

May 1, 2024 -- Draft for 60-day review by State+County

1 INTRODUCTION: 2 MT. AIRY’S VISION FOR 2033

3 *“If you don’t know where you are going, any road will take you there.”*

4 What exactly is Vision? The Merriam-Webster Dictionary tells us that Vision can be defined as,
5 “a thought, concept, or object formed by the imagination.”

6 You are at the beginning of understanding the 2023-2033 Mt. Airy Master Plan. And before any
7 Plan can be appreciated, the first question which begs an answer is, “Where are we going?”

8 Therefore, our Town Vision establishes a desired end state in 2033. It’s an aiming point for
9 the Town; a point that defines what we want this Town to become in 10 years. As such, it
10 gives direction. It informs us sufficiently to plan for the journey; to setup supporting Goals
11 and enabling Objectives to get us there. Those Goals and Objectives will then guide the
12 everyday management of our Town and enable the Town to answer such questions as:

- 13 • Does our annual budget support our shared Vision?
- 14 • Are our Priorities and capital expenditures aligned with our Vision?
- 15 • Is *Project X* going to help us achieve the Mt. Airy we desire in the next 10 years?

16
17 In short, in order to build a Plan, we must know what we want at the end of our efforts.
18

19 THE TOWN OF MT. AIRY’S VISION

20 **VISION STATEMENT (From previous 2013 Master Plan):** ~~To provide a future for Mount~~
21 ~~Airy that builds on the features of the community and guides development in a way that is~~
22 ~~beneficial to the Town’s citizens while respecting and protecting the environment.~~

23 **VISION STATEMENT (Proposed for Council consideration):** Mt. Airy will be a high-quality
24 environment for living, working, learning, and playing. It’s a Town with a rich array of housing,
25 businesses, industrial, and recreational offerings with more-than-adequate public facilities; where
26 land use policies (and decisions) have protected our environment and strengthened our heritage of
27 being a close community with small town charm.

28 STRATEGIC GOALS

29 With this Vision as our destination, we can craft the Town’s Master Plan to make the journey. In
30 order to ensure we stay on the correct path towards our Vision, we next need to set critical interim

31 Goals. These six (6) Strategic Goals become the high-level milestones that are key to growing our
32 Town via the Master Plan. In the following chapters these Goals will be aligned to more detailed
33 Objectives and Implementing Strategies.

34 **THE TOWN’S SIX (6) STRATEGIC GOALS ARE:**

35 A. Achieve More-Than-Adequate Public Facilities: Don’t settle for “adequate.” Improve the
36 capacity and quality of all seven (7) areas¹ of our Public Facilities so that we can increase the
37 Quality of Life for all residents. This will also create a reserve capacity in order to support
38 population increases and absorb unpredicted impacts (e.g. droughts, ground water contamination,
39 major road detours/closures, unplanned reduction of waste water treatment capacity, etc.).

40 B. Responsible Growth: Provide growth through infill development, redevelopment and
41 annexations while erasing our Open Space deficit, protecting our environment and preserving our
42 cultural/historical resources and community identity.

43 C. Residential Development and Housing diversity: Provide an array of housing options to
44 satisfy a wide range of income levels. Focus on 1) affordable entry-level housing and 2) exemplary
45 senior housing communities and amenities (to address our ageing population and enable them to
46 remain active, healthy residents).

47 D. Commercial Development: Focus our commercial economic development along Center
48 Street (in concert with Goals C and F) and the South Main Street corridors while exploring a
49 suitable site for a new senior-focused medical facility or same-day surgery center.

50 E. Industrial Development: Create world-class industrial campuses within our two (2) existing
51 Industrial Districts (Twin Arch Industrial Park and Rising Ridge Industrial Park).

52 F. Mixed-Use Development (MXD): Continue to refine its new zoning code to optimize Town
53 benefit, closely manage all approved MXD development, and provide a special focus on Public
54 transparency of this district’s processes.

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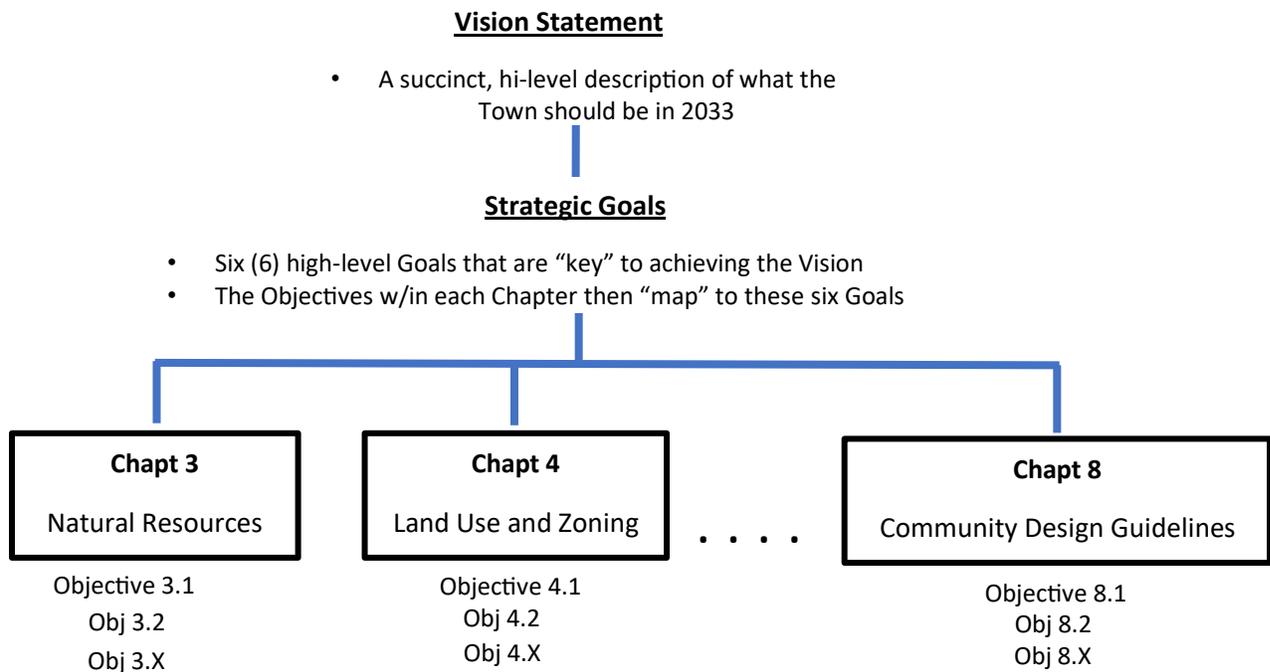
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60 **Note 1:** The Town’s **seven** (7) Public Facilities are: Water, Sewer, Schools, Roads, Fire & Rescue
61 Services, Police Services, and Parks & Open Space. (Reference Town Code §25-5)

THE HIERARCHY OF OUR VISION – GOALS - OBJECTIVES

- **Vision** – What do we want Mt. Airy to be, and look like, in 2033?
- **Goals** are defined as “ultimate desirable ends toward which public programs and actions are directed” and which achieve our Vision.
- **Objectives** are to be found among Chapters 3 through 8 and are defined as “the more specific and immediate needs toward which public programs and actions are directed.” Objectives are more explicit than Goals and, wherever possible, are stated in terms of obtainable and measurable accomplishment(s).

We now have a hierarchy within our Plan to guide us in land use decisions and resource allocations; and to use in periodic audits of our efforts (“How well are we actually following our Master Plan?”).

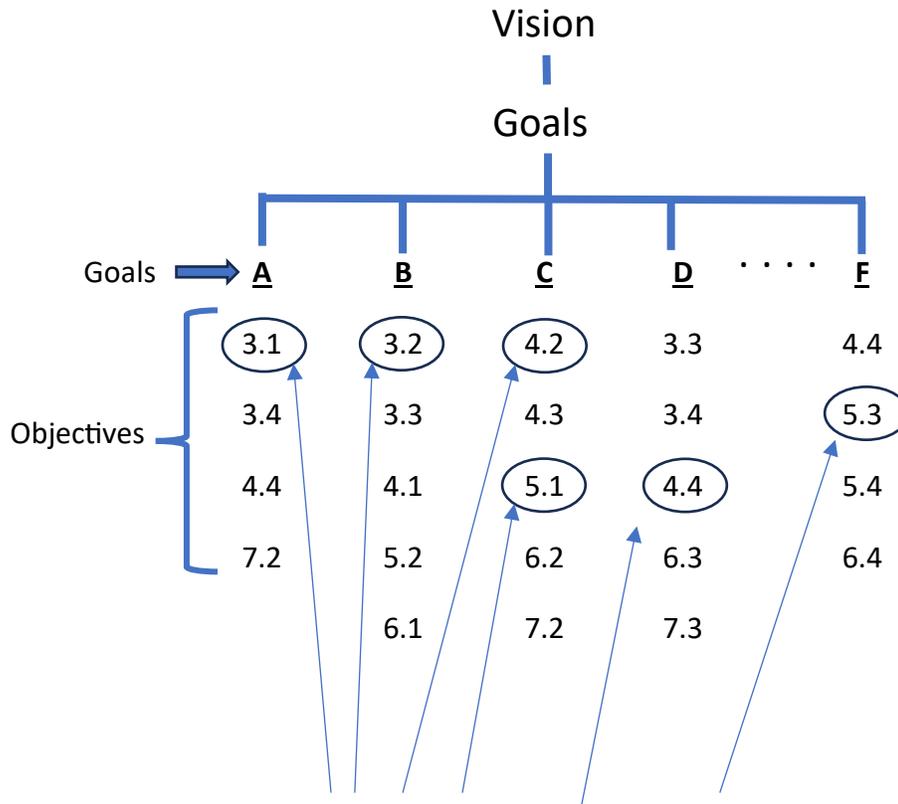


HOW CAN THIS FRAMEWORK GUIDE OUR RESOURCE DECISIONS?

Altogether, this hierarchy of “What do we want?” and “What are the interim steps to get there?” will enable our Town Leadership to use this as guidance – a “lens” to look through and analyze

any project, program or development. The next illustration provides a sense of such analysis:

Question: Does a Town Project Support Our Vision?



Answer: "The Project helps achieve these Goals and Objectives to reach our Vision of the Town in 2033."

HOW WILL WE IMPLEMENT THIS MASTER PLAN?

MASTER PLAN IMPLEMENTATION WORK PLAN

The Town of Mount Airy will begin developing a Work Plan shortly after Town Council approval of the Plan. The work plan will outline how the objectives, goals and vision of the Master Plan will be achieved and periodically audited for progress. Such a work plan will include at a minimum:

- ❖ Setting Objective priorities,
- ❖ Ratifying Objective Leads and other stakeholders for accomplishing each Objective, and

138 ❖ Establishing dates, location, participants and facilitator(s) for periodic progress review
139 meetings where Objective Leads report their progress, challenges and successes. Such
140 meetings will also allow discussions for any recommended changes to the Plan's
141 Objectives or Goals (again, for approval of such amendments by the Town Council).
142

143 Lastly, the Work Plan may also consider selecting the date(s) for any proposed Town Survey(s) in
144 order to gain Public feedback on the Plan's priorities and progress.
145

146 In summary, the 2023-2033 Comprehensive Town Master Plan serves these purposes:
147

- 148 ✓ It is an analysis of the current state of the Town and provides a "Vision" of where the Town
149 desires to be in the next ten years.
- 150 ✓ The Plan is an internal policy document to be used as a guide in our local decision-making
151 on such issues involving municipal growth, land use, natural resources, transportation and
152 community facilities.
- 153 ✓ The Plan focuses our Vision into six Strategic Goals which enable us in reaching that Vision.
154 Then, each Strategic Goal is further achieved via Objectives/Implementation Strategies
155 found in each chapter. We reach our Vision by completing those Objectives and attaining
156 our Strategic Goals.

1 CHAPTER ONE: 2 MASTER PLAN PURPOSE AND 3 PROCESS

4 The Town of Mount Airy has participated in the Comprehensive Planning Process for over sixty
5 years. During this period, the Town has experienced tremendous growth with annexations of
6 surrounding properties, residential expansion with new neighborhoods, retail growth in our
7 Downtown Zone, and continued business expansion within our Industrial Parks. Accordingly, the
8 services provided to the community have grown; albeit with challenges. Amid our growth, the
9 Town has established its own local Law Enforcement and maintained its own Water/Waste Water
10 Treatment Systems. And it continues to focus on “Quality of Life” for its residents through a
11 continuous emphasis upon Open Space, Parks and Recreation, Schools, Safety, and the
12 Preservation of Historical Buildings.

13 The challenges now faced by the Town since the last 2013 Mt. Airy Master Plan include:

- 14 ➤ significantly increased costs in Town services that could easily surpass revenues from the
15 current tax-base,
- 16 ➤ an increase in our senior-aged population that will require expanded senior housing and
17 services,
- 18 ➤ increased traffic,
- 19 ➤ limited reserve capacity of our single Waste Water Treatment Plant, and
- 20 ➤ maintaining the capacity and quality of our Water System amid the threat of ground water
21 contamination and seasonal droughts.

22 But perhaps the greatest challenge facing the Town is how do we enable “smart development” of
23 large privately-owned tracts – zoned as mixed-use --- that will either enhance our overall Quality
24 of Life, or exacerbate all of the above challenges with an end-result that erodes our treasured small-
25 town sense of Community.

26 Therefore, this 2023 Master Plan –

- 27 • acknowledges a Town Vision that focuses on Quality of Life and maintaining a genuine
28 sense of Community;
- 29 • reflects upon our challenges above to provide appropriate Land Use guidance for the next 10
30 years;
- 31 • leverages past Master Plans, County Studies, Town Surveys and resident input from Public
32 Hearings to shape our guidance with our residents’ desires;

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- aligns with Carroll County and Frederick County future planning; and
- conforms to the Maryland state requirements for municipality Master Plans.

35

36 MASTER PLAN PURPOSE AND PROCESS

37 **What is a Comprehensive Master Plan?:** A comprehensive plan is a document, officially
38 adopted by the Town Council, which provides a guide to Town decisions that will produce desired
39 outcomes (goals) over the next ten years. Although it is not a legally binding document, the plan
40 has legal significance in that zoning, the provisioning of public facilities (e.g., water and sewer),
41 and other local actions must be consistent with its recommendations. It proposes future land use
42 while preserving and protecting our natural resources. It contains objectives with
43 recommendations for development. For example, it challenges the Town to take measures which
44 will ensure residents have a greater reserve of clean water. It also explains how anticipated growth
45 will impact our community facilities and the environment, and identifies areas where growth will
46 likely occur.

47 The Master Plan guides land-use decisions made by the Planning Commission and Town Council
48 for the next 10 years (2023 – 2033). This long-range plan addresses physical growth and is
49 comprehensive. In doing so, it takes into consideration the rate of community growth,
50 demographic trends, community services, and community character.

51 A town’s Master Plan states broad goals to be achieved within the next ten years, but which could
52 require a period of up to twenty years.

53 Citizen input and participation are critical elements during the plan’s update process. It is essential
54 that we start with the past Master Plan, then gather input from the Town Staff, Commissions /
55 Boards, and our residents (e.g., surveys, public hearings, etc.). Additionally, we consider and align
56 the new Plan to our adjacent counties’ Master Plans. As the process unfolds, the Planning
57 Commission will continuously seek comments by posting draft Chapters for public access / review,
58 Council Members’ reviews / comments, and both Frederick and Carroll County reviews. The
59 process then has the Final Draft proceed to a Public Review; after which the draft is delivered to
60 the Town Council for their review and approval.

61 Upon the Town Council’s adoption of the Plan, The Town will begin implementation, utilizing
62 subdivision regulations, zoning ordinances, landscape ordinances, and the Town Budget. The
63 Planning Commission will examine these implementation tools on a regular basis to measure
64 whether the Master Plan is being successfully implemented. As part of the periodic review, the
65 Planning Commission shall comply with the State requirement [HB 409 92013] that the Planning

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66 Commission provides the Town Council a Report on the Master Plan’s Implementation at least
67 once within the 5-year period after the Town Council’s adoption of the Master Plan.

68 **WHAT IS REQUIRED IN A MASTER PLAN?**

69 **PROCEDURAL REQUIREMENTS**

70 Maryland’s Land Use Article states that the Planning Commission has the function and duty to
71 prepare a Master Plan for the Town, and to present this plan to the local legislative or governing
72 body (i.e., the Town Council) for its consideration and adoption. The Master Plan must serve as a
73 guide to public / private actions and decisions to ensure the development of public and private
74 property in appropriate relationships. The Town must review and update its Master Plan every ten
75 years.

76 Although not listed as a requirement, public interest and understanding of the Master Plan helps
77 to establish public trust and support for the Plan, and ultimately makes implementation of the Plan
78 easier. Therefore, the Planning Commission has the power to promote public interest in, and
79 understanding of, the Town’s Master Plan.

80 **MASTER PLAN ELEMENTS**

81 Within the *Content Requirements* of the Land Use Article there is a framework for the required
82 content in the Master Plan. Brief descriptions of these elements are given below.

83 **Vision and Goals:** In the Introduction, the Town’s Vision Statement is found along with the six
84 (6) Strategic Goals which will focus the Town’s priorities, efforts, and budgeting to reach that
85 Vision.

86 **Objectives:** Most of the chapters end with feasible and measurable Objective(s) that underpin an
87 appropriate Strategic Goal(s). And each Objective then has Implementing Strategies (or tasks)
88 that guide the necessary action to attain the Objective.

89 **Land Use:** The land use element in Chapter 4 outlines the most appropriate and desirable patterns
90 of growth and development. Maps are particularly helpful for this section and can show areas
91 targeted for different types of development; revitalization; priority corridors or areas; and
92 preservation areas.

93 **Housing:** The housing element in Chapter 4 assesses our Town’s housing needs and addresses
94 housing affordability for workforce and low-income households. Affordability levels are based on
95 the U.S. Department of Housing and Urban Development’s Area Median Income (AMI). The

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96 housing element may include goals, objectives, policies, plans, and standards for the community.
97 Assisting the Planning Commission in drafting this element is the Maryland Department of
98 Planning Housing Element Models & Guidelines.

99 **Transportation:** The transportation element in Chapter 6 describes and presents transportation
100 patterns and includes the entire spectrum of transportation facilities (e.g., transit, roads, bicycle
101 and pedestrian amenities, and any transit-oriented development). It is required by the State that
102 this element must address bicycle and pedestrian facilities.

103 **Community Facilities:** This element in Chapter 7 identifies the location, character and extent of
104 public and semi-public buildings, lands, and facilities.

105 **Mineral Resources:** The mineral resources element in Chapter 3 identifies any land that can be
106 used to provide a continuous supply of minerals, post-excitation uses, and land use policies to
107 balance mineral resource extraction with other land uses. This element is only required if current
108 geological information is available. If applicable, the Planning Commission is assisted in drafting
109 this element using the Maryland Department of Planning’s Mineral Resource Planning Models
110 and Guidelines.

111 **Development Regulations:** The development regulations section identifies development tools
112 that are the best available mechanisms to implement the Master Plan, including streamlined review
113 for development in designated growth areas.

114 **Areas of Critical State Concern:** This section includes recommendations for the determination,
115 identification, and designation of areas that are of critical State concern.

116 **Sensitive Areas:** The sensitive areas element sets goals, objectives, principles, policies, and
117 standards to protect sensitive areas from the adverse effects of development. The Maryland Land
118 Use Article requires the Town to protect streams and their buffers; the 100-year floodplain;
119 habitats of threatened and endangered species; and steep slopes, wetlands and agricultural and
120 forest lands intended for resource protection or conservation. The following three State-level
121 efforts aid in drafting this element:

122 • **MARYLAND’S GREEN INFRASTRUCTURE:** The Maryland Department of Natural
123 Resources (MD DNR) prepared a Green Infrastructure Atlas in 2000 and a Statewide Green
124 Infrastructure Assessment in 2003. These plans identified large, contiguous blocks of
125 ecologically significant natural areas (Hubs) and natural corridors to create a statewide network
126 of natural resource lands. An important component of the State’s plan is the identification of
127 gaps in the links/corridors that create impediments to ecological systems.

128
129 • **HIGH QUALITY (TIER II) WATERS:** The Federal Clean Water Act requires the State of

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130 Maryland to identify water bodies that are high in quality (Tier II water bodies). Tier II waters
131 indicate exceptional water quality, in-stream, and riparian habitat conditions as measured by
132 the health of the biological community—fish and insects—in a stream. In order to be classified
133 as Tier II, waterways must have high values in the following measures of biological health:

134 - Fish Index of Biotic Integrity (FIBI) – a measurement of the composition, diversity, pollution
135 tolerance, habitat, and feeding characteristics of fish.

136 - Benthic Index of Biotic Integrity (BIBI) – a measurement of the composition, diversity,
137 pollution tolerance, habitat, and feeding characteristics of stream insects, called benthic macro
138 invertebrates.

- 139 • **HABITAT OF ENDANGERED AND THREATENED SPECIES:** The Natural Heritage
140 Program (NHP) is the lead state agency responsible for the identification, ranking, protection,
141 and management of nongame, rare, and endangered species and their habitats in Maryland.
142 Data collected by NHP provide the scientific foundation for the Threatened and Endangered
143 Species lists mandated by the Act.

144 **Priority Preservation Areas:** This element came out of the 2006 Legislative Session (HB 2) and
145 is required for counties with certified agricultural land preservation programs. Priority
146 Preservation Areas may designate several connected or unconnected parcels of land with the goal
147 of creating larger contiguous blocks of parcels for agricultural preservation.

148 **Development Capacity Analysis:** This is sometimes referred to as a “build-out analysis” or
149 “buildable lot inventory.” It is an estimate of the total amount of development that may be built in
150 an area under a certain set of assumptions, including applicable land use laws and policies (e.g.,
151 zoning), environmental constraints, etc. While this kind of analysis is most often associated with
152 an estimate of capacity for new residential development, there is also value in estimating the
153 Town’s capacity to meet commercial and industrial needs, recreational needs, or other land use
154 goals.

155 **Municipal Growth Element:** This element in Chapter 5 requires municipalities to identify areas
156 for future growth consistent with its long-range vision. The element is developed based on
157 population projections and identifies needs for land and infrastructure. This element requires
158 coordination and recommends the use of joint planning agreements between the Town and our two
159 Counties (i.e. Carroll and Frederick Counties). Assisting the Planning Commission in drafting this
160 element is the Maryland Department of Planning’s Municipal Growth Element section from their
161 Models and Guidelines. The 2006 Maryland Legislative session produced this additional required
162 element (HB 1141 and HB 2).

163 **Water Resources Element:** This element identifies drinking water supplies needed by the

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164 Town’s projected population. It also identifies suitable receiving waters for wastewater and
165 stormwater management to meet needs presented by development as proposed in the land use
166 element. In other words, this element addresses the relationship between water and wastewater
167 capacities with planned growth. The three components of this element include drinking water
168 supply, wastewater treatment and disposal, and non-point source and stormwater management.
169 The 2006 Maryland Legislative session produced this additional required element (HB 1141 and
170 HB 2).

171 OPTIONAL ELEMENTS

172 Recognizing local jurisdictions’ individuality, the Maryland Land Use Article gives the Planning
173 Commission the authority to put additional elements in the Master Plan. These optional elements
174 may include, but are not limited to, Community Renewal; Workforce Housing; Flood Control;
175 Pollution Control; Conservation; Natural Resources; Public Utilities; and Transit- and Pedestrian-
176 Oriented Development. This Plan does include an optional Chapter 3 on Natural Resources.

177 IMPLEMENTATION

178 Recognizing the importance of designing land development regulations that implement the Master
179 Plan, this section will address recommendations for land development regulations; encouraging
180 streamlined review of applications for development in areas designated for growth; the use of
181 flexible development regulations to promote innovative and cost-saving site design and protect the
182 environment; and economic development in areas designated for growth.

183 Comprehensive plans, by their nature, address issues that transcend political boundaries.
184 Therefore, the comprehensive plan is required to include any areas outside of the boundaries of
185 the plan that, in the Planning Commission’s judgment, bear relation to the planning responsibilities
186 of the commission. The plan must also incorporate twelve Visions (which are described later in
187 this chapter). These Visions are designed to encourage economic growth and protect natural
188 resources.

189 STATE ENABLING LEGISLATION

190 LAND USE ARTICLE

191 Article 66B of the Annotated Code of Maryland was added to the Maryland Code in 1927. It
192 delegates basic planning and land use regulatory powers to all of the municipalities within the
193 State of Maryland. Today it is known as the Land Use Article.

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194 Specifically, the Land Use Article, Section 3-101, explicitly states that “it shall be the function
195 and duty of the [Planning] Commission to make and approve a plan which shall be recommended
196 to the local legislative body for adoption and which shall serve as a guide to public and private
197 actions and decisions to ensure the development of public and private property inappropriate
198 relationships and which shall include any areas outside of its boundaries which, in the
199 commission’s judgment, bear relation to the planning responsibilities of the commission.”

200 “In preparation of the plan, the commission shall make careful and comprehensive surveys and
201 studies of present conditions and future growth of the jurisdiction, and with due regard to its
202 relation to neighboring territory. The plan shall be made with the general purpose of guiding and
203 accomplishing the coordinated, adjusted, and harmonious development of the jurisdiction and its
204 environs which will, in accordance with present and future needs, ...including, among other things,
205 adequate provisions for traffic, the promotion of public safety, adequate provision for light and
206 air, conservation of natural resources, the prevention of environmental pollution, the promotion
207 of healthful and convenient distribution of population, the promotion of good civic design and
208 arrangement, wise and efficient expenditure of public funds, and the adequate provision of public
209 utilities and other public improvements.”

210 1991 FOREST CONSERVATION ACT

211 The Forest Conservation Act of 1991 (Natural Resources Article, § 5-1601, et. seq.) was enacted
212 to protect the forests of Maryland by making forest conditions and character an integral part of the
213 site planning process. It is regulated by the Maryland Department of Natural Resources but
214 implemented and administered by local governments. The Forest Conservation Act seeks to
215 maximize the benefits of forests and slow the loss of forest land in Maryland while allowing
216 development to take place.

217 1992 ECONOMIC GROWTH, RESOURCE
218 PROTECTION AND PLANNING ACT

219 The State Planning Act of 1992 took effect in October of that year and is a general planning policy
220 within the State Annotated Code. The Planning Act updates the Land Use Article and advocates
221 growth in and around existing infrastructure, which specifically indicates established or designated
222 growth areas, municipalities, and other areas with development dense enough to support
223 infrastructure systems, such as major Planned Unit Developments and rehabilitation of existing
224 urban communities.

225 Smart Growth Areas, designated by the State as Priority Funding Areas (PFAs), reflect the State
226 of Maryland’s intention to support the revitalization of existing communities. The Town of Mt.

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227 Airy is within a Priority Funding Area. This act capitalized on the influence of State expenditures
228 on economic growth and development. The “Priority Funding Areas” are existing communities
229 and other locally designated growth areas consistent with the original seven “visions” of the 1992
230 Planning Act. It is by adhering to these visions that the State plans to achieve sound growth and
231 planning practices. The intention to focus State spending in these areas will hopefully provide the
232 most efficient and effective use of tax dollars and reduce the pressure for sprawl into agricultural
233 and other natural resource areas.

