



**Final  
Staff Report  
Mount Airy Planning Commission  
May 18 2020**

**PROJECT:** King's Sport Construction  
Twin Arch Business Park, Section IV, Lot 17

**FILE NO.** S-19-0032

**APPLICANT:** King's Sport Construction  
9215 Brown Church Road  
Mount Airy, MD 21701

**ENGINEER:** VanMar Associates, Inc.  
310 South Main Street  
P.O. Box 328  
Mount Airy, Maryland 21771

**PROPOSED USE:** Office/Warehouse and Outside Storage

**REQUEST:** **Concept Site Development Plan Approval**  
The Applicant is requesting Concept Site Development Plan Approval to establish a building with a total of 10,400 square foot of interior space. This plan provides 1,300 sf office space on the first and second floor, and provide 9,100 square feet of warehouse area.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Lot 17, Twin Arch Business Park  
**TAX MAP/PARCEL:** Tax Map 0075 Parcel 0205  
**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 an Office/Warehouse and Outside Storage Lot 17 located in Section Four of the Twin Arch Business Park. The proposed use is being reviewed as warehousing, storage, and office under the heading of Provisions Governing Industrial Districts per §112-45 (I -District) in the Town of Mount Airy Zoning Ordinance.

## BACKGROUND

### *History:*

Twin Arch Business Park Section Four received final subdivision approval in 2011. Lot 17 was approval and recorded in Plat book #54, Page #205 and contains 1.5947 acers.

## FINAL 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 Final 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**

Forest Conservation Requirements were provided for and satisfied in conjunction with the review and approval of the Twin Arch Business Park Section Four Subdivision Plan and the Amended Plat AP-18-0017 (not recorded as of yet).

**Site Layout and Design**

The proposed site plan layout contains one buildings with 9,100 square building footprint foot, with additional 1,300 square foot for a second floor office area. The warehouse area total square footage is designed at 7,800 with a total interior square foot of 10,400.

The parking lot at the front of the building will provide parking for office staff and clients. The stone storage yard area toward the rear of the parcel will provide an outside storage area for recovered materials from turf field removal, to be recycled at a different location.

**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.

*§112-46 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 office and fleet maintenance building observes a front and rear yard setback of 40 feet, a side yard setbacks of 25 feet.

*§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 32.8 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 140' x 65' that equals 9,100 total square feet. Material and color schedules have been provided on the architectural elevation plan Sheets 8 and 8. Elevations provided in this Final 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 details on Sheets 6 of 8 that includes a photometric study as described in §112-18.

### Parking Areas

The proposed site plan provides 26 spaces (that include 2 handicap spaces) and 2 loading spaces. The total interior square footage of the building requires 26 spaces which have been provided. The site will have one access points along Back Acre Circle. Required parking for the proposed development is required 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

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

### Landscaping/Buffering

The Landscaping plan is currently under review by Carroll County Bureau of Resource Management who serves as the plan review agency for landscaping and forestation. A total of 27.0 planting units have been provided, specific species of planting units have been provided on Sheet 7 of 8. The engineer provided a color rendering of the parcel as part of the Final site plan package.

### Stormwater Management

Stormwater Management requirements are provided for and have been satisfied by SWM Pond #3 as part of the subdivision approval plan for Twin Arch Business Park Section Four.

### Retaining Walls and Fencing

No retaining walls are proposed as part of this site plan. The plan also proposes security fencing along the sides and rear portion of the lot. The site plan indicates 8'-0" vinyl Black Chain link fence.

### 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.

### Trash enclosures, Mechanical Equipment, Screening Devices

A dumpster pad with a trash enclosure has been shown located behind the building on a concrete pad. Specific details of the enclosure have been provided and are shown on Sheet 6 of 8.

### Road Access/Travel Ways/ Means of Ingress and Egress/Internal Circulation

Site access will be a single entrances from Back Acre Circle. The site design provides a 24' drive aisle width for internal circulation.

### Street Design/Road Width

The subject site will not create any public streets or roadways.

### 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 of 728 gpd for industrial in the pipeline.

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

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1. **APFO Water –Adequate.** The proposed project is part of the pipeline development without additional water needed. The current quantity of water source/treatment availability from the Town of Mount Airy water system, prior to adding the quantities of this project, are considered inadequate. Current elevated water storage is adequate.
2. **APFO Sewer\* – Adequate.** The current quantity of wastewater treatment availability is adequate. Sewer collection system will be reviewed at time of preliminary plan with design of added collection system, but is presumed to be adequate at this time.
3. **Schools (for residential, non-senior housing only) – Not Applicable to this project**
4. **APFO Roads and Traffic Control Devices – Adequate.** The project did not require a traffic impact study due the size and use on the property.
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) has been contacted for APFO a verbal was given, the certification of adequacy is pending.
7. **APFO Parks and Open Space –Not Applicable to this project.**

**Recommendations/Actions:**

- 1) Staff recommends the Planning Commission permit the use of LED lighting as proposed in the final site plan package over the preferred high-pressure sodium lighting as allowed by Town Code Section 112-18 (F)(3).
- 2) Staff recommends the Planning Commission conditionally approve the Final site plan for Lot 17, Twin Arch Business Park Section Four for King's Sport Construction with the following conditions:
  - A. All of the Town comments need to be addressed, Carroll County Stormwater Management shall be addressed prior to any grading permit being approved and signed off by Town of Mount Airy staff.
  - B. That the Amended plat, AP-18-0017 a Forest Conservation Easements extinguishment plat be recorded with the Carroll County Land Records before any grading permit/building permit approval is issued for the construction of this project.
  - C. Provide any and all legal documents, PWA, and bonding prior to any grading permit/building permit approval

