addressed prior to Final Mylars being submitted.
- A cross access agreement between Lot 32 & Lot 31 of the Twin Arch Business Park - Section 3 needs to be recorded with the Carroll County land recorded.
- This site plan will expire in 18 months if no building permit is issued or if an extension is granted for an additional 12 months by the Town of Mount Airy the site plan will expire.
- All legal documents, Public Works Agreement, and Bonding needs to be secured prior to release of any building permit or grading permit.