234 The direct benefit from guiding growth within the areas served by infrastructure improvements is
235 far-reaching. The Planning Act encourages responsible development design and overall
236 preservation of environmental resources and other sensitive areas, along with the limitation of
237 sprawling development patterns. The State’s concern for the overall health of the Chesapeake Bay
238 Watershed formed the basis of this legislation and has been considered a proactive and progressive
239 move in the field of long-range planning at the State level.

240 1997 PRIORITY FUNDING AREAS ACT

241 The Maryland General Assembly passed the Neighborhood Conservation and Smart Growth
242 initiatives in 1997. This legislation enhances the Planning Act passed in 1992 that established the
243 seven visions to guide growth and development throughout the State. The Smart Growth initiatives
244 go further by establishing various State programs and fiscal tools to protect sensitive areas, plan
245 for better growth, and direct resources. The State's Smart Growth toolbox includes a wide range
246 of policies and programs that address land preservation, economic development, neighborhood
247 revitalization, transportation, environmental protection, historic preservation, and other initiatives.
248 Some of the more significant initiatives are described below:

249 **PRIORITY FUNDING AREAS:** Priority Funding Areas (PFA) define geographical areas within
250 each county where the State wants to target its programmatic efforts and infrastructure funding to
251 support economic development and new growth. Existing or new developments outside a State
252 certified PFA would not be eligible for state funding for infrastructure improvements such as roads,
253 water, or sewer. Generally, the PFA criteria require a property to be within a designated growth
254 area, have appropriate zoning, and be classified in a 10-year water/sewer service area.

255 MARYLAND’S PLANNING VISIONS

256 In 2009, Maryland created 12 Visions which reflect the State’s ongoing aspiration to develop and
257 implement sound growth and development policy. The Visions are described below.

258
259 Local jurisdictions, such as the Town of Mt. Airy, are required to include these Visions in our
260 Master Plan and implement them through zoning ordinances and regulations.

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- 261 1. **QUALITY OF LIFE AND SUSTAINABILITY:** A high quality of life is achieved through
262 universal stewardship of the land, water, and air resulting in sustainable communities and
263 protection of the environment.
- 264 2. **PUBLIC PARTICIPATION:** Citizens are active partners in the planning and
265 implementation of community initiatives and are serious about achieving community goals.
- 266 3. **GROWTH AREAS:** Growth is concentrated in existing population and business centers,
267 growth areas adjacent to these centers, or strategically selected new centers.
- 268 4. **COMMUNITY DESIGN:** Compact, mixed–use, walkable design consistent with existing
269 community character and located near available or planned transit options is encouraged to
270 ensure efficient use of land and transportation resources and preservation and enhancement
271 of natural systems, open spaces, recreational areas, and historical, cultural, and archeological
272 resources.
- 273 5. **INFRASTRUCTURE:** Growth areas have the water resources and infrastructure to
274 accommodate population and business expansion in an orderly, efficient, and
275 environmentally sustainable manner.
- 276 6. **TRANSPORTATION:** A well–maintained, multimodal transportation system facilitates
277 the safe, convenient, affordable, and efficient movement of people, goods, and services
278 within and between population and business centers.
- 279 7. **HOUSING:** A range of housing densities, types, and sizes provides residential options for
280 citizens of all ages and incomes.
- 281 8. **ECONOMIC DEVELOPMENT:** Economic development and natural resource–based
282 businesses that promote employment opportunities for all income levels within the capacity
283 of the State’s natural resources, public services, and public facilities are encouraged.
- 284 9. **ENVIRONMENTAL PROTECTION:** Land and water resources, including the
285 Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and
286 water, natural systems, and living resources.
- 287 10. **RESOURCE CONSERVATION:** Waterways, forests, agricultural areas, open space,
288 natural systems, and scenic areas are conserved.
- 289 11. **STEWARDSHIP:** Government, business entities, and residents are responsible for the
290 creation of sustainable communities by collaborating to balance efficient growth with
291 resource protection.
- 292 12. **IMPLEMENTATION:** Strategies, policies, programs, and funding for growth and
293 development, resource conservation, infrastructure, and transportation are integrated across
294 the local, regional, state, and interstate levels to achieve these Visions.

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296 THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT
297 OF 2012 (SB236)

298 Senate Bill 236 (SB236), the Sustainable Growth and Agricultural Preservation Act of 2012, aims
299 to decrease future nutrient pollution to the Chesapeake Bay and other water resources, and to
300 reduce the amount of forest and agricultural land developed by large lot developments. It does this
301 by limiting major residential subdivisions served by on-site septic systems.

302 **Tier I** areas are currently served by sewerage systems.

303 **Tier II** areas are planned to be served by sewerage systems.

304 **Tier III** areas are not planned to be served by sewerage systems. These are areas where
305 growth in septic systems can occur.

306 **Tier IV** areas are planned for preservation and conservation and prohibit major residential
307 subdivisions.

308 The Town has not officially adopted a tier with either Carroll or Fredrick County, but by default,
309 the Town is in **Tier II**. Unless required otherwise by the State of Maryland, any new development
310 outside of the planned sewer service area would not be approved.

311 **“A BETTER MARYLAND PLAN”**

312 The State Legislature passed the Smart and Sustainable Growth Act of 2009 to protect Maryland’s
313 environment and natural resources, and promote sustainable growth in Maryland.

314 The Plan, which is the State’s adopted Master Plan, requires close coordination of State Planning
315 throughout the municipal, county, and regional levels. The State’s “growth” goal is to concentrate
316 on development and redevelopment in towns, cities, and rural centers where there is existing and/or
317 planned infrastructure. The preservation goal is to preserve and protect environmentally sensitive
318 and rural lands and resources from the impacts of development. Lastly, the sustainability goal is
319 intended to ensure a desirable quality of life in our communities and rural areas while preserving
320 the significant natural and cultural resources that define the State.

321 The Plan’s framework lays out policies to guide State agencies towards smart growth. It
322 establishes defined geographic areas where growth and preservation are the highest priorities. It
323 is meant to provide predictability and direction for local jurisdictions by identifying state areas for
324 growth and preservation. Local jurisdictions will review and consider the Plan Maryland
325 geographies when updating their own plans. They will be given the opportunity to designate local
326 areas that are consistent with State planning areas.

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327 The Plan Map includes a portion of the Town as a Targeted Growth and Revitalization area. The
328 area includes the main commercial areas of the Town, west of the MD 27 corridor. It encompasses
329 several parkland areas and a major school complex residing within the Carroll/Frederick County
330 boundaries.

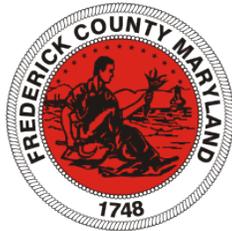
331
332 Additionally, the Town has received several significant program designations. The Town is
333 designated a Priority Funding Area (PFA) in 1997, Main Street Community (2004), Community
334 Legacy Area, and received a Sustainable Community Designation (2012). The Town also has a
335 State and Federally recognized Historic District, established in 1984, encompassing the downtown
336 area.

337

338 ANALYSIS OF SURROUNDING COUNTY GROWTH POLICIES



344



345 In order to get a clear picture of the regional growth influences that Mount Airy has experienced
346 over the last thirty years, it is important to summarize the Master Plan directions of the four
347 counties that abut the Town.

348
349 Among these four Counties, the inter-jurisdictional coordination of the Town with Carroll and
350 Frederick Counties is most vital in planning and monitoring the growth within the Town and the
351 surrounding area. It allows the Town to evaluate residential, commercial, and industrial
352 development directly outside its boundaries. The Town will continue to closely monitor all
353 development in adjoining counties to assess the long-term impacts on the community.

354
355 **CARROLL COUNTY PLAN:** The 2014 Carroll County Master Plan was initially adopted in
356 February, 2015. A 5-year review in 2019 resulted in amendments that were adopted in January,
357 2020. This amended plan guides the Carroll County growth and land use through 2024.

358
359 The Amended 2014 Carroll County Master Plan targets the County's Designated Growth Areas
360 (DGAs) to receive the majority of development, while continuing to preserve productive farmland
361 through the nationally recognized Carroll County Agricultural Land Preservation Program.

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The Town of Mt. Airy is one of Carroll County’s DGAs – where the majority of the County’s planned growth will occur. The County Plan also recognizes the land surrounding Mt. Airy for potential future annexation by the Town to accommodate and serve our planned growth. The limit to which Mt. Airy plans to consider future annexations is regarded as the Growth Area Boundary (GAB).

The southwestern part of Carroll County is also referred to as the “Mount Airy Municipal Growth Area” and includes the incorporated limits of the Town of Mount Airy. The Town will work in close coordination with Carroll County to accommodate growth areas planned in the adjacent counties (e.g., Frederick County and the foreseen surge in growth in nearby New Market).

FREDERICK COUNTY PLAN: The Livable Frederick Master Plan (LFMP) was adopted in September, 2019 and guides Frederick County growth to 2030. It embodies a focus on policy and general growth strategy in order to articulate a clear direction for Frederick County in the face of future change.

The LFMP is regarded as a policy-focused, as opposed to a capacity-focused, document. In addition, the LFMP describes approaches to communicating and structuring comprehensive planning in Frederick County that are unlike its past planning efforts.

Residential Growth: The LFMP references a “residential development pipeline.” This is a new planning concept that references the number of houses, apartments, or condominiums that have some type of formal approval from Frederick County through approved subdivision or site plans, planned unit development approvals, or developer rights and responsibilities agreements (DRRAs). The total, as of January 2019, stands at approximately 33,060 dwellings (countywide approved units) and 21,348 dwellings (available units). This data resulted in Frederick County determining that the pipeline growth does not sufficiently reflect the County’s Vision. It found that the prevailing development patterns reflected in this pipeline follow a lower density, single-family, suburban residential model. The County concluded that the growth will not match the community’s residential aspirations as articulated in the County Vision, nor will this growth meet changing trends or market preferences. This pipeline growth could also present challenges to Frederick County as it works to provide needed infrastructure - including schools, roads, and parks - to serve both new and existing neighborhoods.

More Housing Choices: As housing affordability continues to be a strain for Frederick County citizens, the location and diversity of housing options should also reflect a consideration of creating and maintaining different housing price points – including housing

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400 options that remain affordable for as many citizens as possible. Where, and how, people want
401 to live is changing. Different types of households, and people at various stages in their lives,
402 have different needs and desires for the kind of place they want to call home. Per their Plan, as
403 the demographics of the Frederick County community continues to change, so too should
404 Frederick County’s housing options. And their Plan advocates for housing located in walkable,
405 transit accessible locations – which can reduce household transportation costs and reduce the
406 overall housing cost burden on County families.

407
408 **Comprehensive Plan Map:** The Comprehensive Plan Map depicts the officially adopted
409 pattern of land uses, growth area boundaries, transportation networks, and community
410 facilities. One component of the Frederick County Plan Map is Municipal Community Growth
411 Areas, which includes Mt. Airy and New Market to our west. Community facilities include
412 schools, parks, libraries, fire stations, police stations, and other facilities. These facilities are
413 to be located in Municipal Community Growth Areas.

414
415 The general intent of the recently updated Frederick County Comprehensive Plan is to
416 encourage growth in and around existing municipalities, but also in designated “growth areas”
417 such as the Urbana Planned Unit Development (PUD) located directly southwest of Mount
418 Airy. The Urbana PUD is generating a sizeable population base that affects our area. It is slated
419 for 3,500 housing units or approximately 10,000 persons; exactly the size of Mount Airy. The
420 New Market Region is west of Mount Airy. The future growth of this area is guided by
421 Frederick County’s New Market Region land-use plan. The New Market Region Plan also
422 designates land areas to be included as part of Mount Airy’s future growth. These land areas
423 are defined as Frederick County’s Mt. Airy Community Growth Area (CGA). Since its
424 adoption in 2006, both the plan and CGA have undergone several revisions. The County’s
425 2006 New Market Region Plan initially included the following properties within the County’s
426 Mt. Airy CGA with the following designations:

- 427 • Zeltman, Kraft, Royston, Rigler parcels (Low-Density Residential);
- 428 • 84 Lumber area [Highway Service, Limited Industrial, Resource Conservation];
- 429 • Day/Vosloh properties north of I-70 (Office/Research/Industrial).

430
431 A subsequent revision to the 2006 New Market Region Plan was made in 2008 and eliminated
432 the Kraft, Zeltman, and Royston properties from the Mt. Airy GCA and changed their
433 Comprehensive Plan designations to Low-Density Residential. In 2010, a Countywide
434 Comprehensive Plan update was completed and adopted by the Board of County
435 Commissioners, which retained the 2008 changes around Mt. Airy described above. The 2010
436 Frederick County Comprehensive Plan removed a 16-acre parcel, zoned Resource
437 Conservation, adjacent to the 84-Lumber site, from the Mt. Airy GCA. Lastly, in September

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438 2012, the BOCC adopted amendments to the Comprehensive Plan, adding a Low-Density land
439 use designation to the Zeltman parcel. Additionally, the original plan restricted the majority
440 of development activity to the area immediately surrounding the Town of New Market. The
441 new plan, currently under revision by the Frederick County Commissioners, indicates many
442 more residential re-zonings in the regional area that borders the eastern portion of Frederick
443 County between the Town of New Market and the Town of Mount Airy. Mount Airy Town
444 Government is closely monitoring this issue as it affects our water recharge areas and adds
445 significant population growth outside the boundaries of the two municipalities.
446

447 **HOWARD COUNTY PLAN:** The area of Howard County that lies directly southeast of the
448 Town boundaries and Interstate 70 is considered to be the “rural west” area of that County. The
449 current plan describes this area as outside of the Priority Funding Area, not served by public water
450 and sewer, and includes both Low-Density Development and Rural Resource designated place
451 types. The current Adequate Public Facilities chart includes 150 “Rural West” housing allocations
452 per year. The 2000 Howard County General Plan update is referred to as “Plan Howard 2030.”
453 The plan proposes to decrease the annual allocation number to 100, slowing future development
454 in the western portion of Howard County through 2030. The “Community Design Chapter” of
455 Plan Howard 2030 speaks towards the need to identify ways to preserve the existing character of
456 established neighborhoods while accommodating some continuing growth. Howard County has
457 maintained a policy of preservation for the western half of the county and has applied the Rural-
458 Conservation Zoning District to this area. This designation requires a clustering provision to
459 preserve the maximum amount of undeveloped land possible. Much of the land in this section of
460 Howard County has had the development rights purchased through the Howard County
461 Agricultural Preservation Program. Mount Airy will continue to serve the basic commercial needs
462 of Northern Howard County.

463 **MONTGOMERY COUNTY PLAN:** Montgomery County remains in line with the basic policies
464 adopted in their 1964 Wedges and Corridors Plan for the metropolitan region. The plan calls for
465 the development of regional centers along planned transportation corridors and the preservation of
466 agricultural land that fills the remaining “wedges.” The Mount Airy region falls within one of these
467 outer-lying wedges. The land between Damascus to our south and Mount Airy is zoned
468 agricultural. Frederick County has approved an extensive amount of residential development up to
469 the Montgomery County line, which has resulted in increased development pressure along MD 27.

470 **MOUNT AIRY’S MASTER PLAN HISTORY**

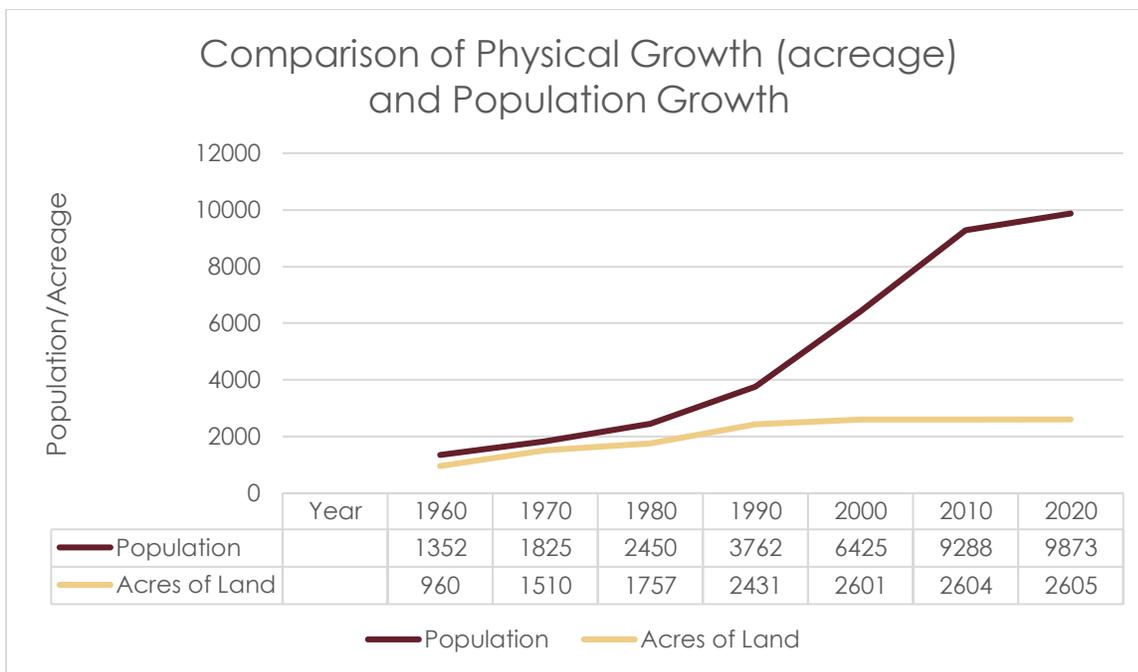
471 Mount Airy’s first Master Plan was adopted in 1970 and was revised in 1973 to address
472 annexations of over 480 acres that increased the Town’s physical size by 50% during that period.

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473 In 1978, the Town’s Planning Commission realized that the rate and magnitude of growth, both
474 within and outside the Town boundaries, was far outpacing the projections contained in the 1973
475 Master Plan. With the support of a newly created Mt. Airy Civic Association, the Planning
476 Commission completed an update of the Town Master Plan in 1980, which the Town Council
477 adopted in 1982.

478 During the 1980s, the Town again experienced rapid development and approved several large
479 annexations that significantly impacted natural resources and infrastructure. Accordingly, the 1994
480 Plan sought to guide development in a way that was beneficial to the Town’s citizens and respectful
481 of the environment.

482 The chart below shows the population of the Town of Mount Airy from 1960 to 2020; and the
483 comparison of physical growth (i.e. acres of land) with population growth from 1960 to 2020.
484 Between 2010-2020, the population surge leveled-out with a little over 5% average growth per
485 year during that 10-year period.



486

487 The goal of the 2023 Master Plan is to build upon the 2013 Master Plan and guide our Land Use
488 policies and actions to attain the Mount Airy Vision that is provided in the Introduction. This 2023
489 Master Plan seeks to balance qualitative issues, such as streetscapes and neighborhood character,
490 with quantitative issues, such as population growth, zoning, and adequate public facilities.

491 Lastly, this 2023-2033 Master Plan recognizes that development in Mount Airy has outstripped
492 the Town’s ability to meet any more than essential growth in the foreseeable future. Beyond

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493 “essential growth,” the Town requires major infrastructure improvements. Such improvements,
494 as voiced by many residents, are currently unaffordable and undesired.

495 **DEVELOPMENTS SINCE THE 2013 MASTER PLAN**

496 **PIVOTAL EVENTS**

497 **Occurrences and responses over time to Mount Airy’s water capacity.**

498 There have been several key events since the 2013 Comprehensive Master Plan that now require
499 the Town to take a more cautious approach to our growth. Specifically, the Maryland Department
500 of the Environment (MDE), as a result of the record drought in 2004, significantly reduced town
501 water appropriations from existing Town wells. MDE’s action created a water deficit which
502 disrupted the completion of building projects that had already been approved. MDE and the Town
503 entered into a consent order that enabled building construction (i.e. issuance of building permits)
504 to proceed as long as a new water source was brought online to meet the demand for new
505 development at the 2004 appropriations levels. The Town has considered adding surface water
506 sources (e.g., reservoirs) to its exclusive groundwater supply, but is no longer pursuing that water
507 source. In 2006 the Town Council approved a land annexation deal on the Zeltman farm to the
508 north of the Town that would have added 275 houses to the Town’s building pipeline. The
509 annexation, however, was overwhelmingly rejected by voters in a referendum later the same year.

510 In 2006, a new Town council instituted a number of growth control measures and sought more
511 modest solutions to meet the Town’s water needs. A stricter Adequate Public Facilities Ordinance
512 (APFO) was also introduced into the Town Code and was approved by the Town Council in the
513 summer of 2006.

514 In addition, during this 2006-2007 period, severe limits were placed on the annual number of
515 houses constructed in residential developments. The Town also opted not to consider large surface
516 water options and sought additional groundwater sources through well exploration. Additionally,
517 water savings were achieved through new water metering devices and conservation practices.

518 In 2011, a new well – the eleventh well for the Town - was brought online. As a result, the demands
519 of the consent order placed on the Town by MDE in were finally met.

520 Looking ahead, the availability of water for any additional growth continues to be restricted and
521 therefore it is our water capacity and reserves which predominantly dictate the direction of this
522 new Master Plan. Any new developments must provide their own additional water sources (e.g.
523 additional wells) provided by its developer(s).

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524 Lastly, a major feature of this Master Plan is a clear effort toward respecting public sentiment and
525 participation in the planning process. In 2020, an extensive Town survey was completed to
526 determine resident desires for the future direction of the Town.

527 **ACCOMPLISHMENTS**

528 The following are efforts that have led to the implementation of policies, practices, public
529 participation, and interagency cooperation that will serve as the foundation to accomplish the
530 Goals and Objectives in this Master Plan:

531 **Since 2013, here are a few noteworthy accomplishments which influenced the**
532 **2023-2033 Comprehensive Master Plan Update.**

- 533 a) The acquisition of the CSX property West of Hill Street and the completion of the Central
534 Phase 1 of the three-phase Rails-to-Trails project within the Town of Mount Airy.
535
- 536 b) The Town continues hosting annual joint meetings with the Frederick and Carroll County
537 Commissioners.
538
- 539 c) The Mt. Airy Main Street Association (MAMSA) and the Town of Mount Airy remain strong
540 partners in Downtown Revitalization and work closely together on Downtown initiatives.
541
- 542 d) The Sustainable Mount Airy Commission came into existence in 2017 to deep-dive into the
543 sustainability of the Town within a range of areas.
544
- 545 e) The Town partnered with Design Collective, Duggal Real Estate Advisors, and Sabra &
546 Associates to develop a Downtown Mount Airy Vision Plan in February, 2019, to assist with
547 short and long-term goal planning to revitalize our downtown.
548
- 549 f) In 2017, Mount Airy worked to renew our Sustainable Communities Designated Area map
550 and plan with the Maryland Department of Housing and Community Development.
551
- 552 g) The redevelopment of the iconic bank building located at the corner of Main Street and
553 Prospect Road resulted in a new brewery in that building. That brewery is “Open for
554 Business” and has proven to be a great addition to the downtown area.
555
- 556 h) The Town continues to participate in an annual Town/County Agreement with Carroll
557 County pertaining to the sharing of funds and participation in planning and other
558 governmental functions.

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- 559
- 560 i) Established the Flat Iron Building Task Force to investigate the best future for that iconic
- 561 Town-owned building.
- 562
- 563 j) Began critical coordination with MDE for PFAS mitigation within our Town water system.
- 564
- 565 k) Redeveloped the old vacant bank building at the corner of Ridgeville and Ridgeside into a
- 566 car wash business.
- 567
- 568 l) The creation of a new Town commission -- the Commission On Ageing & Livability (COAL)
- 569 -- to address the Town’s needs regarding our senior citizens.

