



Staff Report
Mount Airy Planning Commission
January 31, 2022

PROJECT: Twin Ridge Professional Park, Section 2, Lot 18A

FILE NO. S-20-0033

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 / Flex Space

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 18A of the Twin Ridge Professional Park Section 2 subdivision.

PROJECT INFORMATION:

ADDRESS/LOCATION: Lot 18A, Twin Ridge Professional Park

TAX MAP/PARCEL: Tax Map 090B Parcel 1408 / P.B. 74, Pg119

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 18A located within the Twin Ridge Professional Park Section 2.

BACKGROUND

History

The current Lot 18A is a total of 3.42 acreage located in Section two of the Twin Ridge Professional Park.

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 three buildings.

Dimensional Requirements/Bulk Standards

Density, lot area and setback requirements

Generally, the proposed 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 28'-4" to the max front elevation of 31'-8" 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 three new building structures.

- Building A is shown with a total of 13,600 square foot with 6 different units. The two center units are 85 Deep x 40 wide with a total of 3,400 sq. ft. each, the other four units are 40'-0" x 42'-6" with a total of 1,700 sq. ft. each.
- Building B is shown with a total of 10,400 square foot with four separate units. This building has two units that are 70'-0" Deep x 40'-0" wide with a total of 2,800 sq. ft. each, the other two units are 40'-0" x 60'-0" with a total of 2,400 sq. ft. each.
- Building C is shown with a total of 4,800 square foot with two separate units, both units are 60'-0" x 40'-0" with a total of 2,400 sq. ft. each.

Material and color schedules have been provided on the architectural elevation plan Sheets 11 and 11. Elevations provided in the final site plan packages should detail the use of wall mounted lighting and fixture specifications. A lighting plan is required to be submitted in the final site plan package to include a photometric study as described in §112-18.

Parking Areas

This site will have parking throughout the property near the three buildings 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 lighting plan has been provided on Sheet 8 of 11, 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 Ridge Professional Park Section Two.

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

There are retaining walls proposed as part of this site plan. Any retaining wall that exceeds 4'-0" must provide a railing to meet the Town code.

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

There dumpster pad and trash enclosure located at the rear of the property. 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 site design needs to provide a 24' 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 even though the parcel is on the Fredrick County side of Mount Airy. No additional 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:

- | | | |
|-------------------------|----------------------|--------------------|
| 1. Water | 4. Roads and traffic | 6. Police Services |
| 2. Sewer | control devices | 7. Parks and Open |
| 3. Schools (for | 5. Fire and Rescue | Space |
| residential, non-senior | services | |
| 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 – Pending.** The Mount Airy Volunteer Fire Company (MAVFC) has not provided comment as to the site design and layout and public safety considerations of the plan. The certification of adequacy is pending.
6. **Police Services – Adequate.** The Mount Airy Police Department (MAPD) has been contacted for APFO, the certification of adequacy is pending.
7. **APFO Parks and Open Space –Not Applicable to this project.**

Recommendation:

Staff recommends approval of the Concept site plan for Lot 18A 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.

