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**Staff Report**  
**Mount Airy Planning Commission**  
**May 24, 2021**

**Greentree Village Preliminary Concept Pattern Book and Plan**  
**P-21-0002**

Applicant/Owner: Optimun Properties, LLC  
2017 Western Run Road  
Cockeysville, Maryland 21030

Engineer: VanMar Associates, Inc.  
310 South Main Street  
Mount Airy, Maryland 21771

Site Location: Corner of North Main Street and Candice Drive

Total Lot Size: 19 acres +/-

Zoning: 12.67 acres CC Zoning, 6.35 Acres RE Zoning

Existing Use: Undeveloped Commercial and Residential

Proposed Use: Town Houses and Commercial Mixed-Use Development

**Site Plan Overview:**

Optimun Properties, LLC seeks a favorable recommendation from the Planning Commission for the MXU-CC Special Exception to the Board of Appeals. The development site is situated at the corner of North Main Street and Candice Drive at the northern end of Town. The Greentree Village development is proposed as a mixed-use development consisting of Town houses and commercial uses.

There are two zoning classifications on the property. First, 12.67 acres of the property is zoned as Community Commercial or CC. Secondly, 6.35 acres is zoned Low Density or R-40. The 12.67 acres in the CC district will be developed with 70 Town Houses and the commercial center. The 6.35 acres in the Low-Density residential zoning area will remain as open space.

**Staff Recommendations:**

Staff recommends favorable recommendation to be forwarded to the Board of Appeals for the consideration of the Special Exception MUX- CC for this development.