570 INITIATIVES OR OPPORTUNITIES

571 The following actions are being taken or have been identified as opportunities that support defined

572 Goals and Objectives in this Master Plan:

- 573 1. Restart discussions between Town Officials and Carroll County Commissioners pertaining
- 574 to the Harrison/Leishear Property of annexation into the Town of Mount Airy.
- 575
- 576 2. A speed camera deployment plan specifically targeting school zones to address speeding is
- 577 under consideration.
- 578
- 579 3. The Town is projecting that our traffic rotary will be finished in 2024, located at the
- 580 intersection of South Main Street, Old South Main Extended, and Rising Ridge Road to
- 581 improve traffic flow and reduce traffic conflicts.
- 582
- 583 4. Pursue the acquisition of particular properties located on the border of the Town to establish
- 584 a physical buffer between the Town and both Carroll and Frederick Counties.
- 585
- 586 5. Identify development along Main Street, Center Street, infill lots, and redevelopment
- 587 opportunities and prioritize available water allocations accordingly.
- 588
- 589 6. Complete the Rails-to-Trails project and identify other pathway connections to provide safe
- 590 pedestrians connecting schools, homes, shopping, employment centers, and recreation areas.
- 591
- 592 7. Continue the Town’s emphasis on providing a safe water supply.
- 593

578
579
580

CHAPTER TWO: TOWN HISTORY AND CURRENT REGIONAL SETTING

581 HISTORICAL BACKGROUND OF THE TOWN OF MOUNT AIRY

582 The western movement of the B & O Railroad and its proximity to the National
583 Pike gave identity and significance to the Town of Mount Airy. The area’s
584 hilly topography is responsible for the name of the Town. When a railroad
585 foreman commented, “This is an airish mountain,” he christened it with its
586 name. The name of the Town became Mount Airy and remained so from that
587 point forward. When Carroll County defined its permanent boundaries in
588 1837, Mount Airy was divided between Carroll and Frederick counties; the
589 Town has remained in two counties since then. About one mile south of the
590 Town is the junction of Carroll, Frederick, Howard, and Montgomery
591 Counties (Four County Farms Pond is where the cornerstone lies)



592



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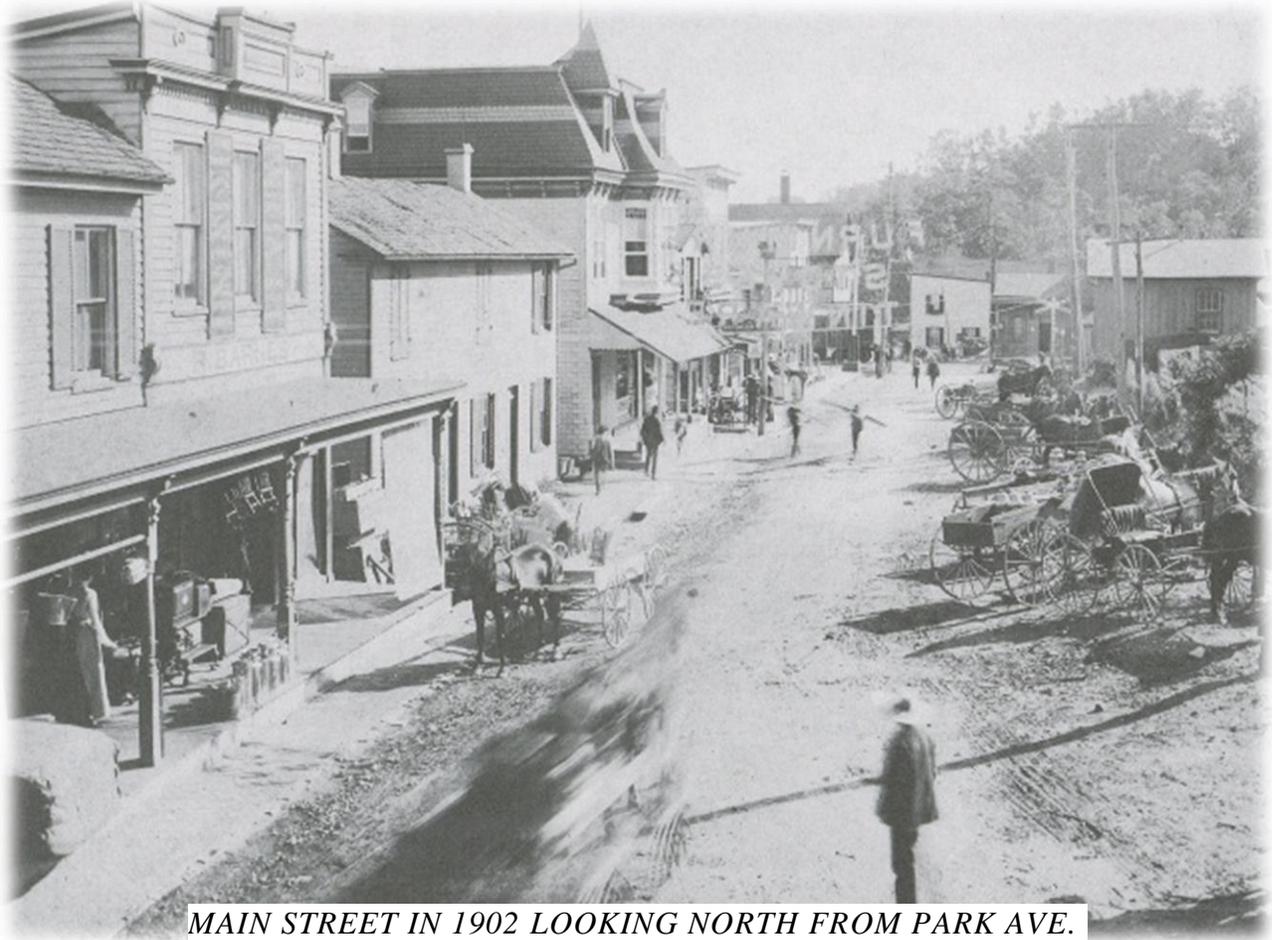
The Town was originally settled in the early 1830s by a core group of six families. Dorsey, Davis, and Bussard were the most prominent names in that first settlement, followed closely by constructing the B & O railroad line in 1831. Because Mount Airy sits at an elevation of 830 feet, a series of four inclined planes were constructed in order for the trains to climb the steep hills. Locomotives

608 *HISTORIC TWIN ARCH BRIDGE, THE TOWN LIMITS, LOOKING NORTH TOWARD THE TOWN*

609

610 and cars were lifted with the assistance of horses and steam powered winches. Passengers had to
611 disembark during this process. Plane #4, located west of the Town at the intersection of Woodville
612 Road and MD Route 144, is still a recognized location today.

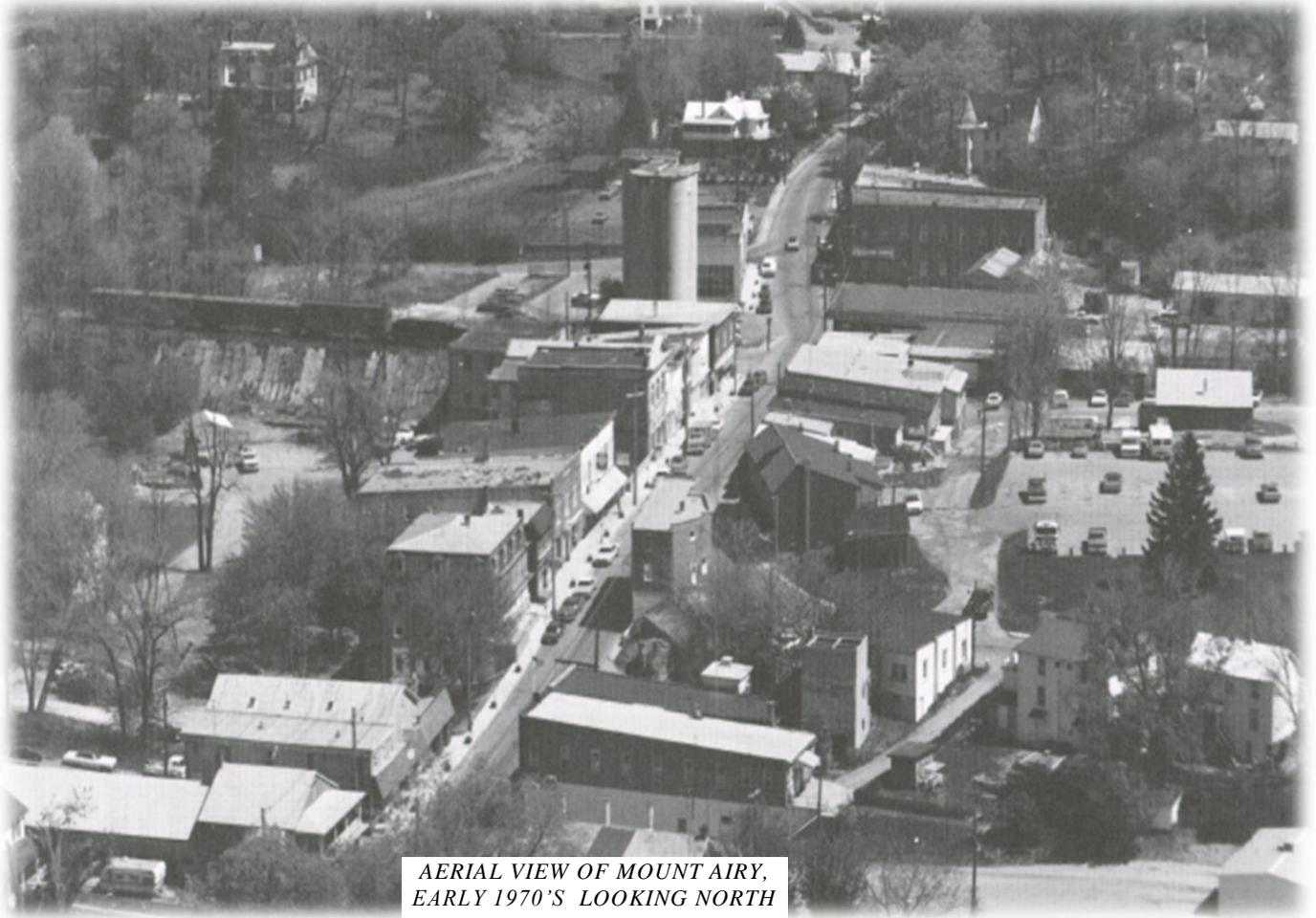
613 In 1839 the planes were abandoned, and the new line was constructed north of Mount Airy. This
614 was a result of more powerful locomotives that had been constructed, and heavier loads were being
615 hauled. In 1901, the tunnel was constructed on the south side of town, and the existing line into
616 town became a spur line through what is now the Town of Mount Airy.



617 The town named the first resident, Henry Bussard, the station agent for the new train station. Mr.
618 Bussard was also the first major landowner in Mount Airy. By 1846, the Town was sparsely settled
619 with several houses, a Town store, a barber shop, and a shoemaker shop. Pine Grove Chapel, circa
620 1846, now a historical monument, was constructed to fill the need for a community church. From
621 the time it was constructed, the chapel basement functioned as a private school.

622 There were Civil War encampments near Pine Grove Chapel. The school and church were closed
623 briefly because of soldier activity around the vicinity of the school. After the war ended, the church
624 reopened in 1867 after undergoing renovation. In 1893, the Carroll County Board of Education

625 funded the construction of a three-room schoolhouse that was completed in September, 1894. That
626 building, approximately 1,700 sq. ft. in size, was located on the east side of Main Street, 1/4 of a
627 mile south of the railroad tracks. It is now part of the Calvary United Methodist Church property.
628 The school operated from 9:00 am to 4:00 p.m., much like today's schools. The chapel remained
629 open during the early part of the Civil War despite the soldier.

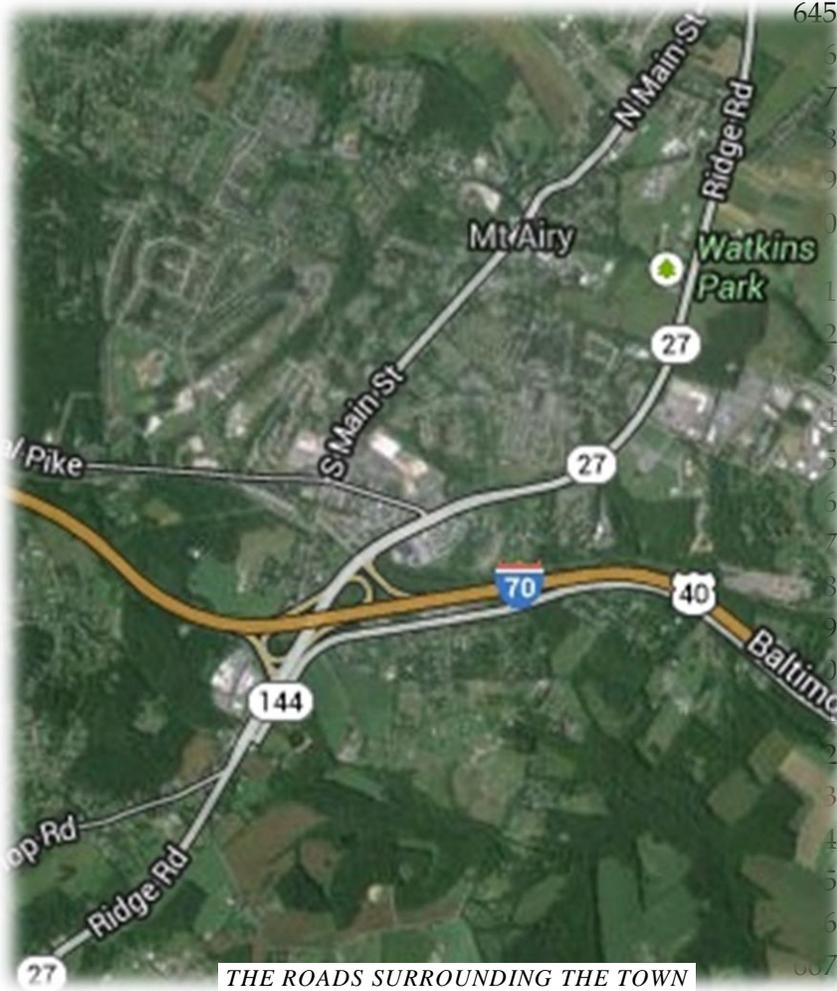


630
631 With the incorporation of the Town in 1894 came the establishment of the Town's government
632 structure, which included the Town Mayor and Town Council.

633 The first Mount Airy Mayor was Byron S. Dorsey, who served ten years in that office between
634 1894 and 1904.

635 In 1900, the Town's population had grown to 332 residents. By 1910, the Town's population was
636 428, and it was determined that the Town had enough student population to justify a State
637 accredited high school. A high school with classes was organized, but an official high school
638 building to house all eleven grades was not built at that time.

639 The Town of Mount Airy endured four disastrous fires during the first quarter of the 20th Century.
 640 The first fire occurred in 1902 and destroyed the business section of the southern side of the
 641 downtown area. The second fire was in 1914 and consumed the north side of the downtown
 642 business section. The third fire took place about ten years later, in 1925, and again, the northern
 643 side of the downtown business district was destroyed. As a result of the 1925 fire, the Mount Airy
 644 Volunteer Fire Company was organized in 1926. The last fire was in 1982, which destroyed



THE ROADS SURROUNDING THE TOWN

645 multiple buildings along South
 646 Main Street adjacent to Town
 647 Hall. The redevelopment
 648 allowed for a large outdoor
 649 plaza to be installed as part of
 650 that project.

651 During the late 1920s and
 652 early 1930's, the Town
 653 continued to flourish despite
 654 the onset of the Great
 655 Depression. The 1930 U.S.
 656 Census tallied the Town's
 657 population at 845 persons, an
 658 increase of 91 people since
 1920. The railroad company
 largely contributed to the
 growth of the population and
 the Town's economy. As a
 result, expanded Town
 services included necessary
 public utilities such as electric
 service when Potomac Edison
 was established in Mount

669 supported the initiation of several large businesses in the 1930s, such as a poultry operation, two-
 670 automobile garages, an ice factory, and the creation of the Mount Airy Canning Company, which
 671 provided about 250 jobs for Town residents. In 1932, the first motion picture theater opened in
 672 Mount Airy, establishing a core business district. During that time, the Town also saw the purchase
 673 of land for a Town Park, the opening of a grocery store and a lumber yard, and the dedication of
 674 Pine Grove Chapel for use as a nonsectarian chapel.

675

676

REGIONAL SETTING AND GROWTH PATTERNS

677 The Washington-Baltimore job market has had a profound influence on Mount Airy as well as a
 678 far-reaching impact on its surrounding areas. The outer suburban development area of the
 679 Washington-Baltimore Region now extends well into central/western Maryland, Northern
 680 Virginia, the southeastern portion of Pennsylvania, and even the eastern region of West Virginia.
 681 Mount Airy is located at the junction of MD 27 and I-270 and is affected by the pattern and pace
 682 of development along both corridors. Many families have relocated to Mount Airy to attain a high
 683 quality of life and convenient commuting to Baltimore, Washington, D.C., or Frederick job
 684 markets. In this regard, the Town continues to function as a “bedroom community” while
 685 providing its residents with respectable services and commercial enterprises.

686

687 The regional and Town population growth
 688 during the last several decades has been
 689 significant. Mount Airy grew 33% each
 690 decade from 1940 to 1970. From 1970 to
 691 1980, the growth rate increased by 34%,
 692 and from 1980 to 1990 it surpassed 59%.
 693 According to the State of Maryland,
 694 Mount Airy was the fastest-growing
 695 municipality in the State from 1990 to
 696 1997. Mount Airy’s location at a meeting
 697 point of the boundaries of four counties
 698 and its convenient commuting distance to
 699 the major regional employment centers
 700 set the stage for tremendous growth
 701 pressure from 1980 to 2000.



DOWNTOWN MOUNT AIRY – SUMMER 2023

702 That trend continued at the beginning of 2000, but slowed in 2005 due to water capacity constraints
 703 and the overall downturn in the economic climate, along with the community’s desire to slow the
 704 pace of growth.

705

706 Most of the future growth is expected to take place in the commercially zoned corridors that that
 707 frame and define Mount Airy’s downtown area, thus encouraging downtown development and
 708 revitalization. This plan suggests a reduction of residential development capacity for future
 709 annexation areas. For this 2023 Master Plan cycle, this reduction is predicated upon severe
 710 limitations on water supply and wastewater capacity, along with the premise that these limitations
 711 will be difficult to overcome.

712

713 The chart below, based upon data from the Maryland Department of Planning as of December,
714 2022, provides an understanding of the historical and projected population growth (in percent)
715 for the State, Carroll County and our adjoining Counties.

716
717
718
719

**STATE and COUNTY
ANNUALIZED HISTORICAL AND PROJECTED GROWTH RATES (%)**

State and Counties	1980-1990	1990-2000	2000-2010	2010-2020	2020-2025	2025-2030	2030-2035
<i>Maryland</i>	1.26	1.03	0.87	0.68	0.68	0.58	0.54
Carroll	2.50	2.03	1.03	0.34	0.40	0.31	0.27
Frederick	2.73	2.66	1.80	1.53	1.53	1.02	1.03
Montgomery	2.72	1.44	1.07	0.89	0.66	0.68	0.55
Howard	4.68	2.84	1.48	1.47	1.02	0.80	0.87

720
721
722
723

Note: Projections above are from both the Baltimore Metropolitan Council of Government's Cooperative Forecasting Committee and the Metropolitan Washington Council of Government's Cooperative Forecasting Committee.

724 The last three columns above show that Carroll County is projected to have the lowest growth
725 rate compared to Frederick, Montgomery and Howard Counties. However, Frederick County is
726 projected to be the leader among these four counties in annualized growth. That higher projected
727 growth in Frederick County is validated by current (2023) planning within that County to allow
728 significant residential and commercial growth in and around our nearby communities of New
729 Market and Urbana. In particular, expanded growth to our west around New Market will
730 definitely require the Town's Planning Commission to continue to work closely with both of the
731 Commission's liaisons for Frederick and Carroll Counties.

732

ANALYSIS OF THE TOWN'S POPULATION

733 Focusing now on the Town's historic population trends, the chart below provides insights to the
734 Town's growth relative to its two Counties.

735

Census Year	Mount Airy	Avg % Growth Rate per Year	Frederick County	Avg % Growth Rate per Year	Carroll County	Avg % Growth Rate per Year
1970	1,825		84,927		69,006	
1980	2,450	+ 3.4%	114,792	+3.5%	96,356	+3.9%
1990	3,892	+5.9%	150,208	+3.1%	123,372	+2.8%
2000	6,425	+6.5%	195,277	+3.0%	151,454	+2.2%
2010	9,288	+4.5%	234,239	+1.9%	167,230	+1.1%
2020	9,654	+3.6%	265,161	+3.83%	169,092	+1.1%

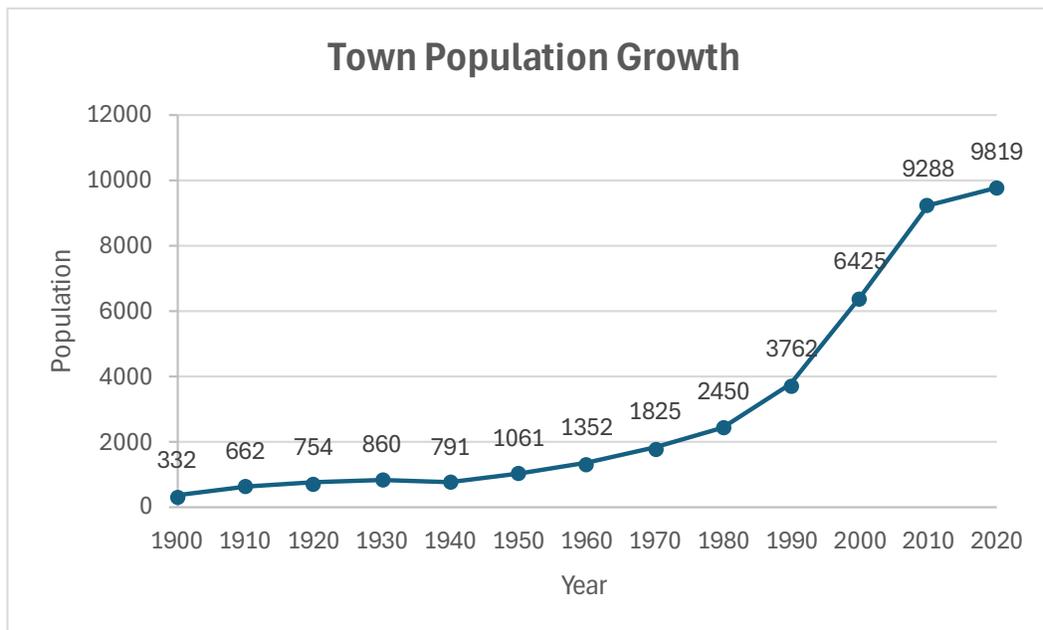
736
737

738 Within the 2020 Census number seen in the previous chart, there is a high Town resident
 739 homeownership percentage of 90.2%. In 2020, within the Town's housing inventory,
 740 approximately 9% of the total was multi-unit dwellings. The person per household rate in 2020
 741 was 2.95; very similar to 2000, which was about 3.0 persons per household. The per capita income
 742 in 2022 dollars was \$54,557, with a median household income level of \$148,779, and only 3.7%
 743 of the Town's households were below the poverty level.

744

745 The significant increase in population during 1990-2010 contributed to a rise in residential building
 746 (e.g. Summit Ridge, Sterling Glen and Nottingham) along with an increase in general business
 747 activity of the Town for service and retail businesses, such as grocery store chains, restaurants,
 748 convenience stores, daycare facilities, medical services, special craft stores and gift shops. The
 749 steady increase in population growth during this period attracted new businesses growth within
 750 commercially zoned areas of the Town.

751



752

753

754 Then, from 2010-2020, population growth slowed. Factors which caused this downturn include
 755 the nation-wide economic slowdown and general immobility of the workforce due to the
 756 pandemic, Town compliance with the MDE Consent Order to limit building permits (due to water
 757 shortages) and a clear focus in the 2013 Master Plan to encourage more commercial growth versus
 758 residential growth (e.g., Downtown Vision Plan).

759

760 Looking ahead for 2023-2033:

761

- 762 • All projected growth opportunities (residential, commercial, etc.) will continue to be limited
 763 by adequate public facilities such as Water, Schools, Waste Water Treatment and

764 Transportation (Traffic) infrastructure. The analysis and certifications of our Adequate Public
 765 Facilities ordinance (APFO) must follow a thorough and consistent process to ensure any
 766 growth can be sustained without any impact to our current quality of life.

767

768 • With the 2018-2019 creation of the new Mixed-Use District zoning code being applied to two
 769 large tracts within the Town limits, it is likely that the most significant growth opportunity lies
 770 in these two prospective tracts. Although these two growth opportunities (with both residential
 771 and commercial components) could provide financial stability to our Town in the outyears, we
 772 must ensure that any development is smart, sustainable (i.e., APFO-certified) and enhances our
 773 overall quality of life.

774

775 • Commercial-zoned and Industrial-zoned opportunities during 2023-2033 will likely be found
 776 in the Downtown Zone, support towards smart Neighborhood Professional rezoning, and
 777 buildout of the Twin Arch Industrial Park.

778

779 • Strictly residential-zoned opportunities during 2023-2033 should focus on the development of
 780 the old Cold Storage tract, the Dennis Property off Main St. (offering 5 dwelling units) and the
 781 recently annexed tract behind Summit Ridge (offering 8 dwelling units).

782

783 Regarding residential growth, the Town devised a low, middle, and high scenario of population
 784 growth based upon the number of construction permits allowed per year. These scenarios are
 785 shown below. These population projections were made based upon a historical analysis of the
 786 Town's average number of building permits over the period 2010-2020. Due to the economic
 787 downturn in 2022-2023, and severe restrictions on groundwater appropriations, the building permit
 788 projections in this 2023 Master Plan have been revised downward from previous years. The low
 789 scenario below (with only twelve residential unit permits per year) is deemed most likely to occur,
 790 on a yearly average, over the next ten years.

791

Projection	Low Scenario	Mid Scenario	High Scenario
Year	Population	Population	Population
	(12 units/yr)	(24 units/yr)	(36 units/yr)
2024	9,786	9,918	10,050
2025	9,819	9,984	10,149
2026	9,852	10,050	10,248
2027	9,885	10,116	10,347
2028	9,918	10,182	10,446
2029	9,951	10,248	10,545
2030	9,984	10,314	10,644
2031	10,017	10,380	10,743
2032	10,050	10,446	10,842

792

793 For the 2023 Master Plan cycle, any growth within any zoning district is predicated upon the
794 limitations on our water supply and wastewater treatment capacity.

795

796 At the conclusion of this plan’s update (Fall, 2024) our local housing market (and consequently
797 our population growth) has suffered a 2-year slowdown due to high interest rates, high rental rates,
798 and reduced inventories of both rental and homeowner properties.

799

800 In summary, the recent economic downturn, coupled with community preference for limited
801 growth, suggests that housing and population estimates for Mount Airy for the next 10 years will
802 follow the Low Scenario for population growth and permitting. Our limited availability of water
803 and sewer infrastructure, economic conditions, and changes in regulatory conditions all affect
804 home building levels and the associated population. Population projections should be periodically
805 checked against semi-annual estimates to see if the forecasts are providing an accurate guideline
806 for planning and general land-use policies.

807

808

809

810

TOWN EMPLOYMENT TRENDS

811 The Town will continue to create opportunities for service-related businesses but does not have
812 the size or economic base to become a “regional employment center” that provides a range of
813 professional and technical job opportunities for the resident population.

814 The Maryland Data Center prepared the chart below which projects employment trends for the
815 surrounding counties:

816

817

Jurisdiction	2010	2020	2030	2040
Frederick Co.	129,184	148,600	160,300	170,400
Carroll Co.	82,229	93,400	99,900	105,300
Howard Co.	190,553	237,770	259,400	281,100
Montgomery Co.	647,652	729,700	761,900	791,300

818

819 The majority of the workforce living in the Town of Mount Airy is employed outside of Carroll
820 and Frederick Counties. Many residents have long commutes to the southern and eastern job
821 markets.

822

823

824

CHARACTERISTICS OF THE LOCAL ECONOMY

825 The local economy is primarily service-oriented, with a steady influx of entrepreneurs locating or
826 expanding small businesses within the Town’s boundaries. Yet, a rise in general business activity
827 also encompasses commercial industries such as grocery stores, restaurants, convenience stores,
828 medical and hospital-related services, and daycare facilities. Based on data from the North
829 American Industry Classification System, the 2020 Census reflects a total of 741 business
830 establishments for the Mount Airy zip code.

831

LIMITATIONS OF TOWN INFRASTRUCTURE ON LOCAL BUSINESS GROWTH

832

833 The State of Maryland has mandated strict controls on water appropriations requiring the Town to
834 restrict and prioritize development. Accordingly, in 2013 the Town repealed and reenacted Town
835 Code provisions that govern the allocation of available water and sewer capacity. The Town will
836 continue its downtown revitalization as well as the development of a major corridor leading into
837 the downtown (e.g., Center Street).

838 Applications for mixed-use developments, which were advocated in the previous Master Plan, will
839 appear during this Master Plan cycle. Their unique combination of residential units with
840 commercial businesses should provide opportunities for additional local employment. But again,
841 limited public facilities, such as water and sewer capacities, will set the pace of such development.

842

SUMMARY

843 The Town of Mount Airy and the surrounding region will continue to grow at a slow pace. The
844 close proximity of the Town to major highways will continue to make it desirable as a locale for
845 businesses, although the adequacy (or not) of all seven areas of the Town’s Adequate Public
846 Facilities Ordinance (APFO) will drive the pace of that development.

