



**Concept Site  
Staff Report  
Mount Airy Planning Commission  
May 18, 2020**

**PROJECT:** MSB Services, LLC

**FILE NO.** S-18-0031

**OWNER:** MSB Services, LLC  
c/o Frank Wodoslawsky  
11041 Mountain View Road  
Damascus, Maryland 20872

**DEVELOPER:** MSB Services, LLC  
c/o Frank Wodoslawsky  
11041 Mountain View Road  
Damascus, Maryland 20872

**ENGINEER:** Van Mar Associate, Inc.  
310 South Main Street  
Mount Airy, Maryland 21771

**PROPOSED USE:** Building #2 Warehouse space

**REQUEST:** The Applicant is requesting - Concept Site Development Plan Approval to establish a second building on lot 8. This proposed new building will have a total of 10,800 sf of warehouse space.

**PROJECT INFORMATION:**

ADDRESS/LOCATION: 2505 Back Acre Circle  
TAX MAP/PARCEL: Tax Map 0075/Parcel 0310  
ZONING: I- Industrial  
COMPREHENSIVE PLAN: I- Industrial  
PROPOSED USE: I- Industrial /Warehouse space  
WATER/SEWER: W-1/S-1 *Existing/Additional Allocation*

**BACKGROUND**

*History:*

Lot 8 located in the Twin Arch Business Park was first approved in by the Town of Mount Airy back in 2013 for a single use of a 9,000 sf building and warehouse Flex space. A grading only permit was approved at staff level for the stock pile of dirt from the construction of Brittney Manor in the middle of 2019.

## CONCEPT PLAN REVIEW

### *In General:*

The concept plan review stage provides the opportunity to receive comments and generate dialogue about the overall general layout and design of the proposed project including sensitive areas, topography, drainage, floodplains, building footprints, bulk requirements, architecture, parking areas, open spaces, walkways, means of ingress and egress, circulation within the site, street design/road width, landscaping, signs, lighting, trash enclosures, screening devices, and other information that reasonably may be required given a particular site location or proposed use. Although the list of considerations for the concept plan review is extensive, the concept plan will typically not include detailed engineering aspects relating to the Town's standard details and specifications. The Town of Mount Airy Code provides the statutory framework with respect to the manner in which land located within the incorporated limits shall be developed while also guiding the processes associated with the review of site development and subdivision development plans. The applicable code section(s) will vary given the zoning of the land, proposed land use, applicable special development regulations, etc. The staff findings outlined below are intended to provide a general summary to guide the Planning Commission as to the evaluation of the proposed project and the applicable Town Code sections. Throughout the plan review process, Town and County agency comments are provided to the applicant and/or project engineer and serve as a more detailed account as a result of the technical plan review. As agency comments are addressed, the general site layout and related elements may be updated for subsequent internal review of the concept plan revisions. The shared goal is to address any outstanding comments which are considered substantial (may impact proposed the site layout, function of ingress/egress, aesthetics, etc.) prior to bringing a plan to the Planning Commission for consideration and approval, conditional or otherwise, to position the concept plan into such a state whereby only minor modifications that staff would be able to accept moving forward into the final site plan stage.

**In this particular case, staff is able to recommend conditional approval of the concept site plan as proposed. Below is a summary of the plan review elements and related comments.**

## REVIEW OF PLAN ELEMENTS (SUMMARY)

### Environmental Site Delineation

*Sensitive Areas, Topography, Drainage, Floodplains, Waterways, Natural Features*

A floodplain management review was performed by Carroll County and was found to be exempt from the requirements of Chapter 153 of the Carroll County Code (County Code). There are no identified wetland areas, or streams on the site nor are there any rare or endangered species known to exist on the site. The plan was reviewed for impact to Water Resources per Chapter 154 of the (County Code) and found to be in compliance.

### Forest Conservation

The removal of three specimen trees on this parcel are proposed, which requires a forest conservation variance request is required. The applicant has submitted the application but a variance request letter is also required. See section §150.33 of the Carroll County Code for the details of what the letter must include.

### Site Layout and Design

The proposed concept site plan shows the existing 9,000 sf building at the front of the property. The new 10,800 sf proposed buildings located at the rear of the property with an access driveway traversing the middle of the parcel, building #2 will have access through the front parking lot. Building 1 & 2 will be owned by the property owner, this parcel and cannot be subdivided in the future unless approved by the Planning Commission.

### Dimensional Requirements/Bulk Standards

*Density, lot area and setback requirements*

Generally, the proposed use of land and structures are subject to the requirements in the district in which they are located. In the case of site development in the Industrial District, Town Code § 112-46 provide specific site development regulations.

The applicant will need to comply with the minimum setback requirements and other dimensional requirements as noted below.

