



**Staff Report  
Mount Airy Planning Commission  
October 26, 2020**

**PROJECT:** Ridgeville Business Center, Section 1, Lot 1  
1<sup>st</sup> Amended Final Plat  
Town owned parcel to be combined to Lot 1

**FILE NO.** AP-20-0052

**OWNERS:** QH Ridgeside LLC  
c/o Genrock Capital Mgmt, LLC  
10 E 53<sup>rd</sup> Street  
New York, New York 10022

Town of Mount Airy  
110 S. Main Street, P.O. Box 50  
Mount Airy Maryland, 21771

**APPLICANT:** CHICK-FIL-A Inc.  
5200 Buffington Road  
Atlanta, Georgia 30349

**ENGINEER:** BOHLER Engineering  
901 Dulaney Valley Road, Suite 801  
Towson, Maryland 21204

**REQUEST:** Amended Plat Approval  
The Applicant is requesting amended plat approval to combine a  
Town owned parcel with the Lot 1 of Ridgeville Business Center.

**PROJECT INFORMATION:**  
ADDRESS/LOCATION: 1705 Ridgeside Drive / Mount Airy  
TAX MAP/PARCEL: Tax Map 0602 Parcels 1104, Lot 1  
ZONING: CC – Community Commercial  
COMPREHENSIVE PLAN: Commercial  
WATER/SEWER: W-1/S-1 (*Existing/Final Planning*)

**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 Amended Plat approval of the combination of Town owned land with Ridgeville Business Center Lot 1, existing location of the Mount Airy Pizza Hut restaurant.

### BACKGROUND

The subdivision for Ridgeville Business Center, Section 1, Lot 1 - was approved and recorded with the Carroll County Land Recorders in February 1985 and recorded at Platbook 26, on Page 129.

The Town approved a site plan for the current user Pizza Hut, soon after the subdivision was approved. Pizza Hut is currently in operation at this location but has been declining in recent years.

The Town came to find out the parcel to be combined to Lot 1, was a portion that was thought to be owned by the State Highway Administration. During the rezoning request for the parcel to the south of Main Street, it was discovered that a portion of land the size of 0.168ac. or 7,305 sf. was Town owned.

### AMENDED PLAT CHARACTERISTICS

This portion of land to added to the site plan under current review (S-19-0036 Chick-Fil-A) would allow the applicant to provide a drive-thru lanes that would support the total of 32 cars without interrupting traffic movement within the proposed site plan.

### Recommendation:

Staff recommends approval of Final Amended plat of Ridgeville Business Center Lot 1A, AP-20-0052, with the following conditions of approval.

1. All final Town and County agency comments are addressed for this amended plat.
2. The Final approval of site plan under review with the town S-19-0036 Chick-Fil-A from the Town of Mount Airy Planning Commission.
3. The finalizations of all legal document related to this and/or the site development plan S-19-0036, transfer of land.

