Staff Report
Mount Airy Planning Commission
April 25, 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 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 early 1970, Md. Rt. 27 was constructed, which serves as a bypass around the downtown of Mount Airy. (Old) South Main Street 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 recommends this parcel be considered for rezoning if the property at 1801 South Main Street is rezoned to CC – Community Commercial. This parcel is to be considered for rezoning to LC – Limited Commercial, which is a step down from the rezoning of 1801 South Main Street.

1709 S. Main Street

0 25 50 100 Feet

Legend

Corporate Limits

Carroll/Fredrick County lines

Zoning_MtAiry_Carroll Zoning

CC ~ Community Commercial

RE ~ Residential Existing

Tax Parcels

Zoning_MtAiry_Frederick Zoning

RE

1709 South Main Street
Mount Airy, MD 21771
December 27, 2021

Town of Mount Airy
Attention: John Breeding, Director of Planning and Zoning
PO Box 50
Mount Airy, MD 21771

Dear Mr. Breeding,

Thank you for your letter of December 8, 2021 regarding the rezoning of the Vosloh property for the 2023 Master Plan. I am not opposed to the Vosloh request.

I would also like to have my property at 1709 South Main Street, to be considered for rezoning as part of the 2023 Master Plan update.

Please advise when the public hearing will be held.

Sincerely,

Mary Fleming

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President

Council Members
PAMELA M. REED
Secretary

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

April 11, 2022

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

Dear Homeowner:

On Monday, April 25th 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 B. 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

Name	Street	City	State	Zip
Thomas Vosloh and Kurt Vosloh ETAL	14187 Day Avenue	Mount Airy	MD	21771
Lisa Lessin	1703 South Main Street	Mount Airy	MD	21771
Jerry and Emily Bartgis	1701 South Main Street	Mount Airy	MD	21771
Mary Fleming L/E ETAL	1709 South Main Street	Mount Airy	MD	21771
Craig and Karen Brown	1705 South Main Street	Mount Airy	MD	21771
Francesco and Miia Illiano	6102 Challedon Circle	Mount Airy	MD	21771
Pamela Reed	1702 South Main Street	Mount Airy	MD	21771
Catherine Lowman ETAL	1704 South Main Street	Mount Airy	MD	21771
Deborah Morton	1706 South Main Street	Mount Airy	MD	21771
Joseph and Debbie Konczal	1708 South Main Street	Mount Airy	MD	21771
Talina Davis and James Archer	1710 South Main Street	Mount Airy	MD	21771
Stuart Healey and Sarah Adams	7508A Stoney Run Drive	Hanover	MD	21076
Anne Mohler and David Sallale	1802 South Main Street	Mount Airy	MD	21771
Oscar Torres and Ivlin Perez	1804 South Main Street	Mount Airy	MD	21771
Maureen Lyddane	1806 South Main Street	Mount Airy	MD	21771
Michael Haigwood and Barbara Haigwood	1808 South Main Street	Mount Airy	MD	21771
Mabel Guy L/E ETAL	1902 South Main Street	Mount Airy	MD	21771
Kevin and Emily Benicase	1904 South Main Street	Mount Airy	MD	21771
Todd and Barbara Keith	1906 South Main Street	Mount Airy	MD	21771