Staff Report
Mount Airy Planning Commission
March 28, 2022

Rezoning Request
2023 Master Plan Update

LOCATION:	1709 South Main Street, Mount Airy Maryland, 21771
OWNER:	Mary Fleming 1709 South Main Street Mount Airy, Maryland 21771
APPLICANT:	Mary Fleming 1709 South Main Street Mount Airy, Maryland 21771
REQUEST:	The applicant is requesting a zoning change from RE – Residential Existing zone to CC – Community Commercial zone

PROJECT INFORMATION:

ADDRESS/LOCATION:	1709 South Main Street, Mount Airy, Maryland 21771
COMP. PLAN:	Residential Existing "zoning"
WATER/SEWER:	W-1/S-1 Existing/Final planning existing service no change
ACREAGE:	35,372 sq. ft.

HISTORY / BACKGROUND:

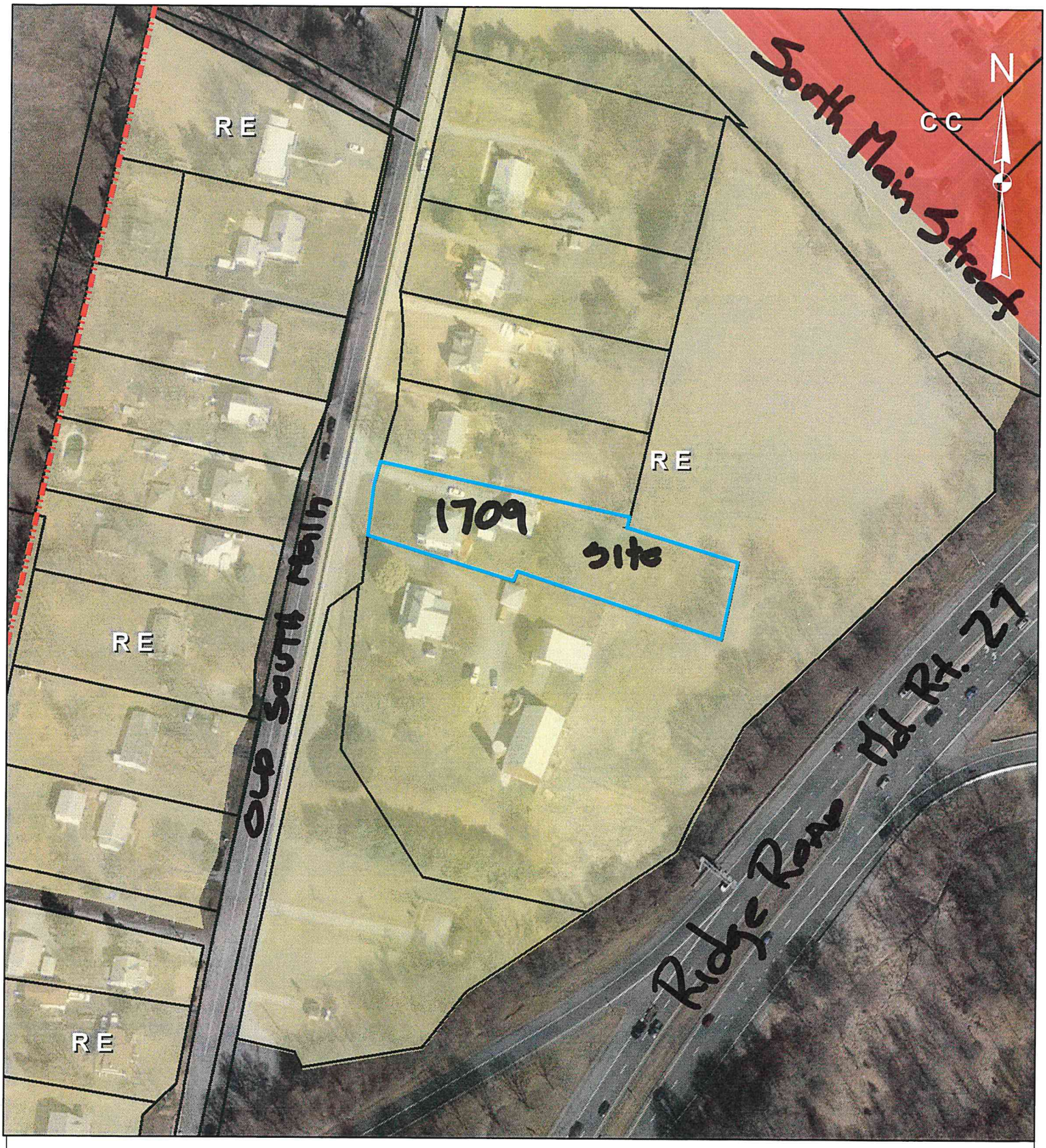
1709 South Main Street has been an existing residential structure in use from 1910 to the present. The house is located on the east side of the old State Road 27, now known as South Main Street "extended" which was the main road through the Town of Mount Airy for decades.

