



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

PROJECT: MSB Services, LLC

FILE NO. S-18-0031

OWNER: MSB Services, LLC
c/o Frank Wodoslawsky
11041 Mountain View Road
Damascus, Maryland 20872

DEVELOPER: MSB Services, LLC
c/o Frank Wodoslawsky
11041 Mountain View Road
Damascus, Maryland 20872

ENGINEER: Van Mar Associate, Inc.
310 South Main Street
Mount Airy, Maryland 21771

PROPOSED USE: Building #2 Warehouse space

REQUEST: The Applicant is requesting - Final Site Development Plan Approval to establish a second building on lot 8. This proposed new building will have a total of 10,800 sf. of warehouse space.

PROJECT INFORMATION:

ADDRESS/LOCATION: 2505 Back Acre Circle

TAX MAP/PARCEL: Tax Map 0075/Parcel 0310

ZONING: I- Industrial

COMPREHENSIVE PLAN: I- Industrial

PROPOSED USE: I- Industrial /Warehouse space

WATER/SEWER: W-1/S-1 *Existing/Additional Allocation*

BACKGROUND

History:

Lot 8 is located in the Twin Arch Business Park was first approved in by the Town of Mount Airy back in 2013 for a single use of a 9,000 sf. building and warehouse Flex space.

A grading only permit was approved at staff level for the stockpile of dirt from the construction of Brittney Manor in the middle of 2019.

REVIEW OF PLAN ELEMENTS (SUMMARY)

Site Layout and Design

The proposed site plan for the new 10,800 sf. building #2 will be located at the rear of the property with an access driveway traversing the middle of the parcel. Vehicular access to building #2 will be through the front parking lot. Building 1 & 2 will need to be owned by the property owner, this parcel cannot be subdivided in the future.

Building footprints/Architecture/Building Lighting

As previously mentioned, the site will yield one new building #2, with a footprint measuring 120' x 60' with additional section measuring 60' x 40' with 1,200 sf triangular area connecting both sections together with the grand total of 10,800 sf.

Material and color schedules have been provided on the architectural elevation plan. Elevations provided in this final site plan show the use of wall mounted lighting and fixture specifications. A photometric plan is provided as part of this final site plan. The plan does not show any light at the rear of the building, this is beneficial considering the proximity of the adjoining structure to the South.

Parking Areas

Off Street parking is determined for warehouse space (2 spaces for each 1000 sf gross floor area). The applicant has provided 22 spaces which meets the required parking for the proposed development under the provisions of Town Code Section 112-7.

§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 for this site development.

Pedestrian Circulation and Safety/Walkways

Building #2 is not providing any additional connection to the existing sidewalk within the business park. The applicant will be providing a sidewalk in front of the warehouse.

Landscaping/Buffering

A total number of plants and specific species of plants have been provided on Sheet 7 of 8. The applicate is providing a planting buffer at the rear of the property and providing a micro-bioretenion area with plantings.

Stormwater Management

Stormwater Management requirements are worked out with the reviewers with Carroll County Stormwater Management. Final approval was granted by Carroll County Stormwater Management at this time.

A Stormwater management easement for access and maintenance to be recorded prior to any building permit being issued.

Retaining Walls and Fencing

The proposed site development plan for building #2 will require a retaining wall toward the front of the building across the parking lot. Providing retention of the access driveway near the bio-retention facility.

In addition, there will be an earth berm at the rear of the property to divert water from adjoining property into the regional Stormwater management pond off site.

Signage

The applicant did not provide any additional signage for this proposed building #2. If an additional sign will be needed in the future, it would need to provide a signage application and approval by the Town of Mount Airy Director of Planning and Zoning.

Trash enclosures

A concrete dumpster pad with a trash enclosure has been shown located at the west corner of building #2. Specific details of the enclosure have been provided with this site development plan.

Street Design/Road Width

Back Acre Circle is already installed, once all parcels are developed the final topcoat of blacktop will be completed and all sidewalks will have to be constructed at that time.

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. The proposed project applied for an additional 324 gpd of water demand from Category 12.

Adequate Public Facilities

Town code section 25-4, Adequate Public Facilities: The site was approved at the Concept plan for all APFO requirements.

Recommendation:

Staff recommends conditional approval of the Final site plan for the proposed MSB Services, LLC; Building #2 located at the rear of Lot 8, in the Twin Arch Business Park, located at 2505 Back Acre Circle, Mount Airy, Maryland 21771, subject to following requirements.

1. The approval of proposed LED light as shown on the proposed Final site plan ensure that full cut off light fixtures are installed to minimize light pollution on to all adjoining and neighboring parcels or properties.
2. All Town and County reviewing agency comments being addressed.
3. All legal documents established prior to the Final construction Mylar's and paper prints being submitted signed and sealed.
4. A Stormwater management easement for access and maintenance to be recorded prior to any building permit being issued.

