



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

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

**FILE NO.** AP-19-0073

**OWNER:** Emmett & Audrey M. Full  
5750 Woodville Road  
Mount Airy, Maryland 21771

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

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

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

**REQUEST:** **Amended Plat Approval**  
The Applicant is requesting Approval for an Amended Plat to establish a larger parcel that will accommodate a new 32,600 square foot building, and a parking lot to support the business.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Lot 16, Twin Arch Business Park / Plat book 54, Page 205

**TAX MAP/PARCEL:** Tax Map 0075 Parcel 0327 & Tax Map 0075 Parcel 0310

**ZONING:** I – Industrial

**COMPREHENSIVE PLAN:** Flex Industrial

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

**EXISTING/ADDITIONAL:** 1.5938 *Existing Acreage*/ 1.671 *Additional Acreage* (Total 3.2648)

Pursuant to Town Code Section 98-45, “whenever the owner of a lot or parcel wishes to add land to the existing parcel, delete land from an existing lot or parcel, consolidate several lots or parcels into one, or otherwise modify an existing recorded plat, the owner shall be required to submit an amended plat for review and approval by the Mount Airy Planning Commission”.

## STAFF REPORT

### DEVELOPMENT REQUEST

The Applicant is requesting approval of the Amended Plat of Lot 16A located within the Twin Arch Business Park. This Amended Plat is to establish a larger parcel that will accommodate a new 32,600 square foot building, and a parking lot to support the business. Future location of Priority Install LLC. and related business to support their business demands. In addition the possible restaurant serving food with in the business park.

### BACKGROUND

#### *History*

Twin Arch Business Park Section Four received final subdivision approval in 2011. Lot 16 contained 1.5938 acre was an approval and recorded in Plat book #54, Page #205.

S-19-0031 Concept site Plan which is under review and being presented to you tonight as a Concept Site Plan is showing the additional land that is being added to Lot 16, this Amended Plat will allow for the creation of Lot 16A.

### PROPOSAL

Twin Arch Business Park Section Four, Lot 16 contains 1.5938 acre which was approval and recorded in Plat book #54, Page #205. The addition of 1.671ac. from the portion of the adjoining parcels owned by Emmett & Audrey M. Full recorded at Liber 956, Folio 491, The total acreage of the combined Lot 16 and a portion of Lot 14 and an old access to Lot 15 Dr. Full remaining portion will be 3.2648 acreage. The recordation of this Amended plat will extinguish the road access to Lot 15.

### Recommendation:

Staff recommends approval of the Amended Plat for Lot 16A of the Twin Arch Business Park Section 4, subject to the following action items.

- The applicant addresses all final Town and County agency comments.

