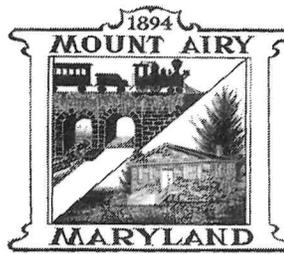


LARRY HUSHOUR
Mayor



Council Members
JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

TIM J. WASHABAUGH
Council President

February 23, 2026

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

Attn: David Dahlstrom, AICP

RE: Carroll County 2025 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy Planning Commission has approved the requested 2025 Annual Report data for submittal as presented on February 23, 2026, to be included in the Carroll County 2025 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities, into one unified document. If you have any questions about the report or its contents, please contact the Carroll County Department of Planning at (401) 386-5145.

Sincerely,

Planning Commission Chair

Mr. Ralph Ghent

File

Annual Report 2025

- Town of Mount Airy -

Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted? Yes No
 2. Were there any amendments to the comprehensive plan or plan elements? Yes No
- If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts
2025-1	2-3-2025	Comprehensive Master Plan 2023-2033

Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in **2025**? Yes No
- If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/ Dwellings	Lot Buildable Land Area (Square feet) ¹	Zoning	Map #	Block / Grid #	Parcel #
F-23-0032	Dennis Subdivision	2.2 ac.	5	3	44,709	RE-Residential Existing	090E	0002	1438

¹ LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.
 Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)¹

Annual Report 2025

- Town of Mount Airy -

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2025-1	2-3-2025	Comprehensive Master Plan 2023-2033
		SEE PARCEL # 3

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Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)¹

Zoning Map & Text Amendments

1. Were there any annexations? Yes No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

2. If yes to municipal annexations, have copies of each adopted resolution been submitted to: Yes No
 Georganne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991?

3. Were there any amendments to the zoning map? Yes No
 If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #
2025-3	6-2-2025	Rezoning (tax #13-433105 Parcel 0339) R2 – Residential to I - Industrial Rezoning (tax #13-016097 Parcel #1109) R2 – Low Density Residential to NP - Neighborhood Professional	(tax #13-433105 Parcel 0339) (tax #13-016097 Parcel #1109)
2025-16	8-4-2025	Rezoning RE Residential Existing to NP Neighborhood Professional (The three other parcels did not get rezoned)	(tax #18-378957 Parcel #1429)

4. Were there any text amendments? Yes No

Date adopted	Resolution number	Description of change

Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities? Yes No

If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions? Yes No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes? Yes No

If yes, please list:

Park Name	Location	Description of changes

Other Changes in Development Patterns

- 1. Where there PFA amendments? Yes No
 If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached <input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook - Metropolitan Council*. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

**THE TOWN OF MOUNT AIRY
TOWN COUNCIL RESOLUTION NO. 2025-1**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNT AIRY
FOR THE PURPOSE OF APPROVING AND ADOPTING THE TOWN'S 2023 -
2033 COMPREHENSIVE "MASTER" PLAN.**

WHEREAS, the pursuant to the Land Use Article of the Maryland Code ("LU"), Section 3-101, *et seq.*, the Town is required to enact and adopt a Comprehensive or "Master" Plan consistent with and containing the elements set forth therein; and

WHEREAS, pursuant to LU, Section 3-301(a), the Town is required to review and, if necessary, revise or amend its Comprehensive Plan no less than every ten years; and

WHEREAS, the Town last adopted a Comprehensive or "Master" Plan for the period 2013-2023; and

WHEREAS, after numerous public meetings and workshops, after conducting at least one public hearing pursuant to Section 3-203(b)(1), and after taking numerous comments from the public, as well as State and County Planning officials, on September 30, 2024 and pursuant to Section 3-202 of the Land Use Article, by Planning Commission Resolution 2024-5, the Planning Commission voted to certify and recommend a draft proposed Comprehensive Master Plan for the period 2023-2033; and

WHEREAS, the certification and recommendation of the Planning Commission was thereupon conveyed to the Town Council; and