847

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900 CHAPTER THREE:
901 NATURAL RESOURCES

902 FEDERAL AND STATE OBJECTIVES

903 Protection of the Town's natural and environmental resources is absolutely essential to maintaining
904 the quality of life that Mount Airy currently enjoys. Research is under way to identify how
905 development activity is affecting the natural ecosystem. In Maryland, this research has been
906 pursued diligently to understand how we may improve the conditions of the Chesapeake Bay.
907 While Mount Airy is over 60 miles from the shores of the Chesapeake Bay, stream tributaries that
908 begin in Mount Airy eventually terminate in the bay.

909 To coordinate environmental efforts across the State, and ultimately improve the condition of the
910 Chesapeake Bay, the State has adopted several regulations requiring local governments to address
911 specific environmental issues. These laws, the *Maryland Economic Growth, Resource Protection,*
912 *and Planning Act of 1992 (as amended)*, and *1991 Forest Conservation Act*, and *Federal Clean*
913 *Water Act*, including storm water management, NPDES permit requirements and wetland
914 protection laws, along with the *Smart Growth Legislation of 1997 and Land Use-Local*
915 *Government Planning of 2006 (HB 1141)*. The latter legislation addressed land use, development
916 and water resources and requires that local comprehensive plans contain a Water Resources
917 Element and a Municipal Growth Element. In addition to these State regulatory measures, the
918 Town has independently addressed protection of steep slopes, floodplains and town well watershed
919 areas. This chapter reviews these regulations, and explores the relationships between natural
920 resource protection and land-use planning. The *Priority Preservation Area Element* was also
921 approved during the 2006 Legislative Session as part of HB 2 and is now required to be part of the
922 County Comprehensive Plan.

923

924 GENERAL CLIMATE

925 Mount Airy sits astride Parris Ridge, and has a humid, temperate climate with four rather well-
926 defined seasons. The general atmospheric flow is from west to east but alternate surges of cold air
927 from the north and of warm humid air from the south occurs in the area, causing highly variable
928 weather. Nearness to the Atlantic Coast allows coastal storms to make up any deficiency of
929 precipitation resulting from the passage of weather systems over the mountains to the west.

930 The average annual temperature is approximately 54 degrees, with January generally the coldest
931 month and July the warmest. Temperatures exceed 90 degrees Fahrenheit an average of 35 days a

932 year. The Town of Mount Airy is in the USDA Plant Hardiness Zone 7A for an annual extreme
933 minimum temperature of 0-5 degrees Fahrenheit.

934 The average annual precipitation totals about 48 inches, with February the driest and September
935 the wettest month. During the growing season, which averages about 177 days from April through
936 September, the last part of July through the first part of August is the driest. The average seasonal
937 snowfall is 21 inches.¹ The monthly precipitation is about even all year compared to climates
938 elsewhere. The wettest month is a result from storm events which tend to be spotty and quick.
939 Conversely, precipitation in spring is more even with many small events.

940 TOPOGRAPHY

941 Topography, the shape and lay of the land, is a major factor in controlling and guiding the density,
942 type and direction development is to take place in any area. Severely sloping terrain (i.e., greater
943 than 25-degrees), if not retained and protected in an undeveloped state, is suitable only for low-
944 density residential use or forestation, while land, which is moderately sloped or rolling, can be
945 appropriate for low, medium, and high-density residential development. In addition, it is the level
946 areas, which are most easily adaptable for industrial and commercial land use.

947 Mount Airy's Main Street, for the most part, runs atop Parris Ridge in a northeast-southwest
948 direction with elevations ranging between 800-850+ feet, which descend in two directions roughly
949 perpendicular to the ridge's spine. Numerous valleys that extend outward toward the east and west
950 from this ridge cause the unusually hilly topography. The present downtown area is located in one
951 of the more pronounced of these valleys and this funnel-like location causes many challenges with
952 regard to development and road network. Although this rough, sloping terrain adds character and
953 creates diversity throughout the Town, the most severe slopes are avoided in order to reduce hazard
954 and eliminate risk in future development.

955 Mount Airy straddles the division of two major drainage basins. Within the Frederick County
956 portion of the Town are the headwaters of Woodville Branch and Ben's Branch which are parts of
957 the Linganore Watershed, as well as the headwaters of Bush Creek, another Frederick County
958 Watershed. The Linganore Watershed drains into Lake Linganore, a secondary source of public
959 water for Frederick County. Both the Linganore and Bush Creek Watersheds are nested in the
960 Lower Monocacy River Watershed, with eventual drainage to the Potomac River. The east side
961 drains into the Chesapeake Bay via tributaries of Middle Run and the South Branch of the Patapsco
962 Rivers.

963

¹ Data and climatology analysis taken from the National Weather Service, NOAA, 1991-2020.

964

GEOLOGY

965 Geologic formations that underlie an area can be vital to the type of future development the land
966 may sustain. The quality, quantity, and accessibility of ground water are directly linked to the type
967 of rock formation or aquifer involved. The depth of bedrock and the presence of rock outcroppings
968 both have an effect on certain land uses and developmental patterns.

969 Ijamsville Formation and Marburg Schist are found throughout the Mount Airy area. The Marburg
970 Schist is mainly a bluish gray to green, fine-grained muscovite-chlorite schist, containing a
971 considerable amount of quartzite. Ijamsville Formation is blue, green, or purple phyllite and
972 phyllitic slate, with interbedded metasiltstone and metagraywacke.

973

SOILS²

974 Soils data are useful in helping to determine areas most suitable for future development. By using
975 soil studies, sound estimates can be made about where people will be living, working and playing.

976 This general soil survey and analysis takes into consideration the limitations, restrictions, and
977 hazards involved in the development of various soils areas in Mount Airy. By selecting an
978 unsuitable use for a specific soil, the risk of loss to the developer and to the Town can be very
979 high. The soils of our region which includes Mount Airy can be grouped into four major series
980 classifications as follow: a) Chester, b) Glenville, c) Mount Airy and d) Manor. Each has
981 characteristics that should be taken into consideration by those who propose to develop and use
982 the land.

983

984 1. CHESTER – The Chester series consists of deep, well-drained soils that are usually found on
985 hilltops and the upper part of slopes. Hard rock is generally at a depth of more than five feet
986 but quartzite fragments are common throughout the soil. Chester soils are strongly acidic and
987 have a high available moisture capacity. These soils are found south of Route 40 in the
988 Montgomery County area and any dense development should be avoided or compensated for
989 on slopes greater than 15%.

990 2. GLENVILLE – The Glenville series consists of moderately well drained, very strongly acid
991 soils that occur primarily on flats and at the foot of slopes. The depth to bedrock is generally
992 more than 5 feet; the soils are only moderately productive; and they have a limited capacity to
993 store moisture. The Glenville soils are in limited areas found in the southern section of the

² The Soil Conservation Service (USDA) in cooperation with the Maryland Agricultural Experiment Station develops Soil Survey material for Carroll, Howard, Frederick, and Montgomery Counties

994 Town vicinity and dense development should be avoided or compensated for because of a high-
995 water table.

996 3. MOUNT AIRY – The Mount Airy series consists of moderately deep, very strongly acid
997 soils that are somewhat excessively drained. The depth to bedrock in this soil is usually about
998 30 inches; they have a low to moderate available moisture capacity, and if well managed are
999 moderately productive. These soils are found in the Carroll, Montgomery, and Howard County
1000 sections that surround the Town. Furthermore, the shallow depth to bedrock will cause
1001 inconvenience in relation to any subsurface excavation.

1002 4. MANOR – The Manor series consists of shallow, excessively drained and immature soils that
1003 are not especially fertile or productive. These soils have a high available moisture capacity
1004 and are strongly acid. Although very susceptible to erosion they are suitable for a variety of
1005 uses. These soils are primarily found to the west of Mount Airy.

1006 HYDROLOGIC SOIL GROUPS³

1007 Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil
1008 Groups (HSGs) based on the soil's runoff potential. The four Hydrologic Soils Groups are A, B, C
1009 and D. Where A's generally have the smallest runoff potential and D's have the greatest.

1010 **Group A** is sand, loamy sand or sandy loam types of soils. It has low runoff potential and high
1011 infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively
1012 drained sands or gravels and have a high rate of water transmission.

1013 **Group B** is silt loam or loam. It has a moderate infiltration rate when thoroughly wetted and
1014 consists chiefly or moderately deep to deep, moderately well to well drained soils with moderately
1015 fine to moderately coarse textures.

1016 **Group C** soils are sandy clay loam. They have low infiltration rates when thoroughly wetted and
1017 consist chiefly of soils with a layer that impedes downward movement of water and soils with
1018 moderately fine to fine structure.

³ Details of this classification can be found in 'Urban Hydrology for Small Watersheds' published by the Engineering Division of the Natural Resource Conservation Service, United States Department of Agriculture, and Technical Release-55.

1035

SENSITIVE AREAS

1036 The 1992 Planning Act defines sensitive areas as streams and stream buffers, 100-year floodplain,
1037 endangered species habitat, and steep slopes. An evaluation of Mt. Airy's topography helps to
1038 describe the sensitive areas in the Town.

1039 The Town of Mount Airy developed along Main Street. Generally, Main Street follows the peaks
1040 of Parr's Ridge. Parr's Ridge runs in a northeast-southwest direction and several minor ridges
1041 extend like fingers to the east and west. Between these minor ridges are small valleys in which
1042 the many branch streams surrounding the Town begin. Most land slopes at 8 -10% and areas where
1043 slopes exceed 15% are common. Land areas within the 100-year floodplain are minimal, located
1044 mostly along low-lying streambeds. Similarly, few wetlands have been identified outside the
1045 stream valleys. Less than a quarter mile south of Mount Airy the South Branch of the Patapsco
1046 River begins at Parr's Spring. The Town limits extend east to the South Branch of the Patapsco
1047 River, which meets the Carroll and Howard County boundaries.

1048 WATER

1049 The following discussion addresses the surface and groundwater sources of Mount Airy and their
1050 importance to the future development of the community.

1051 *Groundwater*

1052 The unconfined fractured rock aquifer within the Ijamsville Formation and Marburg Schist is the
1053 source of groundwater supply for the Town of Mount Airy. At the end of 2023, the Town's water
1054 supply system depends upon eleven (11) wells to obtain its drinking water. According to the 1958
1055 report on the Water Resources of Frederick and Carroll County,⁴ the Marburg Schist well yields
1056 from 1 to 223 gpm and averages about 17 gpm. Well depths average 87 feet. Except for limited
1057 areas along the crest of Parrs Ridge in the Ridgeville area, adequate supplies of ground water can
1058 be obtained from wells nearly anywhere within the schist area.
1059

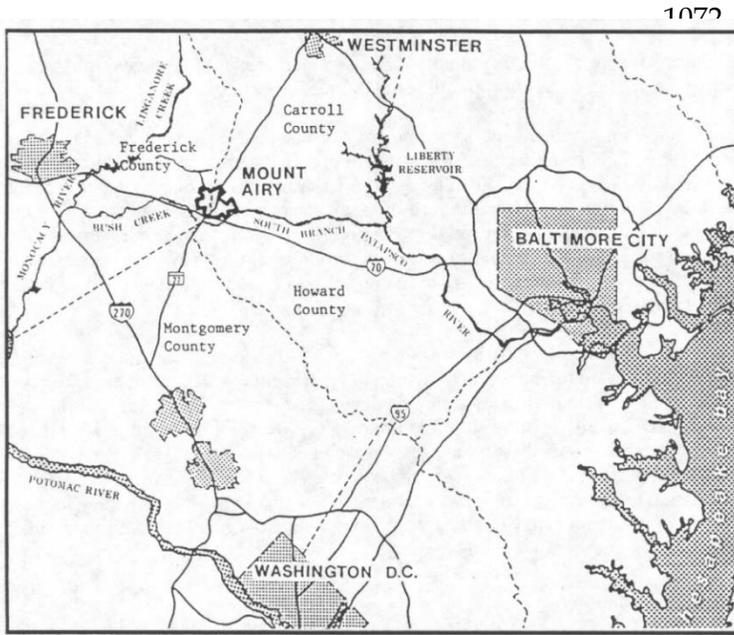
⁴ The Water Resources of Carroll and Frederick Counties, Department of Geology, Mines and Water, Baltimore, Maryland. 1958. The South Branch mainstem originates at Parrs Spring about 1.6 miles south of Mouth Airy and flows in a northeasterly direction where it is joined by several unnamed tributaries that flow east from the Town. The mainstem receives wastes from the possible overflow of individual sewage disposal systems until well east of Mount Airy. However, headwater streams of the South Branch Patapsco that flow into the mainstem receive stormwater runoff from Mount Airy, as well as treated wastewater releases from the Town.

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1060 According to the 2010 Carroll County Water Resources Element (WRE), prepared by Malcolm
1061 Pirnie, Inc., consultant for Carroll County Government, the water supply is susceptible to
1062 contamination by nitrates, Volatile Organic Compound (VOC) [except well #8], Synthetic Organic
1063 Compounds (SOC), per- and poly-fluoroalkyl substances (PFAS), and radionuclides, but not
1064 susceptible to protozoans. Further, wells #2 and #7 are susceptible to bacteria and viruses. As the
1065 Town is “sitting” on its own water supply, as shown from the WRE, the water over time has risk
1066 of introduced undesirable contaminants in the form of road salts applied during the winter,
1067 fertilizer applications, an unintentional leaky sanitary sewer, etc. Carroll County will update the
1068 WRE in 2024.

1069

1070 Springheads are generally common in this schist formation, but are not a major source of water in
1071 the Mount Airy area. There is a small spring in Summit Ridge, at Main Street and Prospect Rd.



The pond at the Four County Farm just south of the Town is also spring fed.

The quality and quantity of groundwater is particularly important to the Town, which relies entirely on groundwater for its water supply. Development affects water quality in numerous ways: the introduction of impervious surfaces, mass grading which removes existing vegetation, concentration of pollutants into single high-volume drainage areas (stormwater management ponds), and potential application or spill of

1087 chemicals that are not naturally absorbed or filtered. Common sources of contamination include
1088 salt from road de-icing, excessive fertilizer and pesticide application, a leaking sanitary sewer
1089 system, leaking underground storage tanks, and other “non-point source” pollution.

1090

1091 ***Surface Water***

1092 Because of its unique location at the perimeter of two major watersheds it is not surprising that
1093 Mount Airy does not have a large supply of surface water. The most important watershed is the
1094 South Branch of the Patapsco River that is located directly southeast of the Town limits. Other
1095 minor streams that affect Mount Airy are Bens Branch, and several unnamed tributaries of Bush
1096 Creek, Woodville Branch, and Middle Run.

1097

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1098 The Town upgraded its sewage treatment plant in 1999 to Biological Nutrient Removal (BNR)
1099 and in 2011 to Enhanced Nutrient Removal (ENR); cleaning the effluent discharging into the
1100 South Branch of the Patapsco River. The quality and composition of the discharge is regularly
1101 tested in order to meet rigorous State standards.

1102 STREAMS AND STREAM BUFFERS

1103 Requiring undisturbed, vegetated stream buffers often regulates the protection of streams.
1104 Vegetated buffers can slow the flow of stormwater, reducing the erosion of stream banks.
1105 Vegetation also absorbs water and acts as a "filter" for pollutants and nutrients. By slowing the
1106 flow of rainwater, buffers allow the water temperature to moderate before entering streams,
1107 reducing shock to aquatic species. Stream buffers provide other benefits as well, including
1108 improved wildlife habitat and scenic value in developed areas.

1109

1110 The Town of Mount Airy, through its adoption of the Water Resources Management Chapter of
1111 the Code of Public Laws and Ordinances of Carroll County, Maryland restricts development along
1112 streams, requiring a 50-foot-wide stream buffer from each stream bank. Several "models" exist
1113 by which an appropriate stream buffer could be established. Rather than establish a uniform buffer
1114 width for all streams, most models recommend that a buffer width be established to accomplish
1115 specific goals. A review of studies conducted nationwide finds that to significantly reduce the
1116 level of phosphorous entering streams, a 300-foot buffer on each side of the stream is necessary.
1117 However, if the goal is a reduction of sedimentation of the stream, a 100-foot buffer may suffice.
1118 Frederick County adopted strong stream protection regulations in 2008, which includes a variable
1119 width buffer based on degree and extent of slope, plus extra setbacks from streams in the Linganore
1120 Watershed to help reduce the sedimentation of Lake Linganore. These buffer regulations were
1121 amended by the Frederick County BOCC on October 31, 2013 and reduced the required setback
1122 distances.

1123 The effectiveness of a buffer is determined by many factors, including the steepness and length
1124 of slope within the buffer, the type of vegetative cover, the soil erodibility, and the presence of
1125 impervious surfaces (such as pavement or rooftops). Carroll County recommends a 300-foot
1126 buffer around a water supply, and a 100-foot buffer for all other tributaries; however, in
1127 calculating the buffer, impervious surface area and slopes exceeding 25% do not count towards
1128 the buffer width requirement in order to give environmentally sensitive areas maximum
1129 protection.

1130 100-YEAR FLOODPLAIN

1131 In 2006, the Town Council enacted Chapter 61 of the Town of Mount Airy Code whereby the
1132 Town adopted the Carroll County Floodplain Management Ordinance codified in Chapter 114 of
1133 the Carroll County Code. In January 2012, the Town Council formally designated Carroll County,

1134 under the National Flood Insurance Program as the entity responsible for floodplain administration
1135 within the Town. Mount Airy does not permit development within the 100-year floodplain (Town
1136 Code §112-10, *Structures and Land Development in Floodplain*).

1137 ENDANGERED SPECIES HABITATS

1138 In an effort to preserve habitat, 300-foot-wide forested buffers should be encouraged where
1139 practical and beneficial to wildlife. Land-use policies, parks planning, and forestation resulting
1140 from the Forest Conservation Act should contribute to enhancement of these corridors. Several
1141 species of plants and animals are listed as rare, threatened, or endangered in Frederick County and
1142 Carroll County.⁵

1143 STEEP SLOPES

1144 Mount Airy does not permit development on slopes equal to or greater than in excess of 25% and
1145 are not considered as part of any minimum lot area. The State Forest Conservation Act defines
1146 steep slopes as greater than 25%, or slopes greater than 15% with a K value (soil erodibility) of
1147 greater than 0.35. It is difficult to develop at any density on slopes in excess of 15% without
1148 significant grading.

1149 STATE FOREST CONSERVATION ACT

1150 In 1991, the State of Maryland adopted the first edition of the Forest Conservation Act, which
1151 provides that forest retention, reforestation, and/or afforestation be required of new land
1152 development. Subsequent reviews of statutory and regulatory requirements of the Forest
1153 Conservation Act resulted in the release of second and third editions of the manual, in 1995 and
1154 1997, respectively. This legislation allows local governments to develop their own programs,
1155 provided they meet the intent of the State Law. The Town of Mount Airy worked closely in
1156 conjunction with Carroll County to develop a program that could be implemented in the Town.
1157 The program has been administered successfully since 1993.

1158 The current program implemented for Carroll County stresses retention of existing forest area as
1159 the primary objective in order to fulfill the requirements of the ordinance. For every square acre
1160 of forest removed, the same amount will have to be replaced (reforested) on-site or somewhere
1161 within the same County managing the forestation bank. Afforestation, establishing a forest where
1162 there is none, is also required to meet the State objective of increasing forest cover in the State.
1163 Any residential development on property that has less than 20% of its land in forest cover must
1164 provide a 20% threshold of afforestation. Industrial and commercial lands are permitted slightly
1165 lesser criteria, requiring a minimum of 15% of the post-development land to be forested. To guide
1166 forestation decisions, priority retention areas and priority forestation areas are defined. These areas
1167 include stream buffers, steep slopes, wildlife corridors, and similarly valued natural areas. The

⁵ Maryland Department of Natural Resources

1168 requirements of the Forest Conservation Act have contributed to the preservation and aesthetic
1169 retention of natural and conservation areas within the Town limits. Although the Town has
1170 allowed developers to utilize certain dedicated "open space" and other natural drainage areas or
1171 steep slope areas within established subdivisions, lack of suitable land quickly has become a
1172 dilemma. The Town has subsequently allowed developers of commercial and industrial projects
1173 to fulfill their forestation requirements through Carroll County approved "Forestation Banks".
1174 These banks are located in various areas throughout the county but have a set number of acres that
1175 can be purchased by developers to fill their requirements. The banking has worked well in the
1176 County because the land used for these banks is located in strategic areas either along streambeds;
1177 steep slopes or other officially designated environmentally sensitive areas. Through the successful
1178 partnership between the Town and Carroll County, there now exists the opportunity to allow
1179 additional landscape plantings within developments that could meet forestation requirements. This
1180 proposed flexibility in the Forestation Ordinance requirements would encourage more on-site
1181 plantings instead of being forced to use off-site forestation banks.

1182 Natural tree cover in the older residential neighborhoods is an environmental benefit while in other
1183 sections of town; trees have been preserved in their original stands or removed for development
1184 purposes. The trees are hardwoods composed primarily of ash, oak and poplar.

1185
1186 **CARROLL COUNTY WATER RESOURCE MANAGEMENT CODE**
1187 **AND THE**
1188 **WATER RESOURCE MANAGEMENT MANUAL**

1189 In April 2004, the County Commissioners adopted Ordinance No. 04-08, which created Chapter
1190 154, *Water Resource Management of the County Code*. This new chapter formalized and
1191 strengthened the ability to manage and protect water resources within the county. The chapter
1192 provides for the delineation of management areas, and the ability to perform a water resource
1193 impact review on all proposed development projects within the county. Mt. Airy is among the
1194 several municipalities which have also adopted Chapter 154 (Town Code §110-1, *Adoption of*
1195 *County Provisions*).

1196 Updated in September, 2019, the Water Resource Management Manual has the overall goal to
1197 allow development to proceed in a manner that will minimize adverse impacts on the water supply.
1198 Some of Carroll County's geology and land use are unique and standards were developed to
1199 address local needs.

1200

1201 2023 TRIENNIAL UPDATE TO THE CARROLL COUNTY WATER
1202 AND SEWER MASTER PLAN

1203 Adopted in June, 2023, this updated plan implements the County Master Plan and guides the
1204 municipalities’ Master Plans. The County’s Water & Sewer Master Plan has the following three
1205 goals:

1206 **Goal 1:** Establish cost-effective public water and wastewater facilities that are consistent with
1207 the type and timing of planned development;

1208 **Goal 2:** Identify and plan for specific water and wastewater facilities that will accomplish Water
1209 Resource Element goals and strategies;

1210 **Goal 3:** Provide information about private water and wastewater users to inform planning-related
1211 analysis and decision-making.

1212 This Water and Sewer Master Plan and Chapter 154 of the County Code identify our county’s
1213 public water supply sources as the following Water Resource Management Areas:

1214

1215 A. **Carbonate Rock Area:** Presently, Mt. Airy has no Carbonate Rock Area beneath its
1216 boundaries.

1217

1218 B. **Wellhead Protection Area:** This area represents those regions that contribute
1219 groundwater to the indicated sources. These areas are based on “capture areas” as
1220 estimated from available field-testing data, hydrologic flow equations, and groundwater
1221 availability estimates, in combination with the hydrogeological characteristics of the
1222 subject aquifers. The Town has a wellhead protection ordinance to protect the well
1223 recharge areas around all of its current eleven (11) wells.

1224

1225 C. **Aquifer Protection Area:** This area encompasses regions within 2,000 feet of each
1226 Designated Growth Area (DGA) boundary, as well as any watershed-draining tributary to
1227 the Aquifer Protection Area (APA). The groundwater recharge available is assumed to be
1228 that which could be captured by gravity drainage into each of these areas. These areas,
1229 therefore, constitute the potential groundwater resource available to serve DGAs into the
1230 future. Mt. Airy is among the County’s DGAs.

1231

1232 D. **Surface Watershed Area:** This area encompasses the drainage basins of all existing and
1233 proposed surface water reservoirs in Carroll County. The delineation of these areas is
1234 based on topography and gravity drainage to the reservoirs.

1235

1236

1237 The triennial update also emphasizes that conservation of water as a fundamental aspect of
1238 resource protection and management. This component of Carroll County’s Water Resource
1239 Management Program consists of three elements: educate the public, update the plumbing code
1240 for new construction, and retrofit plumbing in existing construction. The Town complies with
1241 the County mandates for water conservation devices in new construction and requires that
1242 certain plumbing fixtures that are newly installed meet specified flow rates.

1243

1244 WATER CONTAMINATION

1245 Under the Federal Clean Water Act of 1972, the State is required to identify “impaired” water
1246 bodies, or those water bodies that do not meet their designated water quality standards.
1247 Impairments can come from nutrients such as nitrogen and phosphorus, sediment, pathogens,
1248 mercury, and other components (e.g. Per- and Polyfluorinated Substances commonly known as
1249 PFAS). Once a water body is deemed “impaired,” a Total Maximum Daily Load (TMDL) is
1250 developed by the Maryland Department of the Environment (MDE). A TDML is the maximum
1251 amount of a pollutant that the water body can assimilate and still meet water quality standards.
1252 To reduce pollutants of the receiving waters and address identified impairments, watershed
1253 implementation plans are required to be developed, at both the State and Local level.

1254 In 2023, the Town began routine well testing for PFAS contamination based upon EPA and
1255 MDE limits. Due to the contamination levels at some test sites, in 2024 the Town began the
1256 financial coordination with the State to design and install State-accepted PFAS mitigation
1257 equipment to be located at specific water pumping stations.

1258

1259 WATER RESOURCE MANAGEMENT STANDARDS 1260 AND THE MASTER PLAN

1261 The Carroll County Water Resource Management Standards/ Master Plan Compatibility Study
1262 prepared by Horsley Witten and Hegemann, Inc. reviewed the relationship between the proposed
1263 standards and their conflict or consistency with planning and zoning policies. If planning policies
1264 and regulations were not respectful of water resource issues, the success of water resource
1265 standards would be limited. The following recommendations apply to Mount Airy:

1266 *A. General Land Use Recommendations* - While contamination is a potential threat regardless of
1267 the land use, industrial uses are more likely to cause groundwater contamination from hazardous
1268 material accidents. However, increased nutrient loads and reduced groundwater recharge can
1269 result from intense development of any land use within a community well watershed. Water
1270 quality problems include excessive nitrate levels from residential and agricultural fertilizers and

1271 business wastewater, and phosphorus that is a result of surface run-off from residential,
1272 commercial, and agricultural uses.

1273 *B. Industrial Development* - The threat of groundwater contamination from industrial leaks and
1274 spills can be significant. The study recommends that existing and future industrial areas are subject
1275 to water resource management standards, and that future planning locate industrial activity outside
1276 potential community well watersheds.

1277 Currently, the Town has two wells whose watersheds include industrial land -- production well #6
1278 and production well #7. Production well #6 is located 1500 feet from current industrial land uses
1279 and is located at Watkins Regional Park. Production well #7 is located within the industrial park
1280 of the Twin Ridge Professional Center. The Town will continue to monitor all of our wells and
1281 remain vigilant for any activities that may adversely affect our wells.

1282 WELLHEAD PROTECTION AREAS

1283 Carroll County's water resource management standards require a 100-foot undisturbed buffer
1284 around community wells. The purpose of a buffer area is to ensure adequate time delay before
1285 contaminants could reach a well. The Horsley, Witten and Hegemann study explains that the
1286 buffer area should be sized according to the potential draw of the well, and most wells draw from
1287 an area larger than 100 feet. A well pumped at higher volumes will draw from a larger area over
1288 the same period of time than a lesser pumped well. Maryland Department of the Environment
1289 (MDE) has mapped recharge areas, but no studies have actually documented subsurface water flow
1290 under the Town.

1291 MOUNT AIRY WELLHEAD PROTECTION ORDINANCE

1292 In 1998, the Town of Mount Airy updated and adopted a Wellhead Protection Ordinance (Town
1293 Code §109, Article V, *Wellhead Protection*). The Ordinance designates a large portion of the
1294 Town boundary as the Wellhead Protection Area and therefore, regulates the review and provides
1295 a venue for analysis of all land uses within the Town boundaries. The Ordinance lists specific
1296 permitted uses, conditional uses, and prohibited uses.

1297 All of the conditional uses must come under an additional layer of review from the Town to ensure
1298 that the public groundwater supply will not be threatened by a particular use. The ordinance also
1299 specifies the documentation required by the landowner to ensure the prevention of any immediate
1300 or long-term hazard to the wellhead protection area of the Town. The majority of the conditional
1301 uses relate to fuel or gasoline storage, dry cleaning establishments, and heavy manufacturing uses.
1302 An example of prohibited uses may be junkyards, storage of hazardous materials, landfills and
1303 open burning or dumpsites.

1304

1305 MINIMUM WELL PRODUCTION ORDINANCE

1306 In October, 2023, the Town Council passed Ordinance 2023-40 to ensure a minimum flow of water
1307 from any new test well before it is accepted by the Town (Town Code §109-4, Wells). That
1308 minimum is at least a net yield of 75,000 gallons per day (GPD) after deductions based upon
1309 limiting factors including, but not limited to:

- 1310 (1) The Maryland Department of the Environment (MDE) annual average appropriation
1311 from the well,
- 1312 (2) The ability of the well to maintain production of at least 75,000 GPD during periods of
1313 drought., and
- 1314 (3) The availability of treatment facilities to treat the water from the well.

1315 The Ordinance does allow for acceptance of wells producing less than 75,000 GPD, but only when
1316 it is recommended by the Town Engineer and under such circumstances as:

- 1317 (a) The well is one of multiple wells to be simultaneously dedicated to the Town that
1318 collectively produce a net yield of at least 150,000 GPD after deduction of limiting factors.
- 1319 (b) The individual well produces at least a net yield of 50,000 GPD after deduction of
1320 limiting factors.

1321

1322 RESPONSIBILITY OF DEVELOPERS TO PROVIDE NEW WATER SOURCES

1323 In 1989, the Town adopted Ordinance No. 1989-2 that requires developers to find a significant
1324 well within their project area or pay a well exploration fee. Following adoption of this ordinance,
1325 several good wells have been found. However, the new wells may be located within the
1326 development regardless of the proposed density or permitted land use. As a requirement for most
1327 major residential annexations, the development of a well is a necessity. Growth of the Town over
1328 the last ten years has created the need for a new well for a major development to offset the draw
1329 on the existing water system.

1330 WATER RESOURCE COORDINATION COUNCIL (WRCC)

1331 Mt. Airy is among a group of 8 municipalities within Carroll County committed to working
1332 together to address water, wastewater and stormwater management issues. Their routine sharing
1333 of best-practices has proven to be an effective and efficient water management body.

1334 The Water Resource Coordination Council (WRCC) was formed in March 2007 by a non-binding
1335 joint resolution between the County, municipalities, and Carroll County Health Department. The
1336 body provides a mechanism for cooperative problem solving of critical water resource
1337 management issues facing the County and municipalities. The body fosters discussion between
1338 jurisdictions in order to develop regional (watershed) or county-wide approaches to policies,
1339 procedures, and solutions regarding water resource development and protection. Most importantly,
1340 it provides a forum for the dissemination of ideas, solutions, and cost-saving approaches to water
1341 resource development and protection within Carroll County.

1342 STORMWATER MANAGEMENT

1343 Stormwater management facilities are an attempt to replace the natural network for rainwater travel
1344 and filtering in developed areas. Stormwater runoff is conveyed to a stormwater management
1345 facility via sheet flow, storm drain system or another method of conveyance. Once the runoff
1346 reaches the facility, its release rate and quality can be managed.

1347 There are various types of stormwater management facilities designed primarily to control the
1348 increased volume or rate of runoff and/or eliminate pollutants that result from rainfall on developed
1349 areas. Stormwater management structures help prevent the sudden flow of stormwater into
1350 streams, and thereby reduce the risk of erosion and sediment deposit. Stormwater management
1351 facilities also help prevent large volumes of runoff from damaging downstream properties.
1352 Another primary function of many stormwater management facilities is pollutant removal. In
1353 addition, stormwater management facilities often facilitate infiltration of surface water to replenish
1354 Mount Airy's groundwater (drinking water) supply.

1355 Although stormwater management facilities provide many benefits, problems relating to these
1356 facilities persist. Because facility design concentrates runoff in one location, there may be an
1357 increased loading of pollutants or nutrients at that location. The best way to minimize this loading
1358 is to provide as much natural vegetated surface area as possible throughout each new development.
1359 Vegetation will help treat pollutant-laden runoff. Stormwater management facilities also require
1360 substantial maintenance, which is typically provided by the Town at taxpayer expense within low-
1361 density residential developments.

1362 In 2007, House Bill (HB) 786, known as the Stormwater Management Act, was passed. This
1363 legislation requires stormwater management practices to mimic natural water runoff and minimize
1364 land development impact on water resources. The stricter standard reduces pollution runoff to the
1365 Bay from impervious surfaces such as pavement, roofs, and structures.

1366 Long range planning is the primary tool to address the stormwater challenges of the future which
1367 includes a multi-year program of stormwater upgrades to meet future needs and ever-increasing
1368 permit requirements. The impact of climate change on the current stormwater infrastructure shall

1369 be closely monitored moving forward and addressed in the design of new facilities which will
1370 result in increases in required funding of more robust stormwater management infrastructure. All
1371 major stormwater management projects will be coordinated with the aforementioned Water
1372 Resource Coordination Council (WRCC).

1373
1374

1375 STATE OF MARYLAND PROGRAM
1376 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

1377 The State of Maryland created and is an ongoing participant in the National Pollutant Discharge
1378 Elimination System (NPDES) for stormwater management. This program is designed to monitor
1379 stormwater flow for pollutants some of which are considered “non-point source” or generating
1380 from some distance away from the storm drain system but ultimately accessing the municipal
1381 storm drain system. These off-site pollutants make their way into the system and could potentially
1382 create a negative effect on the groundwater supply for the town.

1383 A NPDES Phase II permit is required from the State for all counties and municipalities to
1384 continuously monitor their stormwater flow for contaminants. This permitting process is required
1385 from the EPA as part of the Federal Clean Water Act. Under this permit, Best Management
1386 Practices are promoted and the implementation of the following six measures is encouraged:

- 1387
- 1388 • Public education and outreach
 - 1389 • Public participation and involvement
 - 1390 • Illicit discharge detection and elimination
 - 1391 • Construction site runoff control
 - 1392 • Post -construction runoff control
 - 1393 • Pollution prevention/good housekeeping

1394 This permit will be carried by Carroll County. The Town of Mount Airy will be attached to their
1395 permit and therefore be in compliance with the program. In order for the County to meet the
1396 requirements of the permit, the storm drain system for the County and all of the municipalities
1397 participating will need to be put into a mapping program. The County has hired a staff person to
1398 log in all new storm drain system information and make the necessary reporting requirements to
1399 the State, because so much information is needed to monitor storm water flow.

1400 GILLIS FALLS RESERVOIR

1401 In 1988, the Carroll County Bureau of Water Resources released a study including estimates of
1402 water supply and demand in southern Carroll County. That water resource study concluded that
1403 water demand would exceed supply by the year 2015. In order to plan for the future water usage,

May 1, 2024 -- Draft for 60-day review by State+County

1404 Carroll County planned for a surface water source, the Gillis Falls Reservoir, located 2 miles
1405 northeast of Mt. Airy. The reservoir was envisioned to require a dam. As of 2023, the County had
1406 purchased about 91% of the total 1,200 acres needed to establish the reservoir. The land of the
1407 reservoir watershed is primarily in conservation-zoning; thereby protecting the water quality of a
1408 possible future reservoir.

1409 Of note, the Carroll County 2023 Water and Sewer Master Plan includes the Gillis Falls Reservoir
1410 as one of the Town’s *potential* long-term (10+ years) options for an additional surface water
1411 source. That Master Plan recommendation also:

- 1412 • estimates a safe yield of 0.85 mgd from the reservoir,
- 1413 • encourages the Town and County to develop an intake pipeline for the reservoir on Carroll
1414 County-owned property, and
- 1415 • for the Town and County to establish a 100-120 mg off-stream storage impoundment.

1416 HARRISON/LEISHEAR PROPERTY

1417 An additional long-range recommendation from Carroll County for future groundwater
1418 exploration is the *potential* new water supply options within the nearby Carroll County-owned
1419 Harrison/Leishear property that is located just north of the current Town boundary. In the recent
1420 past, the Town worked with Carroll County and MDE for water appropriations to four wells on
1421 this property. That effort was being driven by discussions between the County and the Town to
1422 possibly annex that property into the Town. Based upon the Town’s testing during those
1423 annexation negotiations, the four wells have an anticipated (combined) appropriation amount of
1424 152,000 gpd. That amount would significantly mitigate the current (2023) projected water
1425 shortfall of 165,000 gpd to meet the Town’s future water demand needs. Unfortunately, the
1426 annexation discussions were paused indefinitely and will need to be restarted in order to seriously
1427 continue this much-needed nearby groundwater source for the Town’s future growth. But the fact
1428 that the 2023 Carroll County Water and Sewer Master Plan includes this option for the Town gives
1429 optimism to renewing those negotiations.

1430

1431 WATER RESOURCE ELEMENT

1432 The Water Resource Element (WRE) is a statutory requirement for jurisdictions to ensure that
1433 municipalities including Mount Airy have comprehensive plans to meet current and future water
1434 and sewer demands. It sets out in detail the current status along with future plans for the town’s

1435 water and sewer capacity given the limitations and constraints of our water resources. The WRE
1436 is an integral part of the Master Plan.

1437 The Town of Mount Airy is a part of Carroll County and the Town’s WRE is incorporated into the
1438 County's WRE. The Town’s WRE is currently being updated (by the Town Engineer and the
1439 Water & Sewer Commission) and will replace the 2010 WRE.

1440 Noteworthy is the addition of climate change considerations as they may impact the potential of
1441 flooding into the town's water system, our Waste Water Treatment Plant
1442 (WWTP), and stormwater facilities. The town also monitors PFAS levels at all 11 wells. Quarterly
1443 test results are a key factor in our ongoing remediation program and those results are available on
1444 the Town's website.

1445

1446 WATER/WASTEWATER

1447 WATER SUPPLY

1448 The Town of Mount Airy is not only located in two counties, but also divided into five different
1449 watersheds. From 2005 to 2011, the Town was under a Consent Order with the Maryland
1450 Department of the Environment to find additional source water for the Town’s increasing water
1451 supply demands. The Town operates strictly off of groundwater supply, and all other options for
1452 a long-term water supply have been limited due to financial considerations. In recent years the
1453 Town replaced more than 15,000 Linear Feet of pipe for the water main, increasing to a 12" main
1454 between all three elevated storage tanks.

1455 The unconfined fractured rock aquifer is the source of water supply for the Town. The system uses
1456 11 wells to provide a municipal water supply for over 9,600 residents. The Town’s existing water
1457 supply system consists of eleven wells, transmission and feeder mains and five water
1458 treatment/booster pumping stations. The Town also operates three elevated tanks capable of
1459 holding over 1,700,000 gallons in reserve. The main well field is located in Frederick County and
1460 consists of wells #1-4. Wells #5 and #6 are located in Carroll County west of MD 27. Wells #7
1461 (Twin Ridge Subdivision) and #8 (Summit Ridge Subdivision) were brought on line as a result of
1462 those two subdivisions. Public Well #9 was on Town owned property and subsequently developed
1463 and well #10, was brought on by way of development activity. Public well #11, recently brought
1464 on line within the last year is located on South Main Street, is located on Town owned property
1465 and put into service to fulfill the requirements of MDE to satisfy the water allocation of existing
1466 approved developments.

1467

May 1, 2024 -- Draft for 60-day review by State+County

Well Number	MDE Approved Allocations based on Yearly Average	Current Demand	
Wells 1-4	255,000 gpd		
Well 5	43,000 gpd		
Well 6	149,000 gpd		
Well 7	99,000 gpd		
Well 8	150,000 gpd		
Well 9	79,000 gpd		
Well 10	77,000 gpd		
Well 11	75,000 gpd		
Total Gallons Per Day Allocation	927,000 gpd		765,000 gpd

Current Maryland Department of the Environment has allocated and permitted the Town for a total of 927,000 gallons per day to be extracted from all eleven wells currently on line. The Town has three (3) water storage tanks (i.e. water towers). The most recent third water storage tank is capable of holding 1,000,000 gallons per day of water in reserve.

WATER SUPPLY LIMITATIONS

The Town of Mount Airy has historically utilized groundwater wells for its primary water supply. The emphasis on groundwater supply has served the Town well over the last forty years and the Town has been fortunate to find, purchase and drill several large production wells, the majority within our municipal boundaries.

The Town would like to continue this trend of reliance on groundwater resources within the municipal boundaries. The Town also understands that a long-term water solution may not fit within these desired criteria. Most importantly, the ultimate water supply side must not exceed the design capacity of our WWTP, which is currently permitted at 1.2 million gallons per day processing capacity.

WASTEWATER

The Town of Mount Airy currently has 11 wastewater pump stations that move wastewater over the various ridges throughout the Town which all feed into a single wastewater treatment plant.

1499 The Town’s Wastewater Treatment Plant (WWTP) is located approximately one mile east of MD
1500 27 along an abandoned length of the B&O Railroad. The plant treats the wastewater and
1501 discharges the flow into the South Branch of the Patapsco River.

1502 The Sewer System camera inspections in 2007 identified three major infiltration leaks which were
1503 immediately corrected followed by 4,000 linear feet of fold and form repairs in 2010. Manhole
1504 inspections and repairs occurred over the next several years. In the last five years, nighttime
1505 inspections identified an additional six miles of infiltrating pipes which were repaired with cured-
1506 in-place pipe linings (CIPP) utilizing American Rescue Plan Act (ARPA) funding. The average
1507 flow into the WWTP has steadily increased through the years from an average of 515,000 gpd in
1508 1998 to 737,000 gpd in 2013. The net difference between wastewater flow and supply water
1509 became extreme and suggested that a growing source of rainwater was inflowing and/or infiltrating
1510 (I&I) the collection system. The Town therefore ramped-up its I&I reduction program.

1511 The treatment process consists of the following: a bar screen, grit removal, Biological Nutrient
1512 Removal (BNR) aeration, clarification, Enhanced Nutrient Removal (ENR) filtration, ultraviolet
1513 light and post aeration, solids process, sludge holding, and belt filter press with lime
1514 stabilization. This plant has a permitted treatment capacity of 1.2 million gallons per day. This
1515 plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.

1516 This plant has a permitted treatment capacity of 1.2 million gallons per day. This plant was built
1517 with the original sewer system in 1972 and has undergone 3 major upgrades.

1518 The first upgrade was around 1989 and expanded the plant to meet the capacity of numerous
1519 developments occurring in the Town.

1520 In 1999, the plant was expanded again to its current design capacity, but also improved with
1521 Biological Nutrient Removal (BNR) technology which includes the installation of aerobic and
1522 anoxic zones. The biological processes involve the use of micro-organisms and oxidation to reduce
1523 both total nitrogen (TN) and total phosphorous (TP) from the water. During nitrification the
1524 ammonia is oxidized to nitrite and then to nitrate in the presence of oxygen under aerobic
1525 conditions. This is followed by the denitrification of nitrates which biologically reduces to nitric
1526 oxide, nitrous oxide and nitrogen gas, in the absence of oxygen under anoxic conditions. Total
1527 phosphorous in wastewater is a combination of soluble and particulate phosphate. The solids, or
1528 particulates, are easily removed through the solids removal process. During aerobic conditions the
1529 soluble phosphorus is solidified by aerobic heterotrophs and then broken down under anaerobic
1530 conditions to the release of phosphorus. This process is repeated with the return sludge system.

1531 In 2010, the wastewater plant was upgraded again to Enhanced Nutrient Removal (ENR)
1532 technology The TETRA Denite system combines the denitrifications and filtration process to
1533 further reduce TN and TP below the stringent 3mg/liter and 0.3mg/liter discharge limitations,
1534 respectively.

1535 This effective removal process is undertaken by introducing methanol as a carbon source. It has
1536 proven to be very effective in meeting the State’s requirements.

1537

1538 WASTEWATER LIMITATIONS

1539 The Town needs to keep our long-term water supply options open, but with serious consideration
1540 of what the long-term financial limitations are for a smaller municipality. Because of these
1541 potential financial limitations, the Town may not be able to seriously consider all possible options.
1542 It is the Town’s intention to only pursue long-term planning, development and a rate of growth
1543 that is responsive to and in balance with both the (known or demonstrated) capacity of the Town’s
1544 water resources and the future growth preferences of the Town’s residents.

1545 NATURAL RESOURCES POLICY SUMMARY

1546 Increased awareness of the effects of development on the environment has led to additional
1547 environmental legislation at the State and local levels. The *1992 Maryland Economic Growth*
1548 *Resource Protection and Planning Act*, the *1991 Forest Conservation Act* and the *1997 Smart*
1549 *Growth Legislation* will significantly affect the planning policies of the Town. Mount Airy's
1550 reliance on groundwater for the Town's water system will require comprehensive groundwater
1551 management as the Town grows.

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Natural Resources

Objectives and Implementing Strategies **aligned with the Town’s Strategic Goals**

STRATEGIC GOAL A: Achieve More-Than-Adequate Public Facilities: Don’t settle for “adequate.” Improve the capacity and quality of all seven (7) areas of our Public Facilities so that we can increase the Quality of Life for all residents. This will also create a reserve capacity in order to support population increases and absorb unpredicted impacts (e.g. droughts, ground water contamination, major road detours/closures, unplanned reduction of waste water treatment capacity, etc.).

Objective A.3.1: Increase the Town’s well water reserve.

Objective Leader: Town Engineer

Implementation:

- Search for additional drinking water sources via well drilling or Brinkley Bill application of existing wells where source capacity already exists.
- Require large developments to provide ample water capacity with their development to support the Town’s calculation of proposed demand and drought reserve (Category 11).

=====

STRATEGIC GOAL B: Responsible Growth: Provide growth through infill development, redevelopment and annexations while erasing our Open Space deficit, protecting our environment and preserving our cultural/historical resources and community identity.

Objective B.3.1: Continuously improve water testing technology.

Objective Leader: Town Engineer

Implementation:

- Implement the installation of better PFAS monitoring technology at all of the Town’s Water Treatment Plants.
- Replace existing equipment with newer monitoring technology for all known contaminants.

1606 **Objective B.3.2:** Document and enforce stormwater runoff within the Town.

1607

1608 **Objective Leader:** Town Engineer in coordination with the Public Works Director

1609

1610 **Implementation:**

1611

1612 ➤ Continue to work with Carroll County to meet the State mandated NPDES and stormwater
1613 management improvements and mapping on existing land development.

1614 ➤ Ensure all new development is thoroughly reviewed by Carroll County’s stormwater
1615 management office to meet the requirements of the State and Town code.

1616 ➤ Establish new metrics to measure and monitor the impact of climate change on the current
1617 stormwater infrastructure. Apply those results towards increased funding of more robust
1618 and/or improved stormwater management infrastructure.

1619

1620 **Objective B.3.3:** Increase forested land within, and adjacent to the Town.

1621

1622 **Objective Leader:** Town Engineer

1623

1624 **Implementation:**

1625 ➤ Ensure all new development is thoroughly reviewed to determine compliance with the 20%
1626 forested (residential) and 15% forested (industrial) requirements for the minimum amount
1627 of forested land in those districts.

1628 ➤ In cooperation with both Counties, review the current Forestation Banks Program with the
1629 objective to encourage any developer who cannot meet the above requirements to:

1630 ○ provide forestation plantings on equal acreage on in-Town parcels; or

1631 ○ require any outside-Town Forestation Bank purchase by a developer to be provided
1632 on available land adjacent to the Town’s boundaries.

1633 ➤ In cooperation with the appropriate Town Commission and /or Board, assess those Town-
1634 owned areas where additional forestation or shrubbery can benefit residents. Then, use
1635 that list:

1636 ○ in the implementation efforts above, and

1637 ○ in cooperation with the Maryland Department of Natural Resources, Frederick
1638 County and /or Carroll County, seek a cooperative agreement on a reforestation
1639 project to fulfill those prioritized Town forestation/shrubbery needs. If necessary,
1640 use the 2008 effort in Watkins Park as a model and precedence case.

1641

1460

CHAPTER FOUR:

1461

LAND USE AND ZONING

1462 Land use planning constitutes the “fabric” that makes a Town viable and unique. Development
1463 patterns established early on in a Town can be a strong determination of future growth patterns.
1464 Land use during the previous Master Plan (2013-2023) can be generally characterized as slow-
1465 growth in the Residential, Commercial and Industrial districts, while also moving through the
1466 application process for two significant new developments in the new Mixed-Use districts. Today,
1467 the Town must continue to assess any growth against the limited water supply and our near-
1468 capacity waste water treatment facility. Because of
1469 this reality, this 2023 Town Master Plan will promote
1470 a conservative land use and development pace while
1471 advocating for capacity increases in those two critical
1472 Public Facilities (reference this Plan’s Water
1473 Resource Element). This Land Use chapter shall also
1474 respect the results of the 2020 Town Survey, public
1475 comments expressed during 2022-2023 public hearings held on mixed-use developments, public
1476 comments offered on recent residential-to-commercial rezoning application, and the generally
1477 positive public sentiment towards Accessory Dwelling Units (ADUs) as an option to create
1478 additional housing for both our senior and dependent residents. In summary, this Chapter aims to
1479 guide Land Use for the next 10 years while continuing to protect and improve the area’s natural
1480 resources and quality of life for the Town’s residents.

*According to the U.S. Census
Bureau, The Town of Mount Airy
experienced a population increase
of 44% between 2010 and 2020.*

1481 Zoning ordinances and code are essential in directing future development and growth as they not
1482 only prescribe how land may be used but affect the appearance or “character” of new development,
1483 standardize site design and govern the physical interface between new and existing developments.
1484 Existing zoning ordinances and land-use definitions, particularly as they affect commercial and
1485 industrial development, can significantly impact the success of the Town’s economic base.
1486 Similarly, our residential zoning, including mixed-use residential code, can impact the overall
1487 character and sense of a close-knit community (e.g. density, affordability, diversity of dwelling
1488 types, impact upon public facilities, etc.).

1489 The first section of this chapter analyzes the two decades encompassing 2003-2023 for its zoning
1490 and land use patterns. This analysis will then lead to proposed changes to existing (2023) zoning
1491 districts.

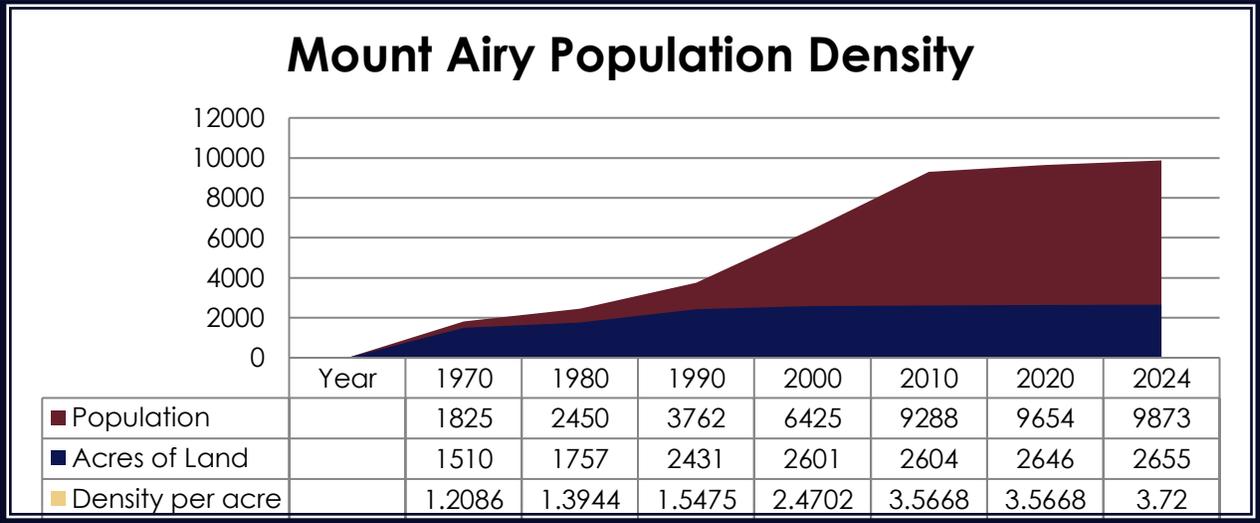
1492 The second section of this chapter examines how zoning and ordinances impact the physical
1493 characteristics of the Town.

1494 Lastly, we will conclude this chapter with more Objectives and Implementation Strategies
1495 pertaining to Land Use which are supportive of the Town’s Strategic Goals (as presented in the
1496 Introduction).

1497 **REVIEW OF 2003-2023 LAND USE AND ZONING**

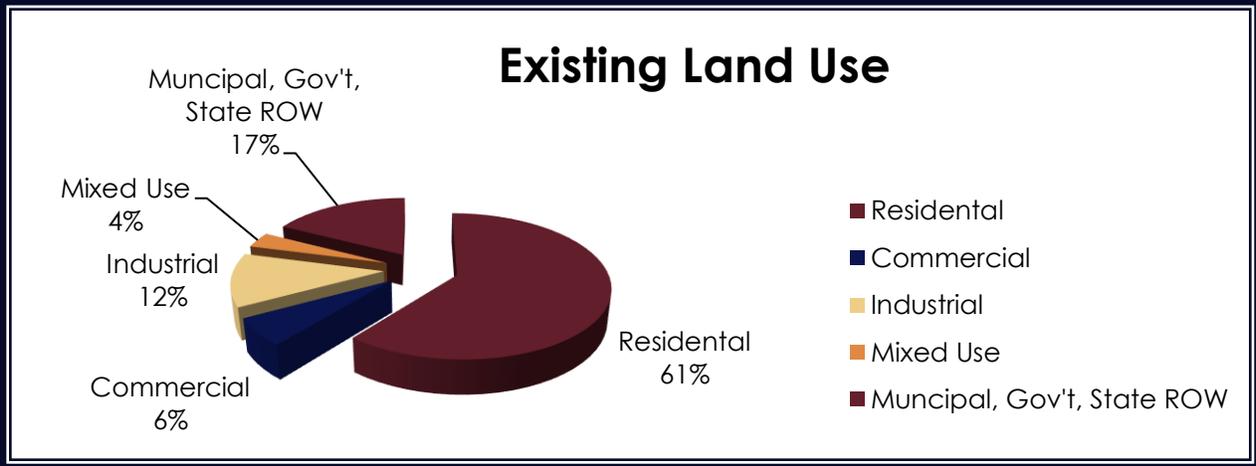
1498 The Town of Mount Airy has experienced a significant amount of residential land development in
1499 the past two decades. During these twenty years, the majority of the development activity occurred
1500 within the Carroll County portion of the Town. Between 2013 to 2023, there were two
1501 annexations which occurred in 2016 -- the Full Property (8.336 acres) and 4010 Twin Arch Road
1502 (0.4677 acres). The increase of residential land inventory and subsequent development contributed
1503 to substantial population growth in the past 10 years. According to the 2020 Census data, the
1504 Town’s population grew by 366 citizens during 2010-2020.

1505 As the tables below will show, the Town’s population density has risen steadily over the period
1506 1990-2010. The growth rate has plateaued from 2010 to 2023, there was only an increase of 77
1507 new units between 2020 and 2024 with comparatively low increases in land inventory.



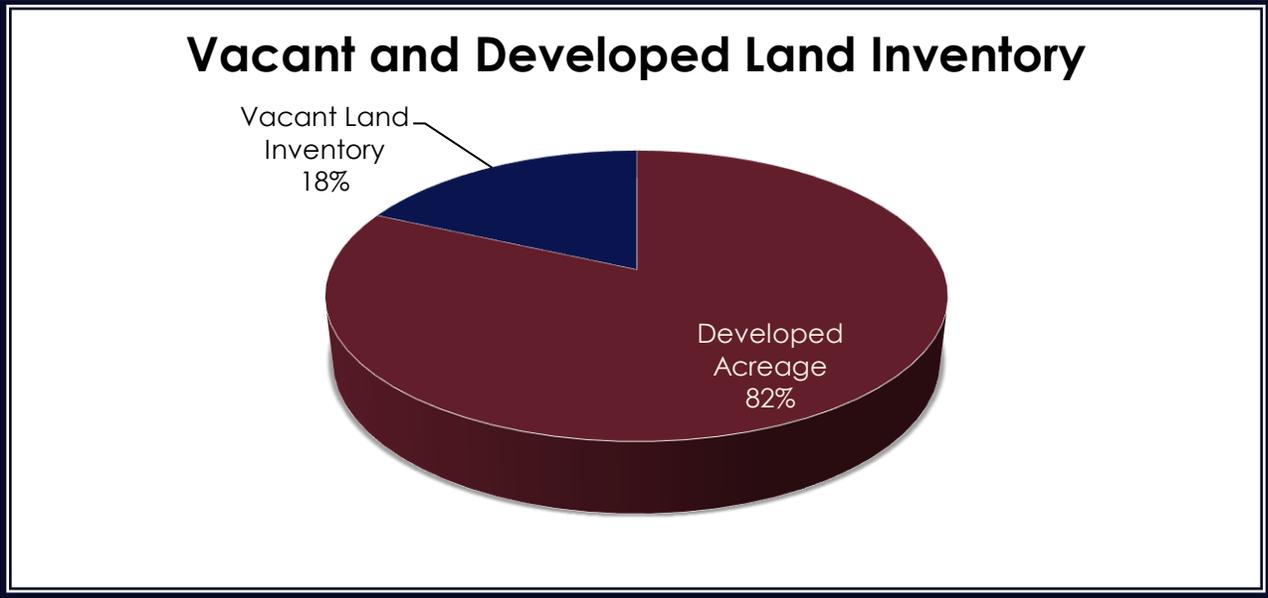
1508
1509 During 2000-2020, the Town developed more than half of the vacant land inventory that was
1510 present in 1994. Residential is the largest land use with 62% of the total of 2,651 acres now within
1511 the Town boundaries. Municipal, government and road rights-of-way represent 17%, industrial
1512 land use totals 12%, commercial use totals 7%, and public uses such as the library, carnival
1513 grounds and post office constitute 2% of the land uses.

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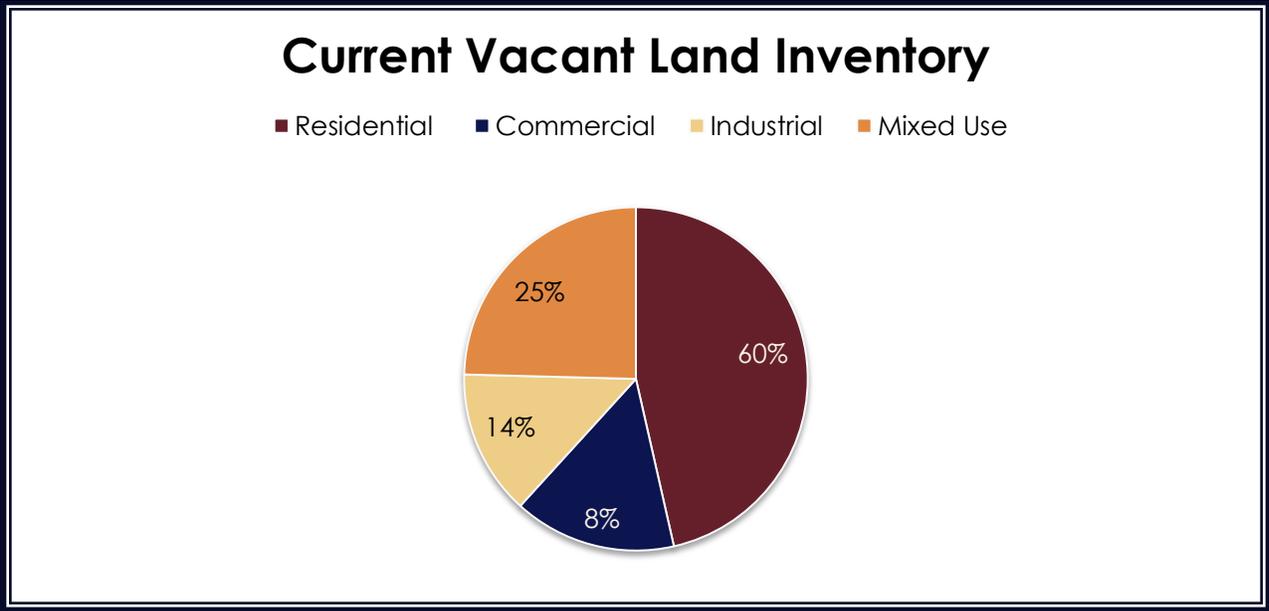
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1516 Currently, only 18% of the zoned land inside the Town boundaries is undeveloped. Of this
 1517 inventory, 32% is located within industrial zoning, 60% is in residential zoning and 8% is in
 1518 commercial zoning. Taken as a whole, only a small percentage of the Town’s vacant land has an
 1519 approved development plan, and 90% of all land use, including residential, mirrors the zoning
 1520 category and comprehensive plan designation presented on the Mount Airy Existing Land Use
 1521 Map. The large percentage of land use devoted to residential development is not unusual in a
 1522 “bedroom community” such as Mount Airy, where a significant number of the local residents
 1523 continue to commute to work locations outside of the Town.



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1527 For the past ten years, the majority of the Town’s commercial activity and larger retail
 1528 establishments have been located near the interchange of I-70 and MD Route 27 (MD 27), and
 1529 then extend north along MD 27 on predominantly the east side (e.g. Twin Arch Plaza) of that busy
 1530 corridor towards Westminster. However, during this period there has also been some commercial
 1531 development along Main Street (e.g. Liquidity Aleworks, Cle Doree Bakery Shop, and Concetta’s
 1532 Bistro) and Center Street (e.g. LabCorp and Glamour Overhead Doors). Most of these new
 1533 Downtown and Center Street commercial startups have consisted of redevelopment of long-vacant
 1534 buildings or available space within existing commercial centers. The Town’s “flex space” use
 1535 inventory has expanded in the industrially zoned districts throughout the Town’s borders. While
 1536 the supply of large parcels of commercially zoned land is currently limited to a percentage of the
 1537 two large mixed-use districts created during the previous Master Plan period, a few opportunities
 1538 for commercial growth as infill development and redevelopment projects do exist. Newly created
 1539 zoning classifications (such as mixed-use), modification of existing classifications, and the
 1540 rezoning of property altogether serve as possible tools to maximize the potential of existing vacant
 1541 land inventory to benefit the community.

1542 For example:

- 1543 ▪ The Town created new Mixed-Use districts for two large parcels; thereby increasing the
 1544 potential inventory of commercial property to develop for the Town’s economic health.
 1545 These two parcels now extend the commercial land opportunities to the north end of Main
 1546 Street and to both sides of MD 27 near Watkins Park and the Twin Arch Shopping Center.
 1547
- 1548 ▪ During the previous Master Plan, one large residential property along the MD 27 corridor
 1549 was rezoned to commercial.

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RESIDENTIAL PERMIT ACTIVITY

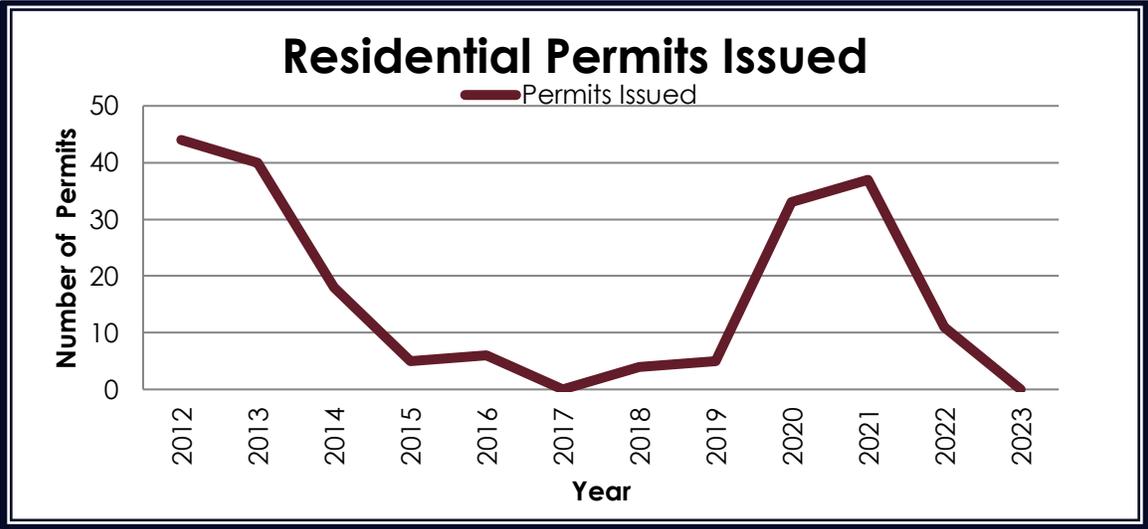
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In order to control the amount of housing activity in any one calendar year, Mount Airy passed an ordinance in the late 1980’s limiting each development to 40 residential permits per year. This worked well in allowing adequate facilities to keep pace with development until in the later 1990’s when, three to five residential subdivisions were built simultaneously, causing a sharp increase in the issued permits for new residential construction. Consequently, in 2006, the Town passed a subsequent ordinance and the annual limit on issued residential permits was further reduced from 40 down to 24 permits per project per year.

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As illustrated below, this control measure was necessary during the significant residential growth in the earliest part of the decade. The steady and strong continued residential growth that the Town experienced during the late 1990’s motivated the reduction in annual allowed permits per project.

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REVIEW OF EXISTING ZONING CATEGORIES

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Residential zoning classifications have been established for Mount Airy with the intent of controlling dwelling density, traffic congestion, ensuring public safety, promoting health and general welfare, providing adequate light and air, promoting the conservation of our natural resources, preventing environmental pollution, conserving historic buildings that continue to bring (or have the potential to provide) great value, encouraging the orderly development and the most appropriate use of land throughout the town, promote compatibility of site configuration and design with surrounding areas and to promote protection of the architectural character of neighborhoods and business districts within the community. The continued updating of zoning classifications is necessary to meet the intent stated above.

1596 As of 2023, the Town’s current zoning districts are:

1597 *RE-Residential Existing*: This zone provides a minimum lot size of 14,000 square feet, with an
1598 average of 18,000 square feet. The zone is designated in the core areas of Town along Main Street,
1599 North Main Street, Park Ave and Ridge Ave. It also includes the western portion of Mount Airy
1600 including Twin Ridge, Village Gate, Mount Airy Village East/West, and the Westridge
1601 Subdivision.

1602 *R1-Low Density Residential*: This zone provides a minimum area of 18,000 square feet with an
1603 average of 24,000 square feet. It allows for low-density development with concentration on good
1604 land management and harmony with the physical environment. This classification has not yet been
1605 assigned to any land areas within the municipal limits, but may be used alone or in conjunction
1606 with other residential densities on larger tracts of land. It may also be assigned to newly annexed
1607 land where new residential use is to be located.

1608 *R2-Low Density Residential*: This zone provides for a minimum lot size of 11,000 square feet, with
1609 an average of 14,000 square feet. The East Ridgeville Boulevard area, Summit Ridge, Twin Ridge
1610 III and the residential zoning along the eastern portion of Watersville Road all fall within this
1611 zoning designation. The MAVFC Fairgrounds and Watkins Park also have this zoning. The
1612 majority of new low-density residential development is assigned an R-2 classification.

1613 *R3-Medium Density Residential*: This zoning designation represents smaller single-family lot sizes
1614 of 6,000 - 10,000 square feet and is centered in a rather limited area. The primary area of R-3
1615 residential zoning is located between Park Avenue and Ridge Avenue before entering the
1616 downtown area. The designation is also currently being used for the Senior Housing community
1617 (Wildwood) and the residential areas north of Park Avenue.

1618 *R5-Medium Density Residential*: This zone provides for a minimum lot size of 6,000 square feet,
1619 with an average of 6,000 to 8,000 square feet. The zone was created in the 1998 Master Plan
1620 update in an effort to create “Neighborhood Centers” and it targets specific areas of Town. The
1621 zone allows for medium density detached and attached housing units, encouraging flexibility of
1622 design to engender a variety of uses. The zone was intended to accommodate "community" based
1623 uses, compatible with residential development, such as daycare centers, recreational centers, and
1624 non-profit organizational centers or churches. One such neighborhood center houses a nursing
1625 home/assisted living facility, while the other is dedicated to a recreational use; a community pool
1626 nestled among single-family homes.

1627 *R7-High Density Residential*: This zone provides maximum flexibility to design high-density
1628 residential neighborhoods in a safe, attractive and environmentally responsible manner. There are
1629 five areas of existing high-density housing located in the Town. Three of these areas reflect
1630 existing townhouse developments and the other two are vacant and undeveloped parcels.
1631 Otherwise, there is an intermingling of townhouses in small amounts in other scattered areas
1632 around the Town.

1633 CD-Conservation Zone: This zoning designation provides a minimum lot size of 24,000 square
1634 feet with an average of 40,000 square feet. It was adopted to allow for a very low-density district
1635 (minimum of 3 acres per home site overall) and strictly limited in use to certain environmentally
1636 sensitive areas. This zone is meant to provide maximum protection to the outlying residential
1637 areas surrounding the Town. It will not be used as a “stand alone” zone except where recommended
1638 to address specific environmental concerns.

1639 LC -Limited Commercial District: This zone is intended to provide areas for a limited number of
1640 retail and service establishments in close proximity to the residential areas around them. This
1641 district is also intended to be a transitional zone while protecting less intensive residential areas
1642 and the lower-level neighborhood professional office areas.

1643 NP-Neighborhood Professional District: The district encourages a transition in-between existing
1644 residences and more intensive commercial zoning. It allows the redevelopment of existing homes
1645 and structures for professional offices while protecting the lower intensity residential uses that
1646 adjoin the district. In the future, this zoning will likely be used in peripheral commercial areas
1647 around Town.

1648 CC-Community Commercial District: This zone allows a wide variety of commercial uses,
1649 including shopping centers and special uses within the commercial zone such as gas stations,
1650 hospitals, institutions and nursing home facilities. This zone is concentrated along MD 27 and on
1651 Ridgeville Boulevard. There are several areas of commercial zoning which abut existing
1652 residential development and cause conflicts as well as basic compatibility problems. This zone
1653 does not prevent the construction of big box retail if they have adequate land area. However, retail
1654 and commercial uses over 65,000 square feet require special exception approval.

1655 I-Industrial: The Town has one industrial classification that accommodates a wide variety of
1656 industrial uses. The main areas of industrial zoning are located in the five designated industrial
1657 parks located within the Town limits. Four of these parks are situated in the eastern portion of the
1658 Town in Carroll County and one is located in the Frederick County portion of Mount Airy.
1659 Commercial zoning is in short supply and some of the industrial parks have attracted commercial
1660 retail business. There have been some professional offices and "flex-space" type of buildings
1661 established in these parks that are compatible with other allowable uses within the zone.

1662 DTZ – Downtown Zone: Adopted in 2003, the Downtown Zone is intended to promote
1663 preservation and appreciation of the historic Town center, to strengthen the local economy and to
1664 enhance and preserve an atmosphere of small-town charm while combining business and
1665 residential uses. This zone encourages a pedestrian-oriented environment. Unlike other
1666 commercial zoning categories within the Town, this zone only permits uses that have been
1667 specifically enumerated.

1668 MXD - Mixed-Use District: The purpose of the Mixed-Use District (MXD) is to facilitate the
1669 integrated and orderly development of residential uses and nonresidential uses where high-quality

1670 mixed-use developments can occur in harmony with surrounding land uses. Among the objectives
1671 of this zoning is to create a mixture of office, retail, cultural, art, recreational, and residential uses,
1672 along with restaurants, eateries and cafes, where all related structures, parking, and open spaces
1673 are designed to establish and maintain a cohesive community while protecting the character of
1674 surrounding neighborhoods and the overall natural environment.

1675 MXU-CC – Mixed-Use Development in Community Commercial (CC) District (special exception):
1676 Like MXD, the purpose of the MXU-CC is to facilitate the integrated and orderly development of
1677 residential uses and nonresidential uses where high-quality mixed-use developments can occur in
1678 harmony with surrounding land uses. However, this district is a special exception because the
1679 MXU-CC district shall combine one or more of the uses listed in §112-39.1 of the Town Code.

1680 OPE – Office Park Employment District: This zone provides for advanced employment
1681 opportunities related to professional business, education, health, and science-oriented applications,
1682 which may include associated light fabrication and assembly operations, in addition to professional
1683 or business offices. The combined opportunities shall be available within a planned employment
1684 center environment and generally arranged in a business park, office park, or campus-style setting.

1685 FUTURE ZONING

1686 For the next ten years, the Town does not foresee any need to add new zoning districts.

1687 However, during the 2023 session, the Maryland General Assembly passed legislation establishing
1688 the Accessory Dwelling Unit Policy Task Force with the purpose to study the placement of
1689 accessory dwelling units (ADU) on land zoned for single-family residential use and to survey and
1690 document the variety of ordinances, laws, codes, and policies regarding accessory dwelling units
1691 at the state and local level. The goal of the group is to develop legislative and policy
1692 recommendations and study the potential impacts on surrounding single-family neighborhoods,
1693 local housing markets, and neighborhood character. The ADU Task Force should conclude its
1694 efforts and provide recommendations in the summer of 2024. Therefore, depending upon what
1695 recommendations are approved, the Town may make zoning changes with regard to ADUs.

1696 COMPREHENSIVE LAND USE PLAN

1697 The categories of comprehensive land use (described below) will remain the same in the continued
1698 effort to establish desirable land use activity. The classifications are as follows:

1699 Conservation: This category was designed to help protect sensitive environmental areas and to
1700 provide maximum outlying residential areas. Limited low density residential is permitted. The
1701 maximum permitted density is one dwelling unit per every 3 acres. For this master plan cycle,
1702 Conservation has been applied for the majority of future annexation areas. A percentage of these
1703 areas do not meet the true intent of a Conservation Land Use designation with regard to

1704 environmental features. In these cases, these land areas are desired for development patterns that
1705 retain the “rural feel” that the Town seeks to retain. As part of the implementation of this Master
1706 Plan, an appropriate land use designation and zoning classification will be formulated to identify
1707 these areas for very low-density clustered development to retain the agricultural character of the
1708 Town’s physical boundary.

1709 Open Space and Public Use: This category is applied to land currently used for open space and
1710 public use, but includes school grounds and Town parks. Where land is identified as Open Space
1711 or Public Use but not currently developed, the dedication can be achieved through application of
1712 the residential zones in place.

1713 Low-Density Residential: This category corresponds to the RE-Residential Existing, R-1, or the
1714 R-2 zone. Approximately 30 acres of low-density residential zoning not yet developed fits this
1715 category. This acreage could potentially yield approximately 40 homes.

1716 Medium-Density Residential: This category corresponds to our R-3 and R-5 neighborhood zoning.
1717 However, only 1 parcel of approximately 5 acres of R3 is currently available. It has the potential
1718 of yielding approximately 25 homes if developed under an approved special exception use for age-
1719 restricted housing.

1720 High-Density Residential: This category corresponds to the existing R-7 zone. Only one site is
1721 vacant and does not have any current development plans. The remaining R-7 zoning classifications
1722 reflect existing developments or high-density subdivisions under development. The amount of R-
1723 7 zoning still represents a small amount of the total housing inventory in Town.

1724 Community Commercial: This category corresponds to the existing Community Commercial Zone
1725 where more land intensive commercial operations are permitted. These existing areas exist along
1726 the corridor of Route 27 and intersecting collector roads such as Ridgeville Boulevard and
1727 Ridgeside Drive. General Commercial land use designations should be assigned to land areas that
1728 can appropriately minimize external effects or negative impact to adjoining land uses.

1729 Transitional Commercial (LC and NP): This category corresponds to parcels of land that abut
1730 more intense land uses meeting the zoning requirements of both the Limited Commercial (LC) and
1731 Neighborhood Professional (NP) zoning categories. Transitional Commercial land uses are
1732 intended to provide a level of flexibility to those properties in close proximity to more intense land
1733 uses in such a manner not to disrupt surrounding residential areas.

1734 Office Park/Employment: The Office Park/Employment (OPE) Zoning is considered to be well
1735 suited for comprehensively planned employment centers combining limited commercial uses,
1736 research and development, offices, and other specifically enumerated uses governed by the zoning
1737 regulations. This land use designation is intended to provide higher standards of development
1738 and a more flexible approach to design. Pedestrian compatibility and the incorporation of open

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1739 space are highly desired for this land uses. Land areas with direct access to major corridors are
1740 preferred. The South Main Street property has this land use classification in this plan.

1741 Light Industry/Research and Development: This land use category corresponds to the existing
1742 Industrial zoned areas of the Town. The vast majority of the Industrial land uses in the Town
1743 operate as Industrial Parks with flex space opportunities for office, medical, skilled trade services,
1744 and other enumerated uses. Heavier commercial uses not appropriate for commercial corridors
1745 are also prevalent in the Town's Industrial zoned areas. Areas designated for Light
1746 Industry/Research and Development should be located away from residential land uses whenever
1747 possible. If this land use is adjacent to non-industrial areas, then abundant screening should be
1748 required. The Twin Arch Business Park is an example of this land use category.

1749 **BUILDABLE LAND AND POTENTIAL POPULATION INCREASE**

Category	Zoning	Approximate Vacant Land (Acres)	Allowable Density	Density Yield (Allowable Density x 0.75 x acreage)	Potential Population Based on 2.75 Persons Per Household
Conservation	CD	88*	1 du/3ac	0	0
Low Density Residential	RE	n/a	1.75 du/ac	n/a	0
	R-1	0	1 du/ac	0	0
	R-2	103	2 du/ac	155	425
Med. Density Residential	R-3	5	3 du/ac	11	31
	R-5	n/a	5 du/acre	n/a	0
High Density Residential	R-7	0	7 du/ac	0	0
Mixed-use Commercial / Residential	MXD / MXU-CC	216	7 du/ac	567	1,559
Totals:		263		733	2,015

1750 * Windy Ridge Park – Assumes no residential capacity.

