



**Staff Report
Mount Airy Planning Commission
October 25, 2021**

PROJECT: Twin Ridge Professional Park, Section 2, Lot 7A

FILE NO. AP-20-0079

APPLICANT: LDG Ridgeville LLC
8601 Georgia Avenue, Suite 200
Silver Springs, Md. 20910
Fredrick, MD 21701

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

PROPOSED USE: Industrial zoned / Mini-Storage

REQUEST: **Amended Plat Approval**
The Applicant is requesting Approval for an Amended Plat to create a single lot by the consolidation of Lot 8 and Lot 7 of the Twin Ridge Professional Park Section 2 subdivision. Creating Lot 7A which will be 5.7801 ac. +/-, that will accommodate multiple buildings and a parking lot to support the business.

PROJECT INFORMATION:

ADDRESS/LOCATION: Lot 7A, Twin Ridge Professional Park
TAX MAP/PARCEL: Tax Map 0601 Parcel 1408 / PB 74, Pg120
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 approval of the Amended Plat of Lot 7A located within the Twin Ridge Professional Park. The current Lot 7 is a total of 3.4833 acreage recorded in Plat book 74, Page 120. The applicant is requesting that the 2.2968 acers be transferred from the adjoining Lot 8. The total 5.7801-acre site (Lot 7A) located in Section two of the Twin Ridge Professional Park.

Recommendation:

Staff recommends approval of the Amended site plan for Lot 7A of the Twin Ridge Professional Park Section 2.

