



**Staff Report
Mount Airy Planning Commission
January 31, 2022**

PROJECT: Twin Ridge Professional Park, Section 2, Lot 7A

FILE NO. S-20-0032

APPLICANT: LDG Ridgeville LLC
8601 Georgia Avenue, Suite 200
Silver Springs, Md. 20910
Fredrick, MD 21701

ENGINEER: VanMar Associates, Inc.
310 South Main Street
P.O. Box 328
Mount Airy, Maryland 21771

PROPOSED USE: Industrial zoned / Mini-Storage

REQUEST: **Concept Site Development Plan Approval**
The Applicant is requesting Approval for a Concept Site Development plan to create a multiple buildings mini-storage development on Lot 7A of the Twin Ridge Professional Park Section 2 subdivision.

PROJECT INFORMATION:

ADDRESS/LOCATION: Lot 7A, Twin Ridge Professional Park

TAX MAP/PARCEL: Tax Map 0601 Parcel 1408 / PB 74, Pg120

ZONING: I – Industrial

COMPREHENSIVE PLAN: Flex Industrial

PROPOSED USE: I – Industrial

WATER/SEWER: W-1/S-1 *Existing/Final Planning*

DEVELOPMENT REQUEST

The Applicant is requesting approval of the Concept site development plan for Lot 7A located within the Twin Ridge Professional Park Section 2.

BACKGROUND

History

REVIEW OF PLAN ELEMENTS (SUMMARY)

Environmental Site Delineation

Sensitive Areas, Topography, Drainage, Floodplains, Waterways, Natural Features

A floodplain management review was performed by Carroll County and was found to be exempt from the requirements of Chapter 153 of the Carroll County Code (County Code). There are no identified wetland areas, or streams on the site nor are there any rare or endangered species known to exist on the site. The plan was reviewed for impact to Water Resources per Chapter 154 of the (County Code) and found to be in compliance.

Forest Conservation

Forest Conservation Requirements were satisfied as part of the prewise subdivision of the Twin Ridge Professional Park.

Landscaping Conservation

Landscaping for this plan as received Concept plan approval but does have a few comments that need to be addressed before Final plan approval.

Site Layout and Design

The proposed site plan layout contains a total of nine buildings. Three of the buildings will be two story buildings with 15,165 square foot per floor totaling 91,000 square feet. The remaining six buildings will be single stories buildings ranging from the smallest being 2,888 square feet up to 7,200 square feet, with a total of 34,938 square foot. One of the two story building located along Rising Ridge Road will be the location of the office. The access to the property will be behind a keyed gate at both access points, Rising Ridge and Parkridge Drive. Parkridge Drive access will be using a existing entrance and will require an excess easement and maintenance agreement with lot 6 Twin Ridge Professional Park.

Dimensional Requirements/Bulk Standards

Density, lot area and setback requirements

Generally, the propose use of land and structures are subject to the requirements in the district in which they are located. In the case of site development in the Industrial District, Town Code § 112-46 provide specific site development regulations.

The applicant will need to comply with the minimum setback requirements and other dimensional requirements as noted below.

§112-46 Required lot area, lot width, and yards

Front Yard Setback	Side Yard Setback	Rear Yard Setback	Lot Width
40'	25'	40'	100'

The proposed plan meets all the requirements as noted above.

§112-47 Building Height Regulation. No building in the I District shall exceed three stories or 45 feet in height.

The proposed height of the buildings varies from 10'-6" to the max front elevation of 31'-0" at the main building along Rising Ridge Road and are found to be in compliance with this statute.

Building footprints/Architecture/Building Lighting

As previously mentioned, the site will yield nine new building structures.

- Building A is proposing a building with a footprint of 150' x 100' measuring 15,500 +/- total square feet footprint per floor. This building will be the location of the office for the facility on the first floor, the second floor will be climate-controlled storage.
- Buildings B & C are single-story buildings of footprint of 40'-0" x 160'-0" totaling 6,400 +/- square feet each.
- Buildings D is a single-story building with a footprint of 40'-0" x 170'-0" totaling 6,800 +/- square feet.
- Buildings E is a single-story building with varying widths from 25'-0" to 50'-0" x 170'-0" totaling 7,200 +/- square feet
- Building F & G is proposing two story buildings with a footprint of 150' x 100' measuring 15,500 +/- total square feet footprint per floor.
- Buildings H is a single-story building with a footprint of 35'-0" x 150'-0" totaling 6,800 +/- square feet.
- Buildings I is a single-story building with a footprint of 15'-0" x 186'-0" totaling 5,250 +/- square feet. This building is accessed on a single side and the rear of the building will be facing Parkridge Drive and should have masonry along the bottom of the building to match the Town of Mount Airy design standards.

Material and color schedules have been provided on the architectural elevation plan Sheets 10 and 10. Elevations provided in the final site plan packages should detail the use of wall mounted lighting and fixture specifications. A lightning plan is required to be submitted in the final sit plan package to include a photometric study as described in §112-18.

Parking Areas

This site will have parking though out the probrerty near the nine building and provide HC parking at the main office located along Rising Ridge Road. Required parking for the proposed development is required under the provisions of Town Code Section 112-7.

§112-18 Outdoor Lighting and Requirements and Restrictions

A lightning plan has been provided on Sheet 7 of 10, which needs to meet the Town standards at the Final Plan approval.

Open spaces/Amenities

There is no requirement for open space for this site development.

Pedestrian Circulation and Safety/Walkways

Sidewalks will be installed along the street frontage in accordance with the subdivision plan for Twin Arch Business Park Section Four.

Landscaping/Buffering

The Landscaping plan is currently under review by Carroll County Bureau of Resource Management who serves as the plan review agency for landscaping and forestation. This plan has not received Final approval but is still under review.

Stormwater Management

Stormwater Management requirements are to be addressed on site, there are unanswered questions for the regional stormwater management pond #4 for the original Industrial subdivision.

Retaining Walls and Fencing

No retaining walls are proposed as part of this site plan. The plan also proposes security fencing along the all sides of the lot. The final site plan package shall include material and color along with the fencing schedule.

Signage

At this time, proposed signage is not delineated as a decision has not been determined for signage. Signage will be addressed in the final site plan package and shall include specific details of the proposed signage elements such as materials, color, and illumination type.

Trash enclosures, Mechanical Equipment, Screening Devices

A dumpster pad with a trash enclosure is located at the front of the property along Rising Ridge Road. Specific details of the enclosure will be provided in the final site plan package.

Road Access/Travel Ways/ Means of Ingress and Egress/Internal Circulation

Site access has two entrances the main entrance along Rising Ridge Road. The second entrance is located on a shared entrance off Ridgeside Drive. The site design needs to provide a 14' drive aisle minimum width for internal circulation.

Street Design/Road Width

The subject site will not create any public streets or roadways.

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 as part of the allotted usage per industrial in the pipeline. No addition water is needed.

Adequate Public Facilities

§ Chapter 25: Adequate Public Facilities:

Town Code Section §25-4 – Certification of Facilities provides that “The Planning Commission shall review the adequacy of public facilities at the development plan submission states as set forth in [25-4(B)]. As guided by the Town Code, the term “public facilities” or “facilities” shall mean, or applies to the following:

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|---|--------------------------------------|-------------------------|
| 1. Water | 4. Roads and traffic control devices | 6. Police Services |
| 2. Sewer | 5. Fire and Rescue services | 7. Parks and Open Space |
| 3. Schools (for residential, non-senior housing only) | | |

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1. **APFO Water –Adequate.** The proposed project is part of the pipeline development without additional water needed. The current quantity of water source/treatment availability from the Town of Mount Airy water system, prior to adding the quantities of this project, are considered inadequate. Current elevated water storage is adequate.
2. **APFO Sewer* – Adequate.** The current quantity of wastewater treatment availability is adequate. Sewer collection system will be reviewed at time of preliminary plan with design of added collection system but is presumed to be adequate at this time.
3. **Schools (for residential, non-senior housing only) – Not Applicable to this project**
4. **APFO Roads and Traffic Control Devices – Pending.** The traffic generation data is currently under review.
5. **Fire and Rescue services – Adequate.** The Mount Airy Volunteer Fire Company (MAVFC) has provided comment as to the site design and layout and public safety considerations of the plan. The certification of adequacy is pending addressing these comments at the Final plan.
6. **Police Services – Adequate.** The Mount Airy Police Department (MAPD) has been contacted for APFO, the certification of adequacy 11 sworn officers.
7. **APFO Parks and Open Space –Not Applicable to this project.**

Recommendation:

Staff recommends approval of the Concept site plan for Lot 7A of the Twin Ridge Professional Park Section 2, subject to all the following action items.

- The clarification of Ownership and Maintenance of the Twin Ridge Professional Park, Section 2 Stormwater Management Pond #4.