Back in the early 1970 Md. Rt. 27 was constructed which serves as a bypass around the downtown of Mount Airy. (Old) South Main Street, which is now a dead-end street where this property is located.

The owners are requesting Planning Commission to approve their request from the current zoning of RE – Residential Existing to CC – Community Commercial Zone.

Staff recommendation:

Staff is recommending this parcel be considered for rezoning if the property at 1801 South Main Street is rezoned to CC – Community Commercial. That this parcel is to be considered for rezoning to LC – Limited Commercial creating a step down from the rezoning of 1801 South Main Street.



1709 South Main Street

0 50 100 200 Feet

Legend

Corporate Limits

Zoning_MtAiry_Carroll Zoning

CC ~ Community Commercial

RE ~ Residential Existing

Tax Parcels

Zoning_MtAiry_Frederick Zoning

R3

RE

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President

Council Members
PAMELA M. REED
Secretary

KARL L. MUNDER
LYNNE P. GALLETTI
STEPHEN L. DOMOTOR

March 8, 2022

Re: Rezoning request for 1701, 1703, 1709, & 1801 South Main Street

Dear Homeowner:

On Monday, March 28th at 7:00 p.m. you are invited to attend a public meeting for the above-referenced properties to be held at Town Hall at the Planning Commission's regularly scheduled meeting. This will be your opportunity to provide public comment to the Planning Commission about these rezoning requests.

If you cannot attend but would like to make a comment or have questions, please contact John Breeding, Director of Planning and Zoning at jbreeding@mountairymd.gov or 301-829-1424.

Sincerely,

Roxanne H. Hemphill

Roxanne Hemphill
Chairperson Planning Commission

P.O. Box 50, Mount Airy, MD 21771
Telephone: (301) 829-1424 • Fax: (301) 829-1259
Email: town@mountairymd.gov • Web Page: www.mountairymd.gov

THOMAS VOSLOH & KURT VOSLOH
14187 DAY AVENUE
MOUNT AIRY, MD 21771

TAX MAP:602 PARCEL:1116

LISA LESSIN
1703 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:602 PARCEL:1118

JERRY & EMILY BARTGIS
1701 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:602 PARCEL:1121

MARY FLEMING L/E ETAL
1709 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:602 PARCEL:1117

CRAIG & KAREN BROWN
1705 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:602 PARCEL:1119

FRANCESCO & MIIA ILLIANO
6102 CHALEDON CIRCLE
MOUNT AIRY, MD 21771

TAX MAP:602 PARCEL 1118

PAMELA REED
1702 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1395

CATHERINE LOWMAN ETAL
1704 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1383

DEBORAH MORTON
1706 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL 1392

JOSEPH & DEBBIE KONCZAL
1708 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1391

TALINA DAVIS
JAMES ARCHER
1710 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1390

STUART HEALEY
SARAH ADAMS
7508A STONEY RUN DRIVE
HANOVER, MD 21076

TAX MAP:090E PARCEL:1389

OSCAR TORRES
IVLIN PEREZ
1804 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1388

MAUREEN LYDDANE
1806 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1387

MICHAEL & BARBARA HAIGWOOD
1808 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1386

MABEL GUY L/E ETAL
1902 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1385

CLARK MOON II
1904 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1384

TOOD & BARBARA KEITH
1906 SOUTH MAIN STREET
MOUNT AIRY, MD 21771

TAX MAP:090E PARCEL:1383