1751 du – Dwelling Unit

1752 ac – Acre

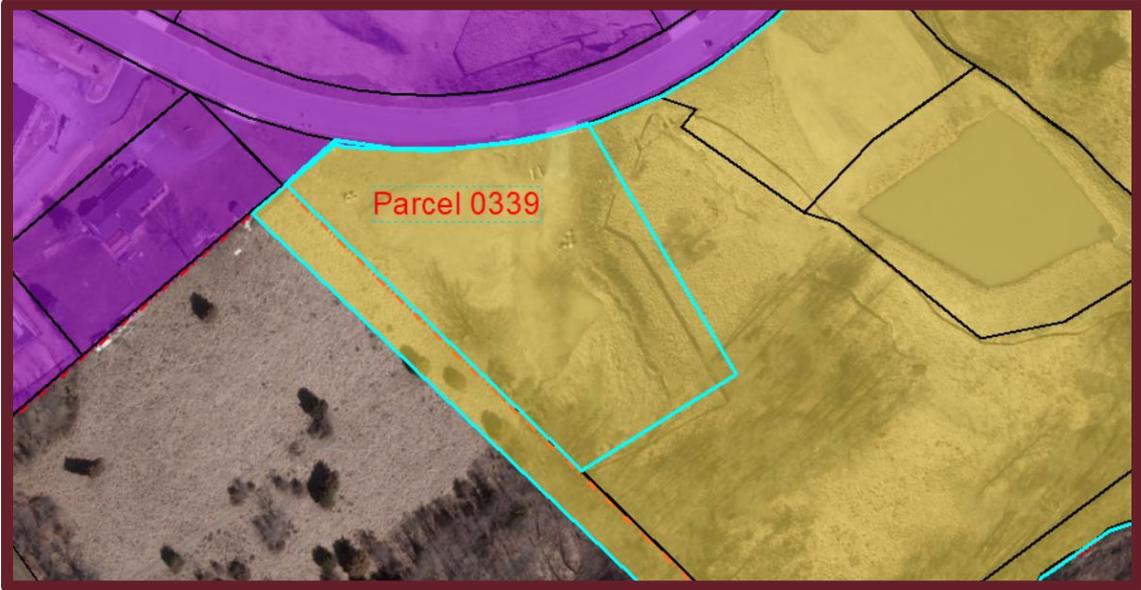
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REZONING RECCOMENDATIONS

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Recent growth patterns were evaluated for this plan update. The following rezoning recommendations are presented:

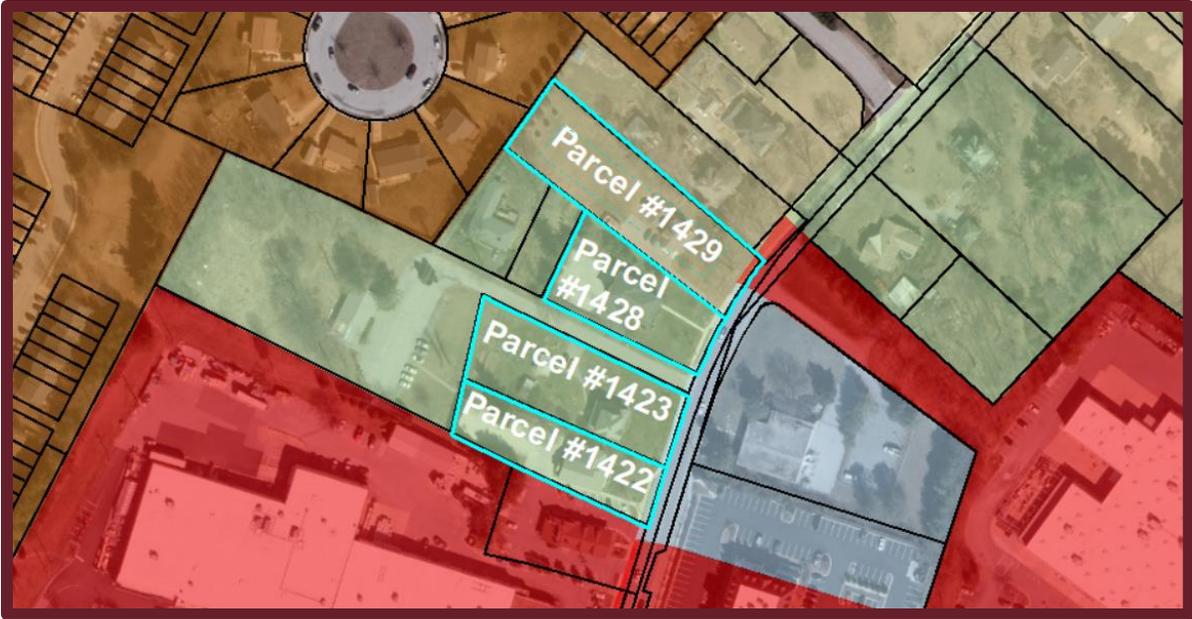


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1. TWIN ARCH BUSINESS PARK

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

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1761 **2. SOUTH MAIN STREET**

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
1308 S. Main St. LLC Property (Veterinarian)	1422	1308 S. Main Street		NP – Neighborhood Professional	LC – Limited Commercial
Baker Property	1423	1306 S. Main Street		NP – Neighborhood Professional	LC – Limited Commercial
CAPTAY LLC Property	1428	1304 S. Main Street		RE – Residential Existing	LC – Limited Commercial
Hatley Property	1429	1302 S. Main Street		RE – Residential Existing	NP – Neighborhood Professional



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3. SOUTH MAIN STREET EXTENDED PROPERTIES

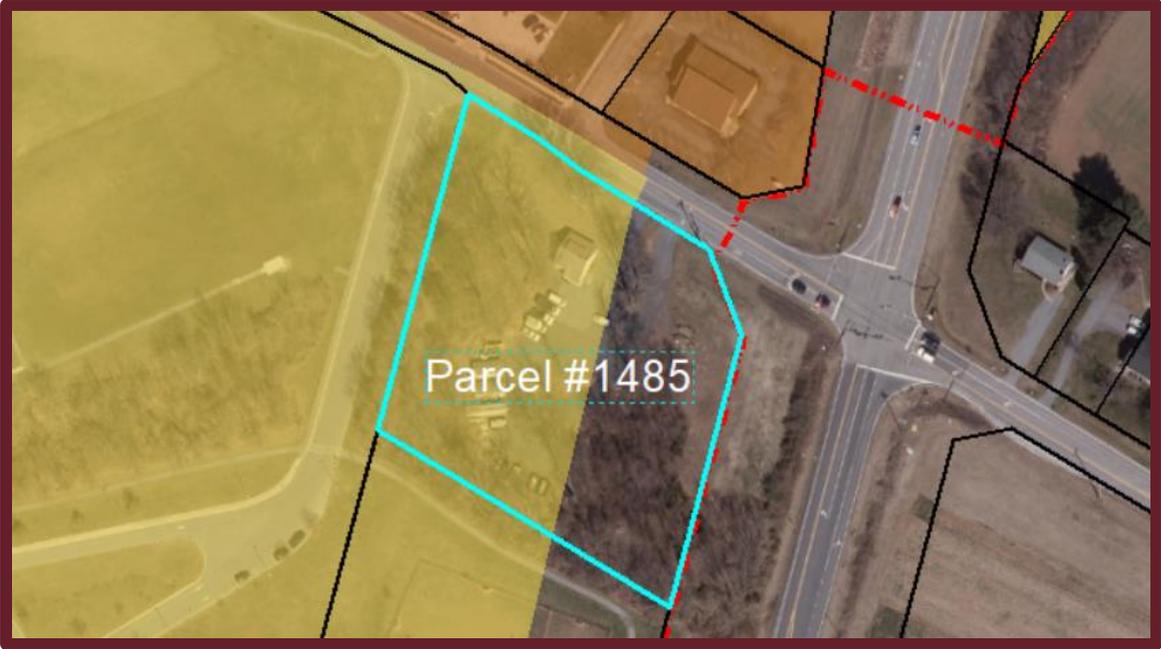
Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
#1 Vosloh Property	0116	1801 South Main Street	5.2796 ac.	RE – Residential Existing	CC - Community Commercial
#2 Bartgis Property	1121	1701 South Main Street	1.22 ac.	RE – Residential Existing	CC - Community Commercial
#3 Lessin Property	1118-2	1703 South Main Street	21780 sq. ft.	RE – Residential Existing	CC - Community Commercial
#4 Brown Property	1119	1705 South Main Street	25927 sq. ft.	RE – Residential Existing	CC - Community Commercial
#5 Illiano Property	1118-1	1707 South Main Street	21780 sq. ft.	RE – Residential Existing	CC - Community Commercial
#6 Capital Partners Property	1117	1709 South Main Street	35372 sq. ft.	RE – Residential Existing	CC - Community Commercial
#7 Town Property	0301	1709 South Main Street	35372 sq. ft.	RE – Residential Existing	CC - Community Commercial
#8 Reed Property	1395	1702 South Main Street	39,204 sq. ft.	RE – Res Existing	LC – Limited Commercial

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#9 Lowman Property	1393	1704 South Main Street	29,713sq. ft.	RE – Residential Existing	LC – Limited Commercial
#10 Morton Property	1392	1706 South Main Street	21,730 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#11 Konczal Property	1391	1708 South Main Street	21,730 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#12 Davis - Archer Property	1390	1710 South Main Street	22,500 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#13 Mohler - Sallale Property	1389	1802 South Main Street	22,500 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#14 Torres - Perez Property	1388	1804 South Main Street	.59 ac.	RE – Residential Existing	LC – Limited Commercial
#15 Lyddane Property	1387	1806 South Main Street	59 ac.	RE – Residential Existing	LC – Limited Commercial
#16 Haigwood Property	1386	1808 South Main Street	59 ac.	RE – Residential Existing	LC – Limited Commercial
#17 Haigwood Property	1385	1902 South Main Street	59 ac.	RE – Residential Existing	LC – Limited Commercial
Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
#18 Benicase Property	1384	1904 South Main Street	25,000 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#19 Keith Property	1383	1906 South Main Street	12,500 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#20 SHA Property	1381	Day Ave.	25,000 sq. ft.	RE – Residential Existing	LC – Limited Commercial
#21 CSX Property					

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1773 **4. WATERSVILLE ROAD**

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
HRL Enterprise	1485	302 Watersville Rd.	2.43 ac.	RE – Residential Existing	NP – Neighborhood Professional

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1778 **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”

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Land Use and Zoning

Objectives and Implementing Strategies aligned with the Town's Strategic Goals

STRATEGIC GOAL B -- **Responsible Growth**: Provide growth through infill development, redevelopment and annexations while erasing our Open Space deficit, protecting our environment and preserving our cultural/historical resources and community identity.

Objective B.4.1: Drive infill development across targeted zoning districts in order to create new business growth and retail opportunities (e.g. Downtown Zone, MXD and Commercial zones), complete industrial parks (e.g. Industrial zones), and allow limited residential growth (e.g. MXD and Residential zones).

Objective Lead: Town Director of Planning and Zoning Administrator

Implementation:

- **Downtown Zone Infill** – Update the DTZ vacant parcel inventory and develop lot-owner outreach strategies to encourage infill development.
- **Residential districts' Infill** – Update the Town's vacant residential parcel inventory and develop property owner outreach strategies to encourage residential infill development. Place the old Cold Storage property as a top priority in this objective.
- **Commercial districts' Infill** - Update the inventory of vacant commercially-zoned parcels and develop (with assistance from the Economic Development Commission) outreach strategies to vacant parcel owners to encourage development.
- **Mixed-Use districts' Infill (MXU-CC and MXD)** - Update the inventory of vacant MXD parcel(s) and develop (with assistance from the Economic Development Commission and Planning Commission) property owner outreach strategies to discuss acceptable infill development of this zoning district.
- **Industrial district Infill** – Update the inventory of vacant parcels within the Twin Arch Industrial Park and develop (with assistance from the Economic Development Commission) property owner outreach strategies to encourage industrial infill development at this specific industrial park

Objective B.4.2: Reduce our Open Space deficit.

Objective Lead: Town Director of Planning and Zoning Administrator

Implementation:

- Update the amount of Open Space acreage needed to remove the Town’s deficit.
- Work with appropriate Commissions to prioritize the list of Future Annexation properties which can reduce or remove the deficit.
- Develop an outreach/communications strategy for Town engagements with the County and/or property owners; then gain Town Council and Mayoral approval and guidance for implementing those engagements.

Objective B.4.3: Pursue recommended rezoning of selected Town properties.

Objective Lead: Town Director of Planning and Zoning Administrator

Implementation:

- Establish a priority of properties (listed in this chapter) to be rezoned with rationale.
- Develop an outreach/communications strategy for Town engagements with the County and/or property owners; then gain Town Council and Mayoral approval and guidance for implementing those engagements to pursue rezoning.

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STRATEGIC GOAL F -- Continue to refine its new zoning code to optimize Town benefit, closely manage all approved MXD development, and provide a special focus on Public transparency of this district’s processes.

Objective F.4.1: Special focus on providing transparency of all MXD zoning district processes -- Ensure all documents related to the application of any MXD and MXU-CC development are advertised and accessible to the Public [e.g., Commission agendas, Town Council agendas, pre-concept plan(s), concept plan(s), APFO certifications, etc.].

Objective Lead: Town Director of Planning and Zoning Administrator

Implementation:

- Ensure MXD-related meetings and documents are advertised and available to the Public.
- Establish the means to ensure all Public questions and comments regarding any mixed-use development are addressed in a timely manner.

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2064 CHAPTER FIVE:
2065 MUNICIPAL GROWTH ELEMENT

2066 INTRODUCTION:

2067 Legislation passed in 2006 under HB 1141 requires that all municipal comprehensive plans include
2068 a Municipal Growth Element (MGE). This planning element requires an examination of past
2069 growth trends and patterns, a projection of future growth in population, the resulting land needs
2070 (based upon an analysis of the effects of growth on our infrastructure and our natural features --
2071 both within and adjacent to the Town). This chapter also includes the proposed Future Annexation
2072 Areas along with the proposed land use designation for each of those parcels. The accompanying
2073 maps and charts provided in the MGE reflect the land use designations described in the previous
2074 chapter on Land Use and Zoning.

2075 The Town’s coordination with Carroll and Frederick Counties is also an important component in
2076 monitoring the growth and development directly outside our Town’s boundaries. The review of
2077 adjacent land development proposals and adjoining County comprehensive plans is essential to the
2078 Town’s ability to evaluate whether such changes will affect the Town’s existing infrastructure
2079 such as roads, parks, emergency services and other public facilities. The Town will also continue
2080 to monitor any development in the two other nearby counties (i.e., Howard and Montgomery) to
2081 assess their potential impacts on Mount Airy.

2082 This chapter analyzes land use and facilities’ impacts that can be expected in the Town as a result
2083 of an increase in population growth over the next twenty years (2023 – 2043).

2084 Lastly, this chapter also analyzes the existing zoning and current land-use patterns. These
2085 evaluations lead to proposed changes to allowable uses in existing zoning districts and the
2086 proposed rezoning of some current properties.

2087 MUNICIPAL GROWTH

2088 PAST GROWTH PATTERNS OF THE MUNICIPAL CORPORATION

2089 The regional and town population growth during the last several decades has been significant.
2090 Mount Airy grew 44% each decade from 1940 to 1970. From 1970 to 1980, the growth rate
2091 increased 39%. From 1980 to 1990 the growth rate surpassed 50%. From 1990 to 2010, the growth
2092 rate was 149%. And, finally, from 2010 to 2020 the growth rate was 5.4%. According to the State
2093 of Maryland, Mount Airy was the fastest growing municipality in the State from 1990 to 1997.
2094 Mount Airy’s location at a meeting point of the boundaries of four counties and its desirable

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2095 commuting distance to the major employment centers of Baltimore and Wash DC set the stage
2096 for tremendous growth from 1980 to 2000. That trend has slowed down significantly in the past
2097 5 years due to a downturn in the economy (during the COVID and post-COVID periods), reduced
2098 inventories of diverse affordable housing, reduced groundwater supply, and a clear community
2099 desire to slow the pace of the Town’s growth (reference the Town’s 2020 Survey).

2100 The Washington-Baltimore job market impacts suburban areas, including Mount Airy. The Town
2101 of Mount Airy is a desirable place to live. Many families relocated to Mount Airy seeking a high
2102 quality of life and a convenient commuting distance to Washington-Baltimore. Mount Airy, while
2103 providing respectable services and commercial enterprises for its residents, continues to function
2104 for the most part as a “bedroom community” with low, controlled growth for the foreseeable future.

2105 THE RELATIONSHIP OF THE LONG-TERM DEVELOPMENT POLICY TO A VISION
2106 OF THE MUNICIPAL CORPORATION’S FUTURE CHARACTER.

2107 It is projected that the next decade’s (2023-2033) growth will concentrate on:

- 2108 ▪ Infill development within the Downtown Zone (focusing along Main and Center Streets);
- 2109 ▪ Infill development outside the Downtown Zone (including residential, mixed-use,
2110 commercial and industrial districts with undeveloped, vacant parcels);
- 2111 ▪ and redevelopment opportunities.

2112 All of the above growth will be tempered by the adequacy of public facilities, the economic climate
2113 for developers, and the continued active role of the residents and Town Leadership (e.g., Mayor,
2114 Council, Commissions and Boards) to ensure any growth does, in fact, enhance our quality of life.

2115 The immediate future (2023-2028) is viewed as an opportunity for the Town to grow, but only if
2116 we carefully balance the increased demands that growth brings upon our already-stressed public
2117 facilities (particularly our Town’s water, sewer, schools and roads). It is unrealistic to presume
2118 that any of these specific public facilities will significantly expand in their capacity by the Town,
2119 County or State within this initial 5-year period. So, although some growth is welcomed, the risk
2120 is very real that too much growth will rapidly deteriorate our general quality of life.

2121 The Town embraces its small-town character while providing excellent opportunities for small
2122 local businesses to flourish and place roots in the Town. To this end, the majority of the future
2123 commercial growth is slated to take place in the currently zoned commercial corridors that frame
2124 and define the downtown and core commercial areas of Mount Airy. The Town continues to
2125 encourage downtown infill development and redevelopment, along with the redevelopment of
2126 existing commercial corridors.

2127 PROPERTY AVAILABLE FOR INFILL DEVELOPMENT WITHIN THE TOWN

2128 The next table shows an inventory of current buildable lots where no development has ever
2129 occurred.

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AVAILABLE LAND FOR INFILL DEVELOPMENT (Note: 1)					
Property	Acres	Current Zoning	Proposed Zoning	Dwelling Unit Yield	Proj Water Use gals/day (gpd)
Windy Ridge Park	88	RE	Conservation/Park	0	15,000
Harrison-Leishear	6.5	R-2	Office Park	0	3,250
Berman Property	0.1	R-2	R-2	0	0
Berman Property	5.2	R-2	R-3 Senior	20	2,500
Runkles Property	14.9	R-2	R-2	29	7,250
Yonetz	2.2	R-2	R-2	3	750
Yonetz	1.0	R-2	R-2	2	500
Yonetz	9.7	R-2	R-2	18	4,500
Rimby	2.5	R-2	R-2	4	1,000
Rimby	7.3	R-2	R-2	13	3,250
Royston	5.0	R-2	R-2	10	2,500
Royston	0.7	R-2	R-2	1	250
Kraft	16.4	R-2	R-2	32	8,000
Eaves	0.08	R-2	R-2	1	250
Wagner	3.0	R-2	R-2	6	1,500
Nell	6.9	R-2	R-2	13	3,250
Greentree Village	18.7	MXU-CC	MXU-CC	60	16,330
Dennis Subdiv	2.2	RE	RE	5	1,250
Buffalo Rd.	8.0	R-2	R-2	8	2,000
MAVFC Fairgrounds	36.7	R-2	CC	0	9,300
Beck (Note 2)	90.0	MXD	MXD	476	97,000
Pank	40.00	I	I	0	10,000
Pank	10.00	I	I	0	2,500

Notes:

1. Data source – Town of Mt. Airy Water & Sewer APFO Document, December, 2023
2. Data based upon Pre-Concept Plan for Mt. Airy Crossing (Beck) dated December 20, 2023

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2133 FURTHER INFORMATION ON SELECTED INFILL OPPORTUNITIES

2134 Harrison-Leishear: This is a 6.5-acre parcel already within the Town’s boundaries and is not to be
2135 confused with the much larger County-owned parcels also referred to as Harrison-Leishear. This
2136 relatively small parcel is located on the east side of MD 27 just north of Watersville Rd.

2137 Berman Property (Wildwood Park Section VII): This 5.25-acre property is slated to be the last
2138 section of senior housing for the existing Wildwood Park Development. Proposed zoning on the
2139 property will be R-3 Senior residential to allow low-level senior condominiums to be built on the
2140 land. A special exception for senior housing is approved on the property and will allow up to 60
2141 units to be constructed on this parcel. However, the development can only go forward with an
2142 adequate water supply.

2143 Mt. Airy Volunteer Fire Company (MAVFC Fairgrounds): This 36.7-acre parcel is south of Twin
2144 Arch Rd. and east of MD 27. It is owned by the MAVFC and is zoned Community Commercial
2145 (CC). The parcel has a large building which serves the community as a reception/meeting hall,
2146 carnival grounds, community yard sales, fund-raising breakfasts and dinners, and as a general
2147 event venue. The parcel also has several baseball/softball diamonds which support many
2148 recreational teams.

2149 Beck Property: This property is owned by the Beck Family. The property is divided by MD 27
2150 with almost equal acreage on either side of Rt. 27, the East and West sides. The East side will have
2151 two extensions of existing streets within Mount Airy, Century Drive, and the extension of Center
2152 Street from Rt. 27 heading East. The West side also will have two connections to existing streets.
2153 The completion of Center Street, which will connect two State Roads, MD 27, and MD 808. This
2154 connection will allow for direct access to the Downtown area. The entire property which was
2155 rezoned in 2021 to the new MXD (Mixed Use District) zone within the Town of Mount Airy.

2156
2157 Pank Land LLC (2 parcels within the chart): Comprised of both a 40-acre parcel and a 10-acre
2158 parcel, they are located directly east of the Mt. Airy Volunteer Fire Company (MAVFC)
2159 Fairgrounds. These two parcels are currently zoned Industrial (I).

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2167 PROPOSED PROPERTIES FOR REDEVELOPMENT WITHIN THE TOWN

2168 The chart below represents an inventory of current (2023) properties that are in need of
 2169 redevelopment. Such properties were developed at some past time, but are now in need of
 2170 revitalization and redevelopment.

2171

PROPOSED PROPERTIES FOR REDEVELOPMENT		
Property	Acres or Sq-Ft	Current Zoning
Cold Storage (Hill St. and Prospect Ave.)	6.8 ac	DTZ
Railyard Property (Gallagher) [N. Main St.]	2.13 ac	DTZ
Railyard Property (Scranton) [N. Main St.]	39,369 sq-ft	DTZ
Brewery (Scranton) [8 N. Main St.]	1.3 ac	DTZ
Center Street Properties LLC [102 Center St.] (aka "Shops of Yesteryear")	1.5896 ac	DTZ
Southern States - 1 (101 Center St.)	34,650 sq-ft	CC
Southern States - 2 (201 Center St. – across from above)	0.58 ac	CC
Fleming Furniture (103 E. Ridgeville Blvd.)	0.70 ac	CC
Flat Iron Bldg. (2 Park Ave.) [Town-Owned]	1,502 sq-ft	DTZ
Municipal Parking Lot [Town-Owned]	1.3 ac	DTZ

2172

2173

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2174 FURTHER INFORMATION ON POTENTIAL REDEVELOPMENT PROPERTIES

2175 Cold Storage Property: This property is currently zoned Downtown Zone (DTZ) and adjoins the
2176 Main Street downtown corridor to the west (Frederick County side). It is located at the corner of
2177 Hill St. and Prospect Ave. The old railroad right-of-way is also a part of this property and it is key
2178 to the Town’s completion of its overall rails-to-trails program. Mount Airy Cold Storage was a
2179 refrigerated warehouse and distribution center along the old rail line through the Town. In 2007,
2180 the owners (MHW Group based in Owings Mills MD) closed the operation and began razing the
2181 building. Today, all that remains are a large concrete building foundation, a tall retaining wall (on
2182 the east side of the old foundation) and a large parking lot off Hill St. adjacent to the old foundation.
2183 Aside from removing the significant amount of old concrete foundation, the other challenge in
2184 redeveloping this property is resolving the suspected toxic chemical residue from its years of
2185 operation. In late 2023, the owner and a developer applied for Town consideration of an age-
2186 restricted residential townhouse community. It was not approved.

2187 The Town and the landowner have applied for State financial assistance towards the remediation
2188 of the toxic residue through the Maryland Brownfield Redevelopment Assistance Program.
2189 Unfortunately, that application was denied by the State.

2190 Today, the property is possibly the Town’s greatest challenge to redevelopment within the
2191 Downtown Zone. But it also represents the greatest opportunity for providing new business and/or
2192 residential growth into the Downtown Zone while also enabling the highly-desired completion of
2193 the Town’s rails-to-trails project (i.e., Phase-2, West)

2194 Railyard-Gallager: This parcel has a unique shape. Currently, the location of the Train Depot is
2195 known for Lionel train sales and service up and down the East Coast. The current property owner
2196 was proposing a multi-floor building with retail space on the lower level and apartments on the
2197 upper two floors. A separate parking area for just the tenants located to the east of the newly
2198 proposed building is possible. The current structure could remain if it gets removed; it could
2199 provide an open area in front of the new building for an outside eating area.

2200 Railyard - Scranton: This parcel is the location of both the Patapsco Bicycles shop and Blossom
2201 and Basket Florist. Both shops have a following that helps support them year-round. The owner
2202 of the property has presented a possible redevelopment of this parcel to the Town as well. The
2203 redesign is to build two new buildings with retail on the first floor and two floors of apartments
2204 above.

2205 Brewery - Scranton: This parcel is the current location of Liquidity Aleworks, a new business in
2206 the old savings and loan bank building. This Bank building sat empty for over ten years before
2207 this brewing company came in and redeveloped this parcel into a cornerstone in the downtown
2208 area of Mount Airy.

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2209 The Property owner has a possible plan for continued redevelopment of this parcel, creating an
2210 additional structure that will have retail on the first floor and apartments on the upper two floors.

2211 This possible building would be located toward Main Street. Still, it would have a plaza in front
2212 of the proposed building, creating an area that would allow for public use for the business and also
2213 showcase the town's caboose named Mackenzie from all directions traveling along Main Street.

2214 Center St. Properties (aka "Shops of Yesteryear"): This is an existing building located at the
2215 northeast rear of the municipal parking lot. The parcel is flanked on three sides by town-
2216 maintained roads. Lookout to the East, Cross Street to the West, and Center Street to the North.
2217 The building use to have an Antique Mall business, but now is the home to a wrestling group
2218 located in a portion of the building. The lower level is rented out space for business within the
2219 Town for material storage.

2220 The owner of the property has ideas for redevelopment of the property, including storefronts facing
2221 the municipal parking lot and Cross Street, with the possibility of apartments on the upper floor.

2222 Southern States (1 & 2): These two parcels sit astride Center Street. The parcel on the north side
2223 (201 Center St.) is the former Southern States truck parking area with a long garage that is run-
2224 down. The southern parcel (101 Center St.) is the original store and loading dock. It currently
2225 houses a small business.

2226 Fleming Furniture: This property is currently unused and is located at a prime thoroughfare
2227 location with great potential for a new business.

2228 Flat Iron Building: See Chapter 7 for a description of this Town-owned building.

2229
2230 Municipal Parking Lot: In the future, the town might look to create an elevated parking area to
2231 expand the downtown area with additional parking for both businesses and additional overflow for
2232 events downtown and to support the increase in workers and patrons. These might need a metered
2233 or permitted parking area to help offset the cost of construction and continued maintenance.

2234

2235 TOWN POPULATION PROJECTIONS VIA SCENARIOS

2236 A low, middle, and high scenario of population growth was devised for the Town. These
2237 population projections were done based on the average number of building permits issued by the
2238 Town over the last 10 years. The Town's current (2023) self-imposed limit for issuing new
2239 residential building permits is 24 building permits per project per year; which is the same as saying
2240 the Town residential unit construction limit is 24 dwelling units per project per year. An increase
2241 in this limit is possible within the Town Code through a waiver process initiated by a developer
2242 and considered by the Town's Planning Commission and Zoning Administrator (Town Staff).

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2243 With a baseline of 9,654 residents in 2020 (per the Census) and using an average of 2.75 persons
 2244 per future dwelling unit, we can make projections for Town growth using low, mid and high growth
 2245 scenarios with 12 units/year, 24 units per year, and 36 units per year, respectively. For example,
 2246 the Low Scenario of only permitting 12 new dwelling units/year would add 33 residents per year.

2247

Projection	Low Scenario	Mid Scenario	High Scenario
Year	Population (12 units/yr)	Population (24 units/yr)	Population (36 units/yr)
2024	9,786	9,918	10,050
2025	9,819	9,984	10,149
2026	9,852	10,050	10,248
2027	9,885	10,116	10,347
2028	9,918	10,182	10,446
2029	9,951	10,248	10,545
2030	9,984	10,314	10,644
2031	10,017	10,380	10,743
2032	10,050	10,446	10,842

2248 **The Low Scenario population growth is projected for the next 10 years in this Master Plan.**

2249 The projected population for the Town at buildout (2032) under the Low Scenario will be
 2250 approximately 10,050 residents. The future allocation of available water and sewer capacity yield
 2251 for residential growth will be a predominant factor in the future pace of residential growth for the
 2252 10-year scope of this master plan cycle.

