

Meeting Attendance

Commission Members

Roxanne Hemphill – Chairperson
Leslie Dickinson
Lindey Camerata
Scott Sirchio
Martina Hatley
Pam Reed – Council Liaison

Town Staff

John Breeding – Director of Planning &
Zoning
Barney Quinn – Town Engineer/Inspector
Debra Clinton – Planning & Zoning Review
Coordinator

Commission Members Absent

Bill Butts – Vice Chairperson

Others

Tom McCarron – Town Attorney

1. CALL TO ORDER

The meeting was called to order at 7:00p.m. by Roxanne Hemphill, Chairperson, who also led the Commission in the Pledge of Allegiance.

2. APPROVAL OF MINUTES

MOTION: Scott Sirchio moved to approve the minutes for February 22, 2021. Seconded by Leslie Dickinson. Vote: All in favor, none opposed.

3. CITIZEN COMMENTS (for items not on the agenda)

None

4. CARROLL /FREDERICK COUNTY PLANNERS

Carroll County Planner – Hanna Weber – Hanna informed the Town of Mount Airy Planning Commission the Residential Text Amendment went through the County Planning Commission the beginning of March and will be discussed again before going to the County Commissioners. County Planning is working on the Water and Sewer Amendments for the Spring.

Frederick County Planner – Tim Goodfellow – Not in attendance.

5. SITE PLANS/ SUBDIVISIONS/ DEVELOPMENT PROJECTS

- **S-19-0031 Twin Arch Business Park, Section 4, Lot 16A – Priority Install, LLC**, Final staff report for site development plan. Lindey Camerata motioned to recommend conditional approval of the final site plan for Lot 16A of the Twin Arch Business Park, Section 4, subject to the following conditions of approval. All the town comments have been addressed, Carroll County Stormwater Management shall be addressed prior to grading permit being approved

and final signature by the Town of Mount Airy staff. Provide all legal documents, public works agreement, and bonding prior to grading permit/building permit approval. Seconded by Leslie Dickinson. Vote: All in favor, none opposed.

6. NEW BUSINESS

- None

7. INTRODUCTION/ DISCUSSION/ RECOMMENDATION

- **Surf's Up** – Proposed Snowball stand located at the Mount Airy Shopping Center. Planning Commission approval with location to be determined.
- **Twin Arch Business Park, Section 4, Lot 15, King Sports Construction** – Request for the nonconforming residential use to continue lot 15. Mr. Ron Thompson with VanMar Associates, Inc. made a presentation to the Planning Commission. Leslie Dickinson motioned that the Towns Attorney, Tom McCarron, letter he drafted dated March 24, 2021 regarding Lot 15 Twin Arch Business Park the nonconforming use and site plan issue that the Planning Commission agrees to waive its Client/Attorney privileged with Tom McCarron specifically only to this letter that I just referenced. Seconded by Lindey Camerata. Vote: All in favor, none opposed. The Commission has some concerns about the unwrapped Turf rolls being store on lot 15. Roxanne Hemphill, Chairperson, advised Mr. Ron Thompson they will not decide tonight. He will receive a letter and the next step is to request a Zoning Certificate if he elects to proceed forward with this plan.

8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

- **Zoning Administrator Report**
The Town Zoning Administrator approved 23 permits with a revenue of \$127,251.32 for the month of February 2021.
- **Council Liaison Report**
None
- **Other Business**
The 2023 Town Master Plan meeting for April 1, 2021 is moved to April 8, 2021.

10. FUTURE ITEMS

- **Next Planning Commission Meeting Date**
Monday, April 26, 2021 at 7:00 p.m. This meeting will be held via ZOOM webinar and Facebook LIVE, or TBD.

11. ADJOURNMENT

- Motion to adjourn by Lindey Camerata. Seconded by Leslie Dickinson. Vote: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 8:10 p.m.

Submitted by Roxanne Hemphill, Chairperson

Prepared by Debra Clinton

Signature