



**Staff Report**  
**Mount Airy Planning Commission**  
**July 27, 2020**

**PROJECT:** Twin Arch Business Park, Section 4, Lot 16A

**FILE NO.** S-19-0031

**OWNER:** Emmet Full, LLC  
5750 Woodville Road  
Mount Airy, MD 21771

**DEVELOPER:** Priority Install, LLC  
8340-C Beachcraft Avenue  
Gaithersburg, MD 20879

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

**PROPOSED USE:** Flex Industrial & Office/Restaurant Space

**REQUEST:** **Concept Site Development Plan Approval**  
The applicant proposes to construct a 32,600 sf Flex Industrial & Office/Restaurant 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, 133 spaces are required only 133 spaces provided.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Lot 16A, Twin Arch Business Park  
**TAX MAP/PARCEL/PLAT:** Tax Map 0075/Parcel 0327/B.54 P.205  
**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 32,600 sf Flex Industrial & Office/Restaurant space on Lot 16A located within the Twin Arch Business Park, Section four. The proposed use is being reviewed as 32,600 sf Flex Industrial & Office/Restaurant space 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 20011. Lot 16 was approval and recorded in Plat book #54, Page #205 and contains 1.5938 acers. Currently the town is reviewing an Amended Plat to increase the size of Lot 16 from 1.5938 ac. to 3.2648 ac. Lot 16A, AP-19-0073 which is also absorbing property that was one of the access to lot 15.

## 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 Four.

### Site Layout and Design

The proposed site plan layout contains one T shaped buildings with a total of 32,600 sq. building footprint foot. This building will be divided into four separate units, first unit will be 4,800 sq. ft. The large center section will have a total of 20,000sq. ft., which 3,000sq. ft. of the first floor at the front of the building will be office space with and second floor with an additional 3,000sq. ft. of office space. The final two units are 2,400 sq. ft. areas which one is to be the restaurant area. The site will provide two access areas onto Back Acer Circle with a full drive isle around the whole building, providing a total of 133 parking spaces.

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 Flex Industrial & Office/Restaurant space 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 34'-0" +/- feet at the top of the gabled end with a max gutter height of 22'-0", the whole building is in compliance with this statute.

#### Building footprints/Architecture/Building Lighting

As previously mentioned, the site will yield one new t shaped building with a footprint measuring 200' x 100' = 20,000 with an additional 30' x 100' = 3,000 square feet with two 80' x 60' wings 9,600 square feet with a grand total of 32,600 square feet. Material and color schedules have been provided on the architectural elevation plan Sheets 8 of 8. 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 133 spaces (that include 5 handicap spaces). The total interior square footage of the building requires 133 spaces which have been provided. The Site plan will provide three additional parking spaces for trailer loading/storage at the rear of the lot. 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 photometric plan is provided on sheet 6 of 8, along with the light type of a 3000k LED full cut off wall parks as indicated. All lighting will be required to conform to the provisions set forth in this chapter.

#### 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 submitted with this Concept plan submission. The Concept Landscaping plan was reviewed and approved by the Carroll County land & Recourse Management Department.

#### 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 satisfy 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.

Trash enclosures, Mechanical Equipment, Screening Devices

A dumpster pad with a trash enclosure has been shown located toward the east side of the building on a concrete pad. Specific details of the enclosure have been provided and are shown on Sheet 6 of 8. All the mechanical equipment most likely installed on the roof of the different units and not shown on the elevations.

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

Site access will be two separate full movement access lanes on to Back Acre Circle. The site design provides a min. 24’-0” drive aisle with two way 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 16A of the Twin Arch Business Park Section 4, subject to all Town and County agency comments being addressed.