2253 A good deal of the future growth of the Town, within its current 2023 boundaries (i.e. no
 2254 annexations), will be oriented towards infill/redevelopment of the historic downtown area,
 2255 infill/redevelopment of other districts outside of the Downtown Zone, and possibly mixed-use
 2256 development (residential and commercial within the Beck Properties).

FUTURE ANNEXATION AREAS

2258 The list of proposed future annexation areas has changed from the previous Master Plan. The
 2259 vision for many of these County areas is to allow low density residential growth, create rural
 2260 buffering, and add to our Town’s open space.

2261 The proposed outer growth boundary towards the east will include three separate parcels known
 2262 as the Doubs Property, Springwood (Stavish Property) and the Spicer Property; totaling 203 acres.
 2263 Annexation of one or more of these parcels would allow for low density residential development

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2264 pursuant to the Town's Conservation Zoning. The Mount Airy Water Service Area Map will
2265 categorize all potential annexation areas as future planned service areas.

2266 The following chart lists the potential annexation properties. The chart shows projected water
2267 yield under the proposed land use designation. Although there is no additional water or sewer
2268 capacity being planned for these future annexation areas, they could be considered as additional
2269 groundwater recharge areas for the Town within our watershed. Following this chart is a more
2270 detailed description of the property and explanation as to the proposed land use and projected
2271 density.

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CARROLL COUNTY – FUTURE ANNEXATION AREAS									
Area	Property	Acres	Current Zoning Carroll County*	Comprehensive Land Use Plan Designations			Projection of Dwelling Units		Proposed Water Yield (gpd)
				Adopted		Proposed	Current	Proposed	
				County**	Town***	Town****	***	****	
A.	Knill Farm	189	R-40,000	Employment Campus/Medium Density Residential	Mixed Use	Conservation	200	63	25,000
B.	Leishear Farm *****	162	R-40,000	Low Density Residential	Low Density Residential	Office Park Employment/ Park Land	160	0	40,000
	Harrison Farm*****	83					300		
C.	Myers Property	.46	R-40,000	Low Density Residential	n/a	Office Park/ Employment	n/a	0	0
D.	Harne Property	6	R-40,000	Medium Density Residential	Low Density Residential	Low Density Residential	12	6	1,500
E.	Full Property	8	R-40,000	Medium Density Residential	Low Density Residential	Low Density Residential	8	8	2,000
F.	Dorseytown	13	R-40,000	Low Density Residential	Low Density Residential	Low Density Residential	14	14	3,500
G.	Doubs Property	123	AG/Conservation	Agriculture	n/a	Conservation	n/a	41	10,250
H.	Springwood	52	Agriculture	Agriculture	n/a	Conservation	n/a	17	4,250
I.	Spicer Property	28	Agriculture	Agriculture	n/a	Conservation	n/a	9	2,250
J.	Twin Arch Associates	.45	R-40,000	Low Density Residential	n/a	Industrial	n/a	0	350

Commented [RG1]: At 11/27 PC mtg. Hannah urged deletion of this column. Ralph will check with Hannah on whether there is an updated County table.. UPDATE – Hannah says she will update the chart once we decide what properties will be included in it.

2272 * Carroll County Zoning Map - 2014 <http://webgis.ccg.carr.org/Website/Zoning/viewer.htm>
 2273 ** Bureau of Comprehensive Planning – 2006 Mount Airy Environs Community Comprehensive Plan. Proposed Land Use
 2274*** Town of Mount Airy – 2003 Comprehensive Master Plan Update. Chapter Four. Land Use and Zoning. Future Annexation Areas.
 2275*** Town of Mount Airy – 2013 DRAFT Comprehensive Master Plan Update. Chapter Five. Municipal Growth Element

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2276**** Potential total water allocation for all parcels comprising Leishear and Harrison Properties combined that will be zoned OPE District, or equivalent, to be allocated in amounts and at times pursuant to
2277 any annexation and water sharing agreements entered into with developer and/or as allocated by the Planning Commission pursuant to Town's water allocation ordinance. Additional allocations may
2278 be made for any park land dedicated to the Town and/or for the Harrison Leishear properties if applied for and allocated under the Town's water allocation ordinance."
2279

FREDERICK COUNTY – FUTURE ANNEXATION AREAS									
Area	Property	Acres	Current Zoning	Comprehensive Land Use Plan Designations			Projected Dwelling Units Based on Town of Mount Airy Land Use Designations		Proposed Water Yield (gpd)
			Frederick County*	Adopted		Proposed	Current	Proposed	
				County**	Town***	Town****	***	****	
K.	Kraft Farm	128	Agricultural	Agricultural/ Rural	Low Density Residential /Open Space	Conservation	42	26	6,500
L.	Rigler Property	25	Agricultural	Low Density Residential	Low Density Residential	Low Density Residential	24	24	6,000
M.	South Main Street	130	Agricultural	Office/ Research/ Industrial	Office Park/ Employment	Office Park/ Employment	0	0	18,000

Commented [RG2]: Do we similarly delete this column as we did for Carroll County?

2280 * Frederick County Government. Community Development Division. 2012 Comprehensive Plan & Zoning Review. New Market Region Plan. September 13, 2012.

2281 ** Frederick County Government. Community Development Division. 2012 Comprehensive Plan & Zoning Review. New Market Region Plan. September 13, 2012.

2282 http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap_201209141428035325.pdf

2283*** Town of Mount Airy – 2003 Comprehensive Master Plan Update. Chapter Four. Land Use and Zoning. Future Annexation Areas.

2284** Town of Mount Airy – 2013 DRAFT Comprehensive Master Plan Update. Chapter Five. Municipal Growth Element

2285

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2286 CARROLL COUNTY ANNEXATION AREAS (REFERENCE ATTACHED
2287 ANNEXATION MAP)

2288 A. The Knill Property: The property totals 189 acres and is currently in Agricultural use in the
2289 County. The existing use of the property as a farm market is compatible with the proposed
2290 Conservation designation similar to other future annexation areas. The Knill Property is a
2291 desirable location for the incorporation of pedestrian and bike friendly paths.
2292

2293 B. Leishear Property: This parcel contains 162 acres of property all within Carroll County
2294 bordering MD 27 and Watersville Road. Carroll County recently purchased this out of
2295 long-standing litigation. In this plan update, the land has been slated for Office
2296 Park/Employment with a portion (roughly 85 acres) for open space and significant
2297 recreational opportunities. This property is located directly adjacent to the Harrison Farm
2298 and will be developed in close proximity to the Harrison Property. The County has
2299 designated this property with an “Employment Campus” Land Use Designation in its 2014
2300 Carroll County Master Plan.
2301

2302 Harrison Property: This parcel contains 83 acres within Carroll County along Route 27 and
2303 Watersville Road. Some residential development has already occurred on Boetler Road
2304 that borders the property to the east. Carroll County recently purchased this out of long-
2305 standing litigation. The property also contains 4 potential well sites, one of significant
2306 yield that may benefit the Town as a primary well in their system. The Town is currently
2307 working with Carroll County on the possibility of obtaining an allocation of water from
2308 these wells. Strong potential for a business park and employment uses on the Harrison farm
2309 is present due to proximity and access to the interstate. A small portion of this farm is listed
2310 above as excess SHA property, which is already in Town limits. The Town has identified
2311 the land use designation of this property as Office Park/Employment.
2312

2313 C. Myers Property: This parcel, located on the northeast corner of Watersville Road and MD
2314 27, contains .46 acres of land. Carroll County recently purchased this property for
2315 potential use at such time as the Harrison Property develops. The Town has identified the
2316 land use designation of this property as Office/Park Employment.
2317

2318 D. Harne Property: This 6-acre property is currently developed with one single-family
2319 residence. The topography of the land is very rolling and steep. Potential redevelopment
2320 for the parcel would be at the most six houses. The land use designation identified in this
2321 master plan cycle for this property is Low Density Residential. The property could possibly
2322 be zoned to conservation or open space upon annexation if the residential development is
2323 severely restricted.
2324

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- 2325
- 2326 E. Dorceytown: This is approximately 13 acres of a cluster of 14 residential dwellings located
2327 at the north end of Town along North Main Street and Ellis Road. There are three larger
2328 parcels that have the potential to be subdivided. These properties are situated between
2329 Town limits and the Mount Airy Baptist Church, which is within Town boundary. Also,
2330 there are a row of 4 houses situated on the east side of Main Street directly across from the
2331 Mount Airy Baptist Church. This area has been identified for possible annexation into
2332 Town limits since the 2003 Master Plan. The recommended land use designation for this
2333 annexation area is Low Density Residential.
2334
- 2335 F. Doubs Property: This 123-acre parcel abuts the eastern portion of the Woodlands
2336 Subdivision. Currently undeveloped, this parcel is zoned Agricultural and Conservation in
2337 Carroll County. The Doubs Property has approximately one mile of frontage along the
2338 South Branch of the Patapsco River. Along this one-mile stretch, lies the original “B&O
2339 Old-Line Spur” branching from the main line heading to downtown Mount Airy. The land
2340 is mostly wooded with a rolling topography with a stream extended north to south bisecting
2341 the property. This property has the strong potential to provide additional passive parkland
2342 and is an important component in the Town’s vision for trail connectivity. The Doubs
2343 Property has been depicted as a future recreation area in both the 1994 and 2003 Master
2344 Plans. Due to the physical features of the property and the environmentally sensitive areas
2345 along the river, this property a land use designation of Conservation has been proposed.
2346
- 2347 G. Springwood Property: This 52-acre parcel lies north of the Doubs Farm. Currently under
2348 Agricultural Use, the property is surrounded by the Doubs Property to the south and west.
2349 The western boundary of this property is bordered by a 50’ fee simple strip owned by the
2350 Doubs Property. The Springwood Property has the potential to expand the Town’s trail
2351 network and passive recreation areas. This property is not contiguous to the Town limits
2352 and would therefore only be eligible for annexation if the Doubs Property is annexed. A
2353 land use designation of Conservation has been applied to this future annexation parcel.
2354
- 2355 H. Spicer Property: This 28-acre parcel lies east of the Springwood Property and north of the
2356 Doubs Property. This parcel is currently being farmed under Agricultural Zoning in the
2357 County and has the potential to serve as an agricultural buffer between the Town and
2358 County jurisdictional border. A land use designation of Conservation has been applied to
2359 this parcel. There is no contiguity between this parcel and the existing Town limits. This
2360 property would only be eligible for future annexation if the Doubs Property and
2361 Springwood Property are annexed.
2362

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2363 I. Twin Arch Associates Property: This small parcel measures just under one-half acre, and
2364 adjoins Twin Arch Business Park, one of the Town’s industrial subdivisions. This parcel
2365 will most likely serve as part of the business park upon future annexation.
2366

2367 FREDERICK COUNTY ANNEXATION AREAS: (REFERENCE ATTACHED
2368 ANNEXATION MAP)

2369 J. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation in
2370 previous Master Plans as conservation/open space usage. These land use designations
2371 would serve the same purpose as referenced above with the Zeltman property, as a buffer
2372 to Frederick County development and serve as additional water recharge area. In addition,
2373 this parcel also adjoins the Town owned Windy Ridge Park, a parcel of 88 acres that is
2374 currently being master planned into a regional park complex. There may be a future
2375 opportunity to provide access to Windy Ridge Park through this property.
2376

2377 K. The Rigler Property on Prospect Road: This parcel totals 25 acres and is currently zoned
2378 for Agricultural use in Frederick County. The property is proposed for low-density
2379 residential development by the County. Recently, there has been discussion of preserving
2380 the property for open space use, providing a primary or secondary entrance into the Town
2381 owned property now master planned for a regional passive park. The vast majority of the
2382 properties lying in Frederick County west of the Town boundaries are zoned R-1
2383 Residential while the predominant zoning of properties to the east is Agricultural. This
2384 property is identified in this plan with a Low Density Residential land use designation.
2385

2386 L. South Main Street Area: This area consists of multiple parcels that total approximately 130
2387 acres of commercial development opportunity. Currently the parcels are zoned agricultural
2388 and lie between MD 144 and Interstate 70. This is a logical annexation area to the Town
2389 due to the proximity of the I-70 highway interchange area with MD 808 (Main Street) and
2390 provides opportunity for office and employment uses.
2391

2392

2393 OPPORTUNITIES AND CONSTRAINTS OF FUTURE ANNEXATION AREAS

2394 The Town recognizes that the future growth area is significant. Certain parcels may serve as a
2395 water recharge area for existing Town wells and have been retained in the outer growth area for
2396 this purpose. To ensure the most efficient use of land, future development of these areas should,
2397 at minimum, cluster residential units, generate open space, and create a “physical edge” of the
2398 community.

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2399 There is no obligation on the part of the Town to annex additional property. If a decision to annex
2400 additional land were to be made, it should be a conscious decision by the Town to permit additional
2401 development, increase park or open space inventory, or gain infrastructure within corporate
2402 boundaries.

2403 The accompanying map entitled, “Future Annexation Areas”, breaks down these future potential
2404 annexations into parcels.

2405

2406 COMMUNITY FACILITIES ELEMENT

2407 PUBLIC SERVICES AND INFRASTRUCTURE NEEDED TO ACCOMMODATE
2408 GROWTH, INCLUDING THOSE FACILITIES NECESSARY FOR SCHOOLS,
2409 LIBRARIES, PUBLIC SAFETY, WATER AND SEWERAGE.

2410 Three major tools are implemented by the Town to control the timing and pace of all growth.

2411 Adequate Public Facilities Ordinance (APFO): As the first tool, and used for residential and
2412 mixed-use growth, the Town instituted an APFO in 1989. In 2003, 2006, and again in 2023,
2413 detailed standards were added that required Planning Commission certifications of “adequacy” for
2414 seven critical public facilities; water, sewer, schools, roads/traffic control devices, fire/EMS,
2415 parks/open space, and police services. In 2023, additional guidance was provided to the Planning
2416 Commission’s task in deciding any open space waiver to a development.

2417 Each development, whether it is zoned residential, mixed-use, commercial or industrial, must be
2418 thoroughly evaluated to see if water allocation units can be assigned. The Town will continue to
2419 track Water Allocations given for each approved development. The remaining adequate Town
2420 facilities are reviewed and evaluated at the concept plan stage of development so there is clear
2421 direction early on the adequacy of all public facilities.

2422 Because our schools and roads/traffic devices involve both Counties and the State, the Town must
2423 work closely with those two entities when assessing their adequacy.

2424 Limits on Issuance of Building Permits: The second tool available to set the pace and limit of
2425 residential and mixed-use growth is the Zoning Administrator’s limit on building permits per
2426 project per year. As discussed earlier, that limit will continue from the previous Master Plan cycle
2427 and is 24 permits per project per year. This limit aligns with the projected Low Growth Scenario
2428 (only 12 permits per project per year) and lowers the risk of exceeding bi-annual water
2429 appropriations from our well-heads. It also “paces” growth to prevent an undesired surge in
2430 development which could quickly exceed the capacity of our roads, schools, fire/EMS, open
2431 spaces/parks and police services.

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2432 Capital Improvements Program (CIP): The third tool available for the Town to plan for future
 2433 infrastructure improvements is the Capital Improvements Program. The yearly update of the CIP
 2434 by way of the annual budget process allows the Town to consider capital infrastructure projects
 2435 for Town-owned streets and roads, water and sewer, parks and recreation, and public works
 2436 projects. These public improvements are funded primarily through water and sewer revenues,
 2437 general fund revenues and any fee in lieu funds provided by developers when land is not dedicated
 2438 towards their open space requirement.

2439
 2440 Other capital facilities such as schools and libraries are planned and funded by both Frederick and
 2441 Carroll Counties and serve the Town of Mount Airy.

2442
 2443 **PUBLIC SCHOOLS**

2444 Both the Carroll and Frederick County school systems serve Mount Airy. The students attend
 2445 elementary, middle, and high schools in their respective counties. In Frederick County, the
 2446 students are served by Twin Ridge Elementary, Windsor Knolls Middle and Linganore High
 2447 School. In Carroll County, the students are served by Parr’s Ridge primary school (pre-K to 2nd
 2448 grade), Mount Airy Elementary, Mount Airy Middle and South Carroll High School. Resident
 2449 children are divided between these two counties’ schools although they often live in close
 2450 proximity to each other. Such is the reality of a Town sitting astride the border between two
 2451 counties. Most municipalities the size of Mount Airy have their own high schools. Mount Airy
 2452 has not had a high school within its Town boundary since 1967.

2453

2023 Enrollment - Percent of State Rated Capacity

Name of School	State Rated Capacity	2023 Enrollment	Percent Of State Capacity
Elementary Schools			
Parr’s Ridge Elementary (pre K-2)	610	431	59%
Mount Airy Elementary (3-5)	598	457	70%
Twin Ridge Elementary (pre K-5)	681	681	100%
Middle Schools			
Mount Airy Middle (6-8)	850	754	88%
Windsor Knolls Middle (6-8)	978	748	76%
High Schools			
South Carroll High (9-12)	1339	935	57%
Linganore (9-12)	1642	1598	97%

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Projected Enrollments (Percent of State Rated Capacity)						
Name of School	2024	2025	2026	2027	2028	2029
Elementary Schools						
Parr's Ridge Elementary (pre K-2)	425 (70%)	443 (73%)	443 (73%)	451 (74%)	451 (74%)	451 (74%)
Mount Airy Elementary (3-5)	458 (77%)	435 (73%)	451 (75%)	429 (72%)	442 (74%)	437 (73%)
Twin Ridge Elementary (preK-5)	704 (103%)	715 (105%)	730 (107%)	727 (107%)	715 (105%)	710 (104%)
Middle Schools						
Mount Airy Middle (6-8)	770 (91%)	810 (95%)	771 (91%)	821 (97%)	801 (94%)	831 (98%)
Windsor Knolls Middle (6-8)	829 (85%)	920 (94%)	964 (99%)	1,043 (107%)	1,099 (112%)	1,148 (117%)
High Schools						
South Carroll High (9-12)	940 (70%)	957 (71%)	1,004 (75%)	1,007 (75%)	1,040 (78%)	1,049 (78%)
Linganore (9-12)	1,612 (98%)	1,609 (98%)	1,686 (103%)	1,760 (107%)	1,828 (111%)	1,846 (112%)

2455 Source(s): FCPS. Facilities Services Division. 2023 Enrollment Report.
 2456 CCPS. Enrollment Projections. Actual and Projected Enrollments – Educational Facilities Master Plan
 2457

2458 All Frederick County schools which support our Frederick County residents are in trouble.
 2459 Applying a typical APFO standard that a 100-110% capacity is “Approaching Inadequate,” then
 2460 the Frederick County elementary and middle schools for Mt. Airy are “Approaching Inadequate.”
 2461 If the typical APFO threshold for “Inadequate” is above 110% capacity, then the Windsor Knolls
 2462 Middle School is projected to be Inadequate in 2029 (at 117% capacity).

2463 In the Carroll County side of Mount Airy, the Mount Airy Middle is our newest school with
 2464 completion in 2013 and was operational for the start of the 2013 school year. The Town Adequate
 2465 Public Facilities Ordinance does not allow any residential subdivision to move forward if any of
 2466 the schools in the Town are above 100% of State Rated Capacity.

2467 WATER AND SEWERAGE FACILITIES

2468 The Town of Mount Airy has historically utilized groundwater wells for its primary water supply.
 2469 The emphasis on groundwater supply has served the Town well over the last thirty years. The
 2470 primary procurement of these wells has been through the residential development process and was

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2471 dedicated to the Town through this process by developers. The Town currently has control over
2472 11 production wells. Four of these wells are in the Carroll County side of Mount Airy and seven
2473 are within the Frederick County side of Mount Airy.

2474 The Town was under a consent order for public water supply since from 2006 to 2013. This consent
2475 order was a requirement from the Maryland Department of the Environment to reach certain
2476 milestones in meeting water capacity supply and new water sources in order to meet current and
2477 future demand on the Town System. The total future water demand assumes that everything within
2478 the growth area boundary builds out according to the adopted land use plan. If this were to occur,
2479 the total future water supply demand for the Mount Airy system would be 1,189,000 gpd. These
2480 demand estimates do not reflect factors unique to this individual municipal system that may have
2481 been considered. With the addition of production well #11 and re-appropriations for wells #5 and
2482 #6, the Town's new total appropriations are 927,000 gpd based on a daily average and 1,386,500
2483 gpd based on a month of maximum use.

2484 The Town would like to continue the trend to rely primarily on groundwater resources within the
2485 municipal boundaries. The Town also understands that a long-term water solution may not fit
2486 within these desired criteria. Most importantly, the ultimate water supply side must not exceed
2487 the design capacity of our WWTP, permitted at 1.2 million gallons per day processing.

2488 The Town's only wastewater treatment facility discharges to the South Branch of the Patapsco
2489 River Environmental and physical limitations preclude the plant to further expand beyond the
2490 current 1.2 mgd capacity. There are no plans for adding a second wastewater treatment facility at
2491 this time. No expansion is anticipated for Mount Airy's WWTP; however, the Town upgraded the
2492 plan to ENR or Enhanced Nutrient Reduction in 2010.

2493 The total future wastewater capacity assumes that everything within the growth area boundary
2494 builds out according to the adopted land use plan. If this were to occur, the total future wastewater
2495 capacity, based on annual average use, for the Mount Airy WWTP would be 1,064,000 gpd
2496 anticipated demand plus 120,000 gpd Inflow and Infiltration (I&I), or a total use of 1,184,000 gpd.

2497 STORMWATER MANAGEMENT SYSTEMS

2498 The Town of Mount Airy follows the State of Maryland guidelines for stormwater management
2499 that is implemented throughout the Town by the Carroll County Office of Stormwater
2500 Management. The State of Maryland revised their stormwater management regulations in 2009
2501 and started implementation in 2010. Subsequently, Carroll County also updated their regulations
2502 to be aligned with the State and they have been enforced for the past ten years. Any updated
2503 regulations are automatically adopted by the Town and enforced by the County.

2504 The revised Stormwater Management Chapter of the County Code increased the area subject to
2505 stormwater management compliance, expressed a preference for non-structural stormwater
2506 management practices, and addressed review, inspection and maintenance issues. Simultaneously,

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2507 a Water Resource Management chapter was created that designated water resource management
 2508 areas and led to the creation of a Water Resource Management Manual. Water resource impacts
 2509 now are reviewed as part of the development review process. Carroll County also instituted a
 2510 floodplain management program to review all activities within and affecting any designated
 2511 floodplains within the municipal boundaries. Other revised and updated County Ordinances
 2512 include grading, erosion and sediment control. Other alternative stormwater management practices
 2513 recommended by the County for the Town involve advances in green infrastructure.

2514 The Town/County Agreement has provided review and implementation mechanisms for the Town
 2515 projects through the County Office of both Stormwater Management and Grading and Sediment
 2516 Control.

2518 ANTICIPATED FINANCING MECHANISMS NECESSARY TO SUPPORT PUBLIC
 2519 SERVICES AND INFRASTRUCTURE.

2520 Along with the annual budget process, the Town of Mount Airy approves a five-year capital
 2521 budget. The capital expenditures are broken into three categories, which are General Fund, and
 2522 Water and Sewer projects. Within the General Fund, capital projects that are funded involve parks
 2523 and recreation, road projects, storm sewer improvements, storm water management facilities,
 2524 building improvements, and equipment replacement. Water and Sewer projects involve all capital
 2525 expenditures to address upgrades or major replacements within the existing system. Capital
 2526 projects for extending water and sewer infrastructure may also involve a new water source for the
 2527 Town. Any extensions of infrastructure shall be financed via developer fees. All other capital
 2528 projects are budget annually as per the following table:

Fund	Category Description	Annual Costs (x \$1,000)
1. Water	Water Treatment/Booster Pump Stations	110.67
	Wells and Wellhouses	37.67
	Elevated Tanks	47.00
	Distribution System	301.60
	Equipment	7.58
Total Water CIP:		504.52

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2. Sewer	Wastewater Treatment Plant	324.87
	Lift Stations	204.32
	Collection System	124.61
	Equipment	14.33
		<hr/>
	Total Sewer CIP:	668.13
		<hr/> <hr/>

3. General	Buildings	79.50
	Parks	41.50
	Storm Sewers and Stormwater Management	61.00
	Equipment	43.75
	Paving	496.58
		<hr/>
	Total General CIP:	722.33
		<hr/>

2529 The new water and sewer infrastructure as it relates to subdivision development and necessary new
 2530 water source development to serve the new development are borne by the developer. The same is
 2531 true of commercial development, where the developer of the property is responsible for extension
 2532 of all utilities into the site, consistent with approved Planning Commission guidelines and Water
 2533 and Sewer Commission recommendations.

2534

2535 ANY BURDEN ON SERVICES AND INFRASTRUCTURE FOR WHICH THE
 2536 MUNICIPAL CORPORATION WOULD BE RESPONSIBLE FOR DEVELOPMENT IN
 2537 AREAS PROXIMATE TO AND OUTSIDE OF THE PROPOSED MUNICIPAL GROWTH
 2538 AREA.

2539 The Town of Mount Airy does not provide water and sewer services beyond the municipal limits,
 2540 unless specifically approved by Maryland Department of the Environment in the case of a public
 2541 health and safety exception. Other municipal services that are provided by the State, County and
 2542 other volunteer organizations transcend the municipal boundaries and serve the four-county area

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2543 surrounding the Town. Fire, EMS and police service the four-county area, and the school boards
2544 in Frederick and Carroll Counties serve the municipal student population.

2545

2546 RURAL BUFFERS AND TRANSITIONAL AREAS.

2547 The Town has traditionally been very diligent in following their comprehensive plan for
2548 development, open space, and infrastructure to support the Town's residential and commercial
2549 growth over time. Because the Town resides in two counties and is actually bounded by four
2550 counties, defining the Town boundaries and future growth areas has become increasingly
2551 important.

2552 This 2023 Comprehensive Master Plan Update includes future annexation areas around our current
2553 borders in order to create physical borders and green space to serve as a rural buffer between the
2554 municipal growth limits and the Counties. Implementation of this annexation plan is vitally
2555 important. The Town has a conservation zone in their zoning ordinance that can provide adequate
2556 protections to annexed land areas on the periphery of the Town. Some of these parcels that lend
2557 themselves to conservation and open space type of zoning classifications are suitable to create a
2558 buffer type of area.

2559 These new buffer areas also create an opportunity to serve as additional water recharge areas for
2560 our municipal well system. Passive (e.g. parks) and active recreational opportunities (e.g. sports
2561 fields) would also be well served on those conservation zoned properties.

2562 In terms of transitional areas of development, the Town has created three transitional types of
2563 commercial zoning to protect residential areas that are adjacent to existing commercial zones. The
2564 Towns three transitional zones are the downtown zone (DTZ), which allows a mixture of
2565 commercial retail development along with the opportunity for housing in the downtown area;
2566 limited commercial (LC) which is a lower-level commercial zone used between the heavier
2567 commercial zones and Main Street, and the last is neighborhood professional (NP) which is much
2568 more restrictive and fundamentally protects long-standing residential areas in close proximity to
2569 major commercial corridors.

2570

2571 PROTECTION OF SENSITIVE AREAS, AS DEFINED IN ARