



**Staff Report
Mount Airy Planning Commission
April 24, 2023**

PROJECT: Twin Arch Business Park, Section IV, Lot 14B

FILE NO. AP-23-0009

APPLICANT: King State LLC
9215 Brown Church Road
Mount Airy, Maryland, 21771

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

PROPOSED USE: Flex Industrial / Office Space

REQUEST: Amended Plat Approval
The Applicant requests approval for an Amended Plat to establish a larger parcel totaling 133,380 square feet. This Amended plat includes a transfer of 46,161 square feet from Lot 15 of the Twin Arch Business Park. The request includes the extinguishment of a 100-year flood plain as shown on Platbook 52, Page 296, with Maryland land Records.

PROJECT INFORMATION:

ADDRESS/LOCATION: 2302 Back Acre Circle, Mount Airy, Maryland 21771, Lot 14B,
Twin Arch Business Park,
TAX MAP/PARCEL: Tax Map 0075 Parcel 0327
ZONING: I – Industrial
COMPREHENSIVE PLAN: Flex Industrial
PROPOSED USE: I – Industrial
WATER/SEWER: W-1/S-1 Existing/Final Planning

DEVELOPMENT REQUEST

The Applicant requests approval of the Amended Plat of Lot 14B, located within the Twin Arch Business Park. The current Lot 14A is a total of 2.0023 acres recorded in Plat Book 56, Page 50. The applicant requests that the additional 1.0597 acreage be transferred from the adjoining Lot 15, the remaining portion of King State LLC. The Final total of a 3.0620-acre parcel (Lot 14B) is in Section Four of the Twin Arch Business Park. The request includes extinguishing a 100-year flood plain as shown on Platbook 52, Page 296, with Maryland land Records as part of this Amended Plat.

Pursuant to Town Code Section 98-45, “whenever the owner of a lot or parcel wishes to add land to the existing parcel, delete land from an existing lot or parcel, consolidate several lots or parcels into one, or otherwise modify an existing recorded plat, the owner shall be required to submit an amended plat for review and approval by the Mount Airy Planning Commission.”

Staff Recommendation:

Staff recommends Approving the Amended Plat for Lot 14B of the Twin Arch Business Park Section 4 following action items.

- Subject to all Town and County reviewing agency comments being addressed prior to the Mylar submission.
- The extinguishing of a 100-year flood plain as shown on Platbook 52, Page 296, with Maryland Land Records as part of this Amended Plat.

