



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

PROJECT: 1010 South Main Street, request for increased density

FILE NO.: Pending

OWNER: Frank Omeka
9608 Faith Lane
Damascus, Maryland 20872

APPLICANT: Frank Omeka
9608 Faith Lane
Damascus, Maryland 20872

PROPOSED USE: Residential Subdivision

REQUEST: The applicant is requesting to increase density of the two lots equaling 2.2 acers located along south Main Street.

PROJECT INFORMATION:

ADDRESS/LOCATION: 1010 South Main Street, Mount Airy, Maryland 21771

COMP. PLAN: Residential Existing “zoning”

WATER/SEWER: W-1/S-1 Existing/Final Planning

HISTORY / BACKGROUND:

This parcel was once a Chevy dealership up until the dealership moved out of the Town of Mount Airy. It was occupied by different companies, one being Denis Kitchen and Bath design center. The build set empty for many years once the Kitchen design center closed their doors. The grandfather commercial use that had been active on this parcel expired after the first year of none use as per Town Code. The current owner bought this parcel with the Dealership buildings and two outbuildings intact. The property suffered a catastrophic fire, destroying the 1932 structure and all the contents within the brick structure.

The current owner has been operating his sign business office out of the property for a couple of years and has brought many different designs to the Town to rebuild the property. The current proposed 5 Lot subdivision is the most achievable with the surrounding residential community.

The current zoning would allow 1.73 units per acre, the two parcels equal 2.2+/- acres which in turn would allow the current density to be 3.88 total unit. The request is to increase density by 0.5 units per acre, for a total 2.27 units per acre.

Staff recommendation:

The Planning Commission forward this request to the Board of Appeals with a favorable recommendation to allow the 5 lot over the two parcels with the following conditions.

- That the single-family houses must match the existing neighborhood and meet all the bulk requirements of this zone.
- Open Space and stormwater management must be provided on site.
- The two houses along main street must face Main Street.