WHEREAS, a the Town Council conducted a public hearing on January 13, 2025 (rescheduled from January 6, 2025 due to inclement weather) that was duly noticed and at which the Town Council took comments from the public on the proposed Comprehensive Plan, after conducted multiple public workshops, including joint workshops with the Planning Commission on November 20, 2024 and December 19, 2024, and after receiving and considering written comments from members of the public and State and County planning agencies, Town Council members made certain recommendations for modifications to the Planning Commission's recommended draft 2023-2033 Comprehensive "Master" Plan; and

WHEREAS, on December 2, 2024, at its regularly scheduled meeting, by Resolution 2024-5, the Town Council approved a sixty (60) day extension (up to and through February 27, 2025) within which to act upon the draft Comprehensive "Master" Plan.

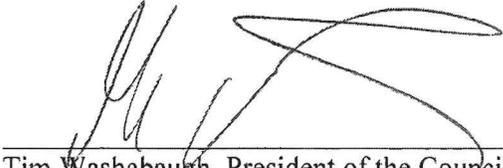
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mount Airy that the draft 2023-2033 Comprehensive "Master" Plan attached hereto, containing modifications by the Town Council, be and is hereby APPROVED AND ADOPTED as the Town's 2023-2033 Comprehensive "Master" Plan.

ADOPTED:

This 3rd day of February, 2025 by a vote of 5 in favor and 0 opposed.

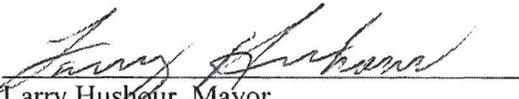
ATTEST:


Lynne Galletti, Secretary

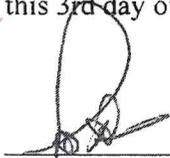

Tim Washabaugh, President of the Council

ATTEST:


Lynne Galletti, Secretary


Larry Hushour, Mayor

Reviewed and approved as to legal sufficiency
this 3rd day of February, 2025


Thomas V. McCarron, Town Attorney

THE TOWN OF MOUNT AIRY, MARYLAND

ORDINANCE NO. 2025-3

AN ORDINANCE TO REVISE AND AMEND THE ZONING MAP OF THE TOWN OF MOUNT AIRY TO CONFORM WITH LAND USE CLASSIFICATIONS IN THE NEWLY ADOPTED 2023 MASTER PLAN.

WHEREAS, in accordance with Section 25-3 of the Code of the Town of Mount Airy, the Mount Airy Planning Commission (“the Commission”) is charged with exercising all powers, functions, and duties provided for in Land Use Article, Section 3-101, *et seq.* relating to the development and recommendation of a Comprehensive or “Master” Plan for the Town; and

WHEREAS, pursuant to Land Use Article of the Maryland Code, Section 3-201, *et seq.*, the Commission reviewed the existing Master Plan (“the Plan”) and the Zoning Map (“the Map”) for the Town of Mount Airy for the purpose of revising or amending the Plan or Map, as necessary; and

WHEREAS, the Commission, in accordance with its powers and duties conferred by law, following study of population growth, land use, roads, agriculture, the economy, water and sewage, open space, schools, and community facilities, as well as other additional elements of importance to the development of the Town and the general welfare of its citizens, held public hearings, duly advertised, on proposed revisions to the existing Plan and Map; and

WHEREAS, following such hearings, the Commission voted to recommend revisions and amendments to the Plan and Map and, in conjunction therewith, recommend the zoning classification for certain parcels of land as shown on the Map be changed to be consistent with the revised Plan; and

WHEREAS, the Mayor and Town Council of the Town of Mount Airy advertised and held public hearings to receive comments on the recommended changes to the Plan and to the Map as required by law; and

WHEREAS, on February 3, 2025, the Mayor and Town Council unanimously approved the adoption of the 2023 Comprehensive Master Plan to include the Comprehensive Master Plan proposed zoning of property within the Town limits; and