*§112-42 Required lot area, lot width, and yards*

Front Yard Setback	Side Yard Setback	Rear Yard Setback	Lot Width
40'	25'	40'	100'

The proposed plan meets all the requirements as noted above. The proposed warehouse building #2 observes the rear yard setback of 40 feet, a side yard setbacks of 25 feet, the front of this building is more than 40 feet from the front of the property line.

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

The applicant has proposed a height of the building is shown to be 31.6 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 #2, with a footprint measuring 120' x 60' with additional section measuring 60' x 40' with 1,200 sf triangular area connecting both sections together.

Material and color schedules have been provided on the architectural elevation plan. Elevations provided in this Concept site plan packages shows detail the use of wall mounted lighting and fixture specifications. A lighting plan is required to be submitted in the final site plan the engineer did provide a lighting plan as part of the Concept site details.

#### Parking Areas

Off Street parking is determined for warehouse space (2 spaces for each 1000 sf gross floor area). The applicant has provided 22 spaces which meets the required parking for the proposed development under the provisions of Town Code Section 112-7.

#### §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 for this site development.

#### Pedestrian Circulation and Safety/Walkways

Building #2 is not providing any additional connection to the existing sidewalk with in the business park. The applicant will be providing a sidewalk in front of the warehouse.

#### Landscaping/Buffering

The Landscaping plan received Concept plan approval by Carroll County Bureau of Resource Management who serves as the plan review agency for landscaping and forestation. A total number of plants and specific species of plants have been provided on Sheet 7 of 8. The applicate is providing a planting buffer at the rear of the property and providing a micro-bioretenion area with plantings.

#### Stormwater Management

Stormwater Management requirements are worked out with the reviewers with Carroll County Stormwater Management. Concept approval was granted by Carroll County Stormwater Management at this time.

### Retaining Walls and Fencing

The proposed site development plan for building #2 will require a retaining wall toward the front of the building across the parking lot. Providing retention of the access driveway near the bio-retention facility.

In addition there will be an earth berm at the rear of the property to divert water from adjoining property into the regional Stormwater management pond off site.

### Signage

The applicant did not provide any additional signage for this proposed building #2. If additional sign will be needed in the future it would need to provide a signage application and approval by the Town of Mount Airy's Director of Planning and Zoning.

### Trash enclosures

A concrete dumpster pad with a trash enclosure has been shown located at the west corner of building #2. Specific details of the enclosure have been provided with this Concept site development plan.

### Street Design/Road Width

Back Acre Circle is already installed, once all parcels are developed the final top coat of blacktop will be completed and all sidewalks will have been constructed.

### 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. The proposed project applied for an additional 324 gpd of water demand from Category 12.

### Adequate Public Facilities

§ Chapter 25: Adequate Public Facilities:

Town Code Section §25-4 – Certification of Facilities provides that “The Planning Commission shall review the adequacy of public facilities at the development plan submission states as set forth in [25-4(B)]. As guided by the Town Code, the term “public facilities” or “facilities” shall mean, or applies to the following:

- |   |                                     |                         |
|---|-------------------------------------|-------------------------|
| 1. Water  | 4. Roads and traffic control device | 6. Police Services      |
| 2. Sewer  | 5. Fire and Rescue services         | 7. Parks and Open Space |
| 3. Schools (for residential, non-senior housing only) |                                     |                         |

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1. **APFO Water –Adequate.** The proposed project will require an additional 324 gpd water demand from Category 12, Expansion of Existing Commercial. The current quantity of water source, treatment, distribution and elevation are considered adequate and available for this category within the Town’s water system.
2. **APFO Sewer – Adequate.** The proposed project will require an additional 324 gpd sewer demand from Category 12, Expansion of Existing Commercial. The current quantity of wastewater collection, treatment and discharge are considered adequate and available for this category within the Town’s sewer system.
3. **Schools (for residential, non-senior housing only) – Not Applicable to this project**
4. **APFO Roads and Traffic Control Devices – Adequate.** This project is being constructed with a business park that was already approved for traffic related to the development of this park. This warehouse space is also not going to generate an excessive traffic with a maximum of 10 employees.
5. **Fire and Rescue services – Adequate.** The Mount Airy Volunteer Fire Company (MAVFC) has approved the site design and layout and public safety considerations of the plan. The certification of adequacy is pending. At this time, response time data is not available due to a system upgrade.
6. **Police Services – Adequate.** The Mount Airy Police Department (MAPD) is staffed at the current requirements of 1 officer for every 1000 citizens.
7. **APFO Parks and Open Space –Not Applicable to this project.**

**Recommendation:**

Staff recommends conditional approval of the Concept site development plan for the proposed MSB Services, LLC; Building #2 on Lot 8, in the Twin Arch Business Park, located at 2505 Back Acre Circle, Mount Airy, Maryland 21771 subject to all Town and County reviewing agency comments being addressed.



