



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

PROJECT: Chick-Fil-A

FILE NO. S-19-0036

OWNER: QH Ridgeside
LLC c/o Genrock

Capital Mgmt, LLC
10 E 53rd Street
New York, New
York 10022

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

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

PROPOSED USE: Restaurant w/ Drive-Thru

REQUEST: The Applicant is requesting - Final Site Development Plan Approval to establish a restaurant with drive-thru. The proposed building with a total square foot of 4,001. The drive-thru will provide a total of 32 cars with-in the drive-thru lanes for vehicle stacking.

PROJECT INFORMATION:

ADDRESS/LOCATION: 1705 Ridgeside Drive
TAX MAP/PARCEL: Tax Map 0602Parcel 1104
ZONING: CC- Community Commercial
COMPREHENSIVE PLAN: CC- Community Commercial
PROPOSED USE: CC- Community Commercial
WATER/SEWER: W-1/S-1 Existing/Final Planning

BACKGROUND

History:

This parcel was generated back in 1985, Final Plat-Section I, Lot 1 – Ridgeville Business Center recorded at Plat book 26, Page 129. Pizza Hut site plan was approved in 1986 and has been in operations at this location since.

REVIEW OF PLAN ELEMENTS (SUMMARY)

Forest Conservation

The removal of three specimen trees on this parcel are proposed, which requires a forest conservation waiver. The applicant has been submitted the application, but a waiver request letter is also required. The waiver has been granted by the Director of Land and Resource Management for the removal of these three trees.

Site Layout and Design

The Final site plan will contain one building with 4,001 sf. building footprint. This building will provide 80 indoor seats for customers to eat. The proposed site plan will also provide a drive-thru to get food on the go, that will be able stuck up to 32 average size vehicles before spilling into the parking lot.

This parcel will be added too with an additional .017 ac. or 7.305 s/f of land that is currently owned by the Town of Mount Airy. This addition acreage is required for the proper flow of traffic volume that will be generated by this user on this site.

The final sale of this parcel to the developer will occur once the Final Site Plan is approved by the Planning

Commission. The consolidation of the additional parcel/acreage and the existing lot 1 of the Ridgeville Business Center Subdivision as an Amended plat (AP-20-0052) would need to be approved by Planning Commission.

Building footprints/Architecture/Building Lighting

As previously mentioned, the site will yield one new building with a footprint measuring 101' x 42' +/- that equals 4,001 total square feet. Material and color schedules have been provided on the architectural elevation plan. Elevations show and detail the use of wall mounted lighting and fixture specifications.

Parking Areas

Off Street parking is determined for restaurants (indoor dining: 1 space for each 90 s/f gross floor area based of the restaurant or 1 space for each 2 seats, whichever is greater. Chick-Fil-A is providing 35 spaces plus 2 accessible spaces. In addition, we are considering that 8 spaces from the drive-thru could count toward the total required spaces. The total number of drive-thru spaces is 32 vehicles, the 8 spaces is ¼ of the total drive-thru spaces provided. This site will have one access points along Ridgeside Drive. Required parking for the proposed development is 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.

Pedestrian Circulation and Safety/Walkways

Connection to the existing sidewalks and new sidewalks on site are being provided. They are providing new pedestrian crosswalk stripping at proposed entrance and on site.

Landscaping/Buffering

The total numbers of plants are as follows 22 shade trees, 11 Ornamental trees, 144 deciduous shrubs, 167 evergreen shrubs, and 573 perianal totaling 917.

Stormwater Management

Stormwater Management requirements are reviewed with Carroll County Stormwater Management. Conditional Final Stormwater Management approval has been granted as long all minor drafting correction to the final site development Mylar's have those corrections.

Retaining Walls and Fencing

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

Signage

The Final site development plan has provided a complete set of signage drawings and details. Building mounted logo signage, and a 25'-0" tall proposed logo sign with integrated manual message board with 6" letters. In addition, they are proposing a 50'-0" tall flagpole flying a 12'-0" x 18'-0" flag with a dedicated light source.

Trash enclosures

A concrete dumpster pad with a trash enclosure has been shown located at the most north east corner of the

property. Specific details of the enclosure have been provided with this Concept site development.

Street Design/Road Width

This project is still under discussion on the required offsite improvements that will be required prior to the project being presented for Final Site Plan approval.

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 will require an additional 775 gpd 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 Chick-fil-A located at 1705 Ridgeside Drive Mount Airy Maryland, 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. The final sale of the Town owned parcel to the developer will occur once the Final Site Plan is approved by the Planning Commission.
3. The consolidation of the additional parcel/acreage and the existing lot 1 of the Ridgeville Business Center Subdivision as an Amended plat (AP-20-0052) that would need to be approved by Planning Commission.

4. Approval of legal documents, land transfer, offsite improvements related to the intersection of Ridgeside Drive and MD. Rt. 808 South Main Street for this site development plan.
5. All Town and County reviewing agency comments being addressed prior to the Final construction Mylar's being signed and sealed.

