



**Staff Report  
Mount Airy Planning Commission  
June 29, 2020**

**PROJECT:** Twin Arch Business Park, Section III, Lot 32

**FILE NO.** S-20-0001

**APPLICANT:** Gibney Holdings, LLC  
1706 Back Acre Circle  
Mount Airy, MD 21701

**ENGINEER:** CAS Engineering  
10 South Bentz Street  
Fredrick, Maryland 21701

**PROPOSED USE:** Flex Warehouse/Office Space

**REQUEST:** **Concept Site Development Plan Approval**  
The applicant proposes to construct a 12,000 sf Flex Warehouse/Office space. The site is served by public water and sewer. Vehicular access to the site is provided from Back Acre Circle. According to Town parking requirements for the zoning district and use, 24 spaces are required.

**PROJECT INFORMATION:**

ADDRESS/LOCATION: Lot 32, Twin Arch Business Park

TAX MAP/PARCEL/PLAT: Tax Map 0075/Parcel 0327/B.50 P.242

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 Concept Site Development Plan Approval for the establishment of a Flex Warehouse/Office space on Lot 32 located within the Twin Arch Business Park, Section Three. 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 Three received final subdivision approval in 2007. Lot 32 was approved and recorded in Plat book #54, Page #242 and contains 1.3815 acres.

## 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**

Forest Conservation Requirements were provided for and satisfied in conjunction with the review and approval of the Twin Arch Business Park Section Three.

**Site Layout and Design**

The proposed site plan layout contains one buildings with 12,000 square building footprint foot. With a full drive isle around the whole building, providing a total of 43 parking spaces. Current code requires 24 spaces for this size building.

The parking lot at the front of the building will provide parking for Handicap parking and clients. The remaining parking is provided around the building and along outer edge of the property line.

**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 23.4 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 200' x 60' that equals 12,000 total square feet. Material and color schedules have been provided on the architectural elevation plan Sheets 5 of 7. 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 will provide a lighting plan on Final site details, includes a photometric study as described in §112-18.

### Parking Areas

The proposed site plan provides 43 spaces (that include 2 handicap spaces). The total interior square footage of the building requires 24 spaces which have been provided. The site will share one access points along Back Acre Circle with the adjoining property located at 1706 Back Acre Circle. Required parking for the proposed development is required under the provisions of Town Code Section 112-7.

The proposed site plan Lot 32 and Lot 31 are owned by the same person currently, a cross easement should be drafted between the two parcels to allow for Ingress, Egress, and Regress to either or property so it would be in place for the future owners.

### §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/Amenities for this site development. The owner is leaving a portion of the parcel to green space and will be providing a landscaping plan with the Final Site plan submission.

### 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 was not submitted with this Concept plan submission. The previous plan had received a landscaping approval as part of the site development submission back in 2008.

### Stormwater Management

Stormwater Management requirements have changed from the 2008 site development submission, and the engineer is working with the Carroll County Water Resource to satisfying the State requirements.

### Retaining Walls and Fencing

No retaining walls are proposed as part of this site plan.

### 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 shown on sheet 3 of 7. Specific details of the enclosure have been provided and are shown on Sheet 4 of 7.

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

Site access is attained to share an entrances from and on to Back Acre Circle. The site design provides a min. 15'-0" drive aisle with one circulation around the building.

### 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 per industrial in the pipeline. No additional water is needed.

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

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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.**

**Recommendation:** Staff recommends conditional approval of the Concept site plan for Lot 32 of

the Twin Arch Business Park Section 3, subject to all Town and County agency comments being addressed.

