

Meeting Attendance

**Commission Members**

Roxanne Hemphill - Chairperson  
Bill Butts – Vice Chairman  
Leslie Dickinson  
Lindey Camerata  
Scott Sirchio  
Martina Hatley  
Karl Munder– Council Liaison

**Town Staff**

John Breeding - Director of Planning & Zoning  
Barney Quinn - Town Engineer/Inspector  
Debra Clinton - Planning & Zoning Review Coordinator

**Commission Members Absent**

**Others**

Thomas McCarron – Town Attorney

**1. CALL TO ORDER**

The meeting was called to order at 7:01p.m. by Roxanne Hemphill who also led the Commission in the Pledge of Allegiance.

**2. APPROVAL OF MINUTES**

MOTION: Bill Butts moved to approve the minutes for May 24, 2021. Seconded by Scott Sirchio. Vote: 5-1, Roxanne Hemphill abstained, none opposed.

**3. CITIZEN COMMENTS (for items not on the agenda)**

None

**4. CARROLL /FREDERICK COUNTY PLANNERS**

**Carroll County Planner** – Hanna Weber – Hanna updated the Planning Commission on the Residential Text Amendment. The County may start taking votes on it in the August business meeting. The fall Water and Sewer amendment cycle is opening on August 2, 2021. Any properties the town wants to add to the W&S Master Plan, the paperwork is due on August 2, 2021.

**Frederick County Planner** – Tim Goodfellow – Tim was not in attendance.

**5. SITE PLANS/ SUBDIVISIONS/ DEVELOPMENT PROJECTS**

**S-20-0020, Twin Arch Business Park, Section 4, Lot 15 – Concept/Final Site Development Plan – King Sports Construction**

Roxanne Hemphill read the staff report, prepared by John Breeding, into the record. Roxanne Hemphill motioned to conditionally approve the S-20-0020, Twin Arch Business Park, Section 4, Lot 15 – Concept/Final Site Development Plan – King Sports Construction.

Subject to the following conditions:

1. All town and county agency comments shall be addressed prior the submittal of the mylar for circulation, signatures, and grading permit.
2. Provided all legal documents, easements, public works agreement, and bonding to be recorded with Carroll County Land Records prior to grading and building permit approval.
3. All related materials to the recycling of turf fields be stored in waterproof bags or stored under cover from exposure to the weather.
4. Removal of the above ground fuel storage container from the Town of Mount Airy corporate limits.
5. The understanding that no residential use will be allowed on this parcel moving forward with this change of use.
6. That all existing wells and septic systems will be abandoned, capped, and inspected by the Carroll County Health Department. Provide the Town of Mount Airy with the report from the licensed well driller and the Carroll County Health Department.
7. Installation of a new fire hydrant on the property.

Seconded by Bill Butts. Vote: All in favor, none opposed.

## 6. NEW BUSINESS

➤ None

## 7. INTRODUCTION/ DISCUSSION/ RECOMMENDATION

- **Ordinance 2021-16 Proposed Text Change §25-5 Adequate Facilities**  
Roxanne Hemphill motioned to give a positive recommendation of ordinance 2021-16 to the Town Council. Scott Sirchio seconded. Vote: 4-2, Lindey Camerata - Nay, Leslie Dickinson - Nay
- **Ordinance 2021-17 Proposed Text Change §25-3 Zoning Map Amendment (Tap Map, Grid, Parcel0 (75,11,4) & (601,9,1423) to MXD** – Roxanne Hemphill moved to table the decision on 2021-17. This will be discussed at the August 30, 2021, planning commission meeting and will be first on the agenda. Seconded by Leslie Dickinson. Vote 5-1, Scott Sirchio - Nay.
- **Ordinance 2021-18 Proposed New Code Section §112-19.1 Wireless Facilities – Related to all zoning districts** – Roxanne Hemphill moved to table the decision on 2021-18. This will be discussed at the August 30, 2021, planning commission meeting. Vote: All in favor, none opposed.

## 8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

➤ **Zoning Administrator Report**

The Town Zoning Administrator approved 29 permits with a revenue of \$24,158.56 for the month of June 2021.

➤ **Council Liaison Report**

None

➤ **Other Business**

2023 Town Master Plan – The next work session is scheduled for Thursday, August 5, at 6:00 p.m. This work session will be held at the Town Hall.

10. **FUTURE ITEMS**

➤ **Next Planning Commission Meeting Date**

Monday, August 30, 2021, at 7:00 p.m. This meeting will be held at the Town Hall, or tbd.

11. **ADJOURNMENT**

- Bill Butts motioned to adjourn. Seconded by Leslie Dickinson. Vote: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 9:11 p.m.

Submitted by Roxanne Hemphill

Prepared by Debra Clinton

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Signature