WHEREAS, the Mayor and Town Council have considered the recommendations of the Commission, public comments and recommendations and input from other applicable governmental agencies (including, but not limited to, Carroll County and Frederick County) and have determined it to be in the best interest of the citizens of the Town to amend and adopt, as a comprehensive zoning action, certain of the revisions to the Map consistent with the adopted 2023

Comprehensive Master Plan, but not all the proposed rezonings contained in the Comprehensive Plan, at least not at this time, as reflected below.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF MOUNT AIRY:

Section One: The Zoning Map of the Town of Mount Airy is hereby amended to reflect the following new zoning classifications to the designated parcels of land:

- A. The following Carroll County properties as reflected on the tax maps referenced below (such maps being maintained by the Maryland Department of Assessments and Taxation), are modified as follows:

Tax Map 0075 - (Twin Arch Business Park)

1. Parcel No. 0339 (Tax Account No. 13-433105) is amended from R2 – Low-Density Residential to I – Industrial.

Tax Map 0600 - (East Ridgeville Blvd.)

1. Parcel No. 1109 (Tax Account No. 13-016097) is amended from R2 – Low-Density Residential to NP – Neighborhood Professional.

Section Two: That except as modified by the amendments contained in Section One above, the existing land use classifications shown and depicted on the existing Zoning Map for the Town of Mount Airy shall remain in full force and effect.

BE IT ENACTED AND ORDAINED BY THE AUTHORITY AFORESAID, that this Ordinance shall take effect on the 23rd day of June, 2025.

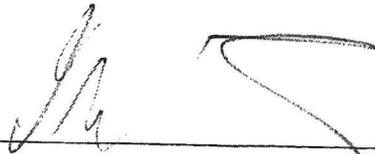
Introduced this 3rd day of March, 2025.

Enacted this 2nd day of June, 2025, by a vote of 4 in favor and 1 opposed.

ATTEST:



Jason P. Evans,
Town Council, Secretary



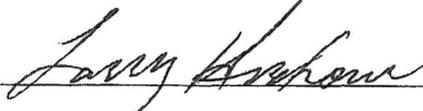
Tim J. Washabaugh,
President of the Town Council

Approved this 2nd day of June, 2025.

ATTEST:



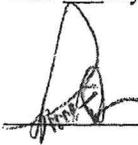
Jason P. Evans,
Town Council, Secretary



Larry Hushour,
Mayor

REVIEWED AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY.

This 2nd day of June, 2025.



Thomas V. McCarron, Town Attorney

THE TOWN OF MOUNT AIRY, MARYLAND

ORDINANCE NO. 2025-16

AN ORDINANCE TO REVISE AND AMEND THE ZONING MAP OF THE TOWN OF MOUNT AIRY TO CONFORM WITH CERTAIN LAND USE CLASSIFICATIONS IN THE NEWLY ADOPTED 2023 MASTER PLAN.

WHEREAS, in accordance with Section 25-3 of the Code of the Town of Mount Airy, the Mount Airy Planning Commission (“the Commission”) is charged with exercising all powers, functions, and duties provided for in Land Use Article, Section 3-101, *et seq.* relating to the development and recommendation of a Comprehensive or “Master” Plan for the Town; and

WHEREAS, pursuant to Land Use Article of the Maryland Code, Section 3-201, *et seq.*, the Commission reviewed the existing Master Plan (“the Plan”) and the Zoning Map (“the Map”) for the Town of Mount Airy for the purpose of revising or amending the Plan or Map, as necessary; and

WHEREAS, the Commission, in accordance with its powers and duties conferred by law, following study of population growth, land use, roads, agriculture, the economy, water and sewage, open space, schools, and community facilities, as well as other additional elements of importance to the development of the Town and the general welfare of its citizens, held public hearings, duly advertised, on proposed revisions to the existing Plan and Map; and

WHEREAS, following such hearings, the Commission voted to recommend revisions and amendments to the Plan and Map and, in conjunction therewith, recommend the zoning classification for certain parcels of land as shown on the Map be changed to be consistent with the revised Plan; and

WHEREAS, the Mayor and Town Council of the Town of Mount Airy advertised and held public hearings to receive comments on the recommended changes to the Plan and to the Map as required by law; and

WHEREAS, on February 3, 2025, the Mayor and Town Council unanimously approved the adoption of the 2023 Comprehensive Master Plan to include the Comprehensive Master Plan proposed zoning of property within the Town limits; and

WHEREAS, the Mayor and Town Council have considered the recommendations of the Commission, public comments and recommendations and input from other applicable governmental agencies (including, but not limited to, Carroll County and Frederick County) and have determined it to be in the best interest of the citizens of the Town to amend and adopt, as a comprehensive zoning action, certain of the revisions to the Map consistent with the adopted 2023

Comprehensive Master Plan, but not all the proposed rezonings contained in the Comprehensive Plan, at least not at this time, as reflected below; and

WHEREAS, on June 2, 2024, at its regularly scheduled meeting, the Town Council adopted Ordinance 2025-3, as amended at the meeting, which rezoned in accordance with the Master Plan other property/properties that the Master Plan had called upon to be rezoned, but not the properties below.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF MOUNT AIRY:

Section One: The Zoning Map of the Town of Mount Airy is hereby amended to reflect the following new zoning classifications to the designated parcels of land:

A. The following Frederick County properties as reflected on the tax maps referenced below (such maps being maintained by the Maryland Department of Assessments and Taxation), are modified as follows:

Tax Map 0600 - (South Main Street)

- ~~1 Parcel No. 1422 (Tax Account No. 18-371588) is amended from NP – Neighborhood Professional to LC – Limited Commercial.~~
- ~~2 Parcel No. 1423 (Tax Account No. 18-365642) is amended from NP – Neighborhood Professional to LC – Limited Commercial.~~
- ~~3 Parcel No. 1428 (Tax Account No. 18-374897) is amended from NP – Neighborhood Professional to LC – Limited Commercial.~~
- 4 Parcel No. 1429 (Tax Account No. 18-378957) is amended from RE – Residential Existing to NP – Neighborhood Professional.

Section Two: That except as modified by the amendments contained in Section One above, the existing land use classifications shown and depicted on the existing Zoning Map for the Town of Mount Airy shall remain in full force and effect.

BE IT ENACTED AND ORDAINED BY THE AUTHORITY AFORESAID, that this Ordinance shall take effect on the 25th day of August, 2025.

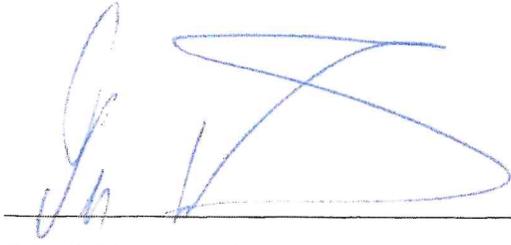
Introduced this 7th day of July, 2025.

Enacted this 4th day of August, 2025, by a vote of 3 in favor and 2 opposed.

ATTEST:



Jason Evans,
Town Council, Secretary



Tim J. Washabaugh,
President of the Town Council

Approved this 4th day of August, 2025.

ATTEST:



Jason Evans,
Secretary



Larry Hushour,
Mayor

REVIEWED AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY.

This 11th day of August, 2025.

/s/ Thomas V. McCarron

Thomas V. McCarron, Town Attorney



5. EAST RIDGEVILLE BLVD. (TWIN ARCH BUSINESS PARK)

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
MCD Real Estate	1109	1011 East Ridgeville Blvd.	27,395 sq. ft.	R2 – Low Density Residential	NP Neighborhood Professional “Map Amendment”

and earlier Planning Commissions. These 27 proposed rezonings are their result:



I. TWIN ARCH BUSINESS PARK

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Full Property	0339	Lot 73 Back Acre Circle	2.3865 ac.	R2 – Residential	I- Industrial

