



2013 MOUNT AIRY MASTER PLAN

TABLE OF CONTENTS

1. Master Plan Process, Goals and Objectives

- Master Plan Purpose and Process5
- State Enabling Legislation6
- The “Plan Maryland” Initiative13
- Analysis of Surrounding County Growth Policies14
- Mount Airy’s Master Plan History17
- Developments since the 2003 Master Plan18
- The Vision of Mount Airy’s Future21
- Statement of Town Goals and Objectives22
- Town Goals22

2. Town History and Current Regional Setting

- Historical Background of the Town of Mount Airy.....27
- Regional Setting and Growth Patterns29
- Demographic Analysis of the Town Population.....31
- Town Employment Trends.....34
- Characteristics of the Local Economy35
- Limitations of Town Infrastructure on Local Business Growth.....35
- Summary35

3. Natural Resources

- Federal and State Objectives.....37
- General Climate.....37
- Topography.....38
- Geology.....39
- Soils39
- Floodplain Soils41
- Sensitive Areas42

- Carroll County Water Resources Management Ordinance46
- Water Resource Management Standards and the Master Plan.....47
- Stormwater Management49
- State of Maryland NPDES Program50
- Gillis Falls Reservoir50
- Natural Resources Policy Summary.....51
- Major Goals and Implementation Strategies.....52

4. Land Use and Zoning

- Review of Existing Land Use and Zoning.....55
- Town Subdivision Activity.....59
- Residential Permit Activity.....60
- Housing Inventory.....61
- Housing Stock.....61
- Housing vs. Employment62
- Downtown Land Use and Development.....62
- Review of Existing Zoning Categories.....63
- Review of New/Proposed Zoning Categories65
- Future Zoning Opportunities.....66
- Comprehensive Land Use Plan.....67
- Estimated Residential Development.....69
- Diversity of Zoning and the Town Character Patterns
and Diversity of Land Uses70
- Neighborhood Connections70
- Site Design, Lot Design and Zoning.....71
- Land Use, Zoning, and Community Vision.....72
- Major Goals and Implementation Strategies.....81

5. Municipal Growth Element (MGE)

- Introduction83
- Municipal Growth.....84
- Future Annexation Areas.....91
- Carroll County Annexation Areas.....92,94
- Frederick County Annexation Areas93,96
- Community Facilities Element.....98
- Rural Buffers and Transitional Areas.....109

- Sensitive Areas109
- Anticipated Future Municipal Growth Areas110

6. Transportation

- Introduction – Land Use and Transportation111
- Town Road System Description.....111
- Assessing Existing Road Network Performance116
- Recommendations for Road System Improvement121
- Major Goals and Implementation Strategies.....127

7. Community Facilities and Public Services

- Parks and Recreation132
- Plans for Future Park Facilities135
- Public Schools138
- Public Safety140
- Emergency Services141
- Government Facilities.....142
- Library and Senior Center144
- Water/ Wastewater145
- Solid Waste and Recycling.....148
- Major Goals and Implementation Strategies.....151

8. Community Design Guidelines

- Designing for the Shared Vision of the Community153
- Major Goals and Implementation Strategies.....155

9. Implementation

- Zoning Map Amendments157
- Comprehensive Master Plan Implementation Strategic Work Plan.....158
- Zoning Ordinance Amendments158
- Route 27 Corridor Comprehensive Master Plan Element.....158
- Natural Resource Policies159
- Subdivision Regulations159
- Public Facility and Infrastructure Policies.....159
- Renewable Energy and Infrastructure Policies.....160
- Inter-Jurisdictional Cooperation.....160

2013 COMPREHENSIVE PLAN MAPS

Chapter 2:	Town History and Current Regional Setting
Map 2.1	Regionalism Polices
Map 2.2	Community Framework
Chapter 3:	Natural Resources
Map 3.1	Topography
Map 3.2	Mount Airy Orthophoto
Map 3.3	Natural Resources
Map 3.4	Water Resource Management Areas
Chapter 4:	Land Use and Zoning
Map 4.1	Existing Zoning of Land (as of 2013)
Map 4.2	Vacant Land Inventory
Map 4.3	Existing Use of Land
Map 4.4	Designated Comprehensive Land Use
Chapter 5:	Municipal Growth Element
Map 5.1	Future Annexation Areas
Map 5.2	Future Annexation Areas - Designated Land Use
Map 5.3	Mount Airy Water Service Area
Map 5.4	Mount Airy Sewer Service Area
Chapter 6:	Transportation
Map 6.1	Proposed Street System
Chapter 7:	Community Facilities
Map 7.1	Parks and Recreation
Map 7.2	Elementary School Attendance Areas 2013-2014
Map 7.3	Middle School Attendance Areas 2013-2014
Map 7.4	High School Attendance Areas 2013-2014
Map 7.5	Existing Facilities
Chapter 9:	Implementation
Map 9.1	Town of Mount Airy 2013 Comprehensive Plan General Map