



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

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

FILE NO. AP-20-0080

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: Amended Plat Approval
The Applicant is requesting Approval for an Amended Plat to create a single lot by the consolidation of Lot 18 and Lot 19 of the Twin Ridge Professional Park Section 2 subdivision. Creating Lot 18A which will create a 3.4179 ac. +/-, that will accommodate multiple buildings and a parking lot to support the business.

PROJECT INFORMATION:

ADDRESS/LOCATION: Lot 18 & 19, 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 Amended Plat of Lot 18A located within the Twin Ridge Professional Park. The current Lot 19 is a total of 1.6748 acreage recorded by deed at Liber #1035, Filo #305. Lot 18 is a total of 1.7431 acreage recorded Plat book 74, Page 119. The applicant is requesting that the Lot 19 be transferred to Lot 18, creating a 3.4179-acre lot (Lot 18A) located in Section 2 of the Twin Ridge Professional Park.

Recommendation:

Staff recommends approval of the Amended Plat creating Lot 18A in the Twin Ridge Professional Park Section 2.

