

Meeting Attendance

Commission Members

Roxanne Hemphill – Chairperson
Bill Butts – Vice Chairperson
Lindey Camerata
Leslie Dickinson
Judi Olinger
Scott Sirchio
Martina Hatley
Pam Reed – Council Liaison

Town Staff

John Breeding – Community Planning &
Zoning Administrator
Barney Quinn – Town Engineer/Inspector
Debra Clinton – Community Planning
Administrative Assistant

Others

Tom McCarron – Town Attorney

Commission Members Absent

None

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Roxanne Hemphill, Chairperson, who also led the Commission in the Pledge of Allegiance.

2. APPROVAL OF MINUTES

MOTION: Bill Butts moved to approve the minutes for the February 24, 2020 Planning Commission meeting. Seconded by Scott Sirchio. VOTE: All in favor, none opposed.

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

None

4. CARROLL /FREDERICK COUNTY PLANNERS

Carroll County Planner – Mary Lane / Hanna Weber – Not in attendance.
Frederick County Planner – Tim Goodfellow – Not in attendance.

5. SITE PLANS/ SUBDIVISIONS/ SIGNPERMIT REVIEWS/SIGN PRESENTATIONS/ DEVELOPMENT PROJECTS

- **J&J Trash - S-19-0010 – Final Site Plan for Twin Arch Business Park, Lot 18A** – Site Development Plan for storage of dumpster and trucks for dispatch and servicing of fleet vehicle and company headquarters. Leslie Dickinson motioned conditional approval of the Final Site Plan for J&J Trash Services LLC. Located on Lot 18A, Section 4, Twin Arch Business Park. Location of their corporate office, vehicle repair, and maintenance, and the storage of empty dumpsters subject to all Town and County agency comments, and the following action items. **1.** All Town comments have been addressed, Carroll County Stormwater Management shall be addressed prior to a grading permit being approved and signed by Town of Mount Airy staff. **2.** Provide all legal

documents, PWA, and bonding prior to grading permit/building permit approval. **3.** The Final Recordation of Amended Plat – (AP-18-0017) – Twin Arch Business Park, Section 4, Forest Conservation Extinguishment E, H, J, K, L, and Lots 8 & 9A. **4.** The approval of Amended Plat – (AP-19-0029) - Twin Arch Business Park, Section 4, Lot 18A. Additional acreage to be added to Lot 18 to support the needs of J&J Trash Service. Seconded by Lindey Camerata. VOTE: All in favor, none opposed.

➤ **Chick-Fil-A- S-19-0036 Concept Site Plan** for presentation and recommendation for Ridgeville Business Center Section I, Lot 1. Current location of Pizza Hut of Mount Airy. Leslie Dickinson motioned to conditionally approve the Concept Site Plan for the proposed Chick-fil-A located at 1705 Ridgeside Drive Mount Airy, Maryland. **1.** Subject to all Town and County reviewing agency comments are addressed. **2.** In addition, the approval of all related traffic control improvements deemed necessary by the town traffic consultant and town staff. Seconded by Bill Butts. VOTE: All in favor, none opposed.

➤ **Peacock Center – Portion of Parcel B & F**– Proposed Outside seating area and additional parking spaces to provide for the proposed outside seating area. Lindey Camerata motioned to approval of the proposed additional parking spaces and the proposed outside dining area. The outside area cannot provide any more than 8 additional seats. The two additional parking spaces provided as part of this amended site plan provide for the additional seating area. Seconded by Bill Butts. VOTE: All in favor, none opposed.

6. NEW BUSINESS

➤ None

7. DISCUSSION

➤ **Resolution 2020-2–Allocation of Water and Sewer Capacity Yields to Allocation Categories -** Town of Mount Airy Engineering Department for approval and recommendations to Town Council. Bill Butts moved to approve the Town Engineer’s recommendations for changes in the Water Allocations. Seconded by Lindey Camerata. Vote: All in favor, none opposed.

➤ **Ordinance 2020-1– Proposed Amendment Part-II of the Town Code (§98-23&§112-37.2) creating a new section (§98-61) entitled Mixed Use Development “MXD”. In addition to creating a new section (§112-37.2) entitled Mixed Use Development “MXD”, amending article VIII (§112-62) – Special Exception.** Final Discussion and Recommendation to Town Council prior to the Town Council May 4, 2020 meeting. Bill Butts moved to recommend this to Town Council with Planning Commission’s proposed changes. Seconded by Scott Sirchio. VOTE: All in favor, none opposed.

8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

➤ **Zoning Administrator Report**

The Town Zoning Administrator approved 17 permits with a revenue of \$535.84 for the month of February 2020.

Carroll County Building Permits	7
Fence Permits	4
Banner Permits	3
Sign Permits	1
Shed Permits	0
Zoning Permits	2

➤ **Council Liaison Report**

None

➤ **Other Business**

Twin Arch Industrial Subdivision Lots 7A&8A – AP-20-0003 – Reconfiguration of lots 7&8 to create a small lot 7A to support future development of that newly reconfigured parcel.

10. PENDING FUTURE PROJECTS

- **Ordinance 2020-4 –Text Amendment, NP Neighborhood Professional District-(§112-38)**
1401 South Ridgeside Court - Recommendation to Town Council after discussion of proposed ordinance.
- **Twin Arch Business Park, Lot 8**
- **Twin Arch Business Park, Lot 17**
- **Next Planning Commission Meeting Date** – Monday, May 18, 2020 at 7 p.m. This meeting will be held via ZOOM Meeting and LIVE Facebook.

11. ADJOURNMENT

- Motion to adjourn by Lindey Camerata. Seconded by Scott Sirchio and Leslie Dickinson.
VOTE: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 8:57 p.m.

Submitted by Roxanne Hemphill, Chairperson

Prepared by Debra Clinton

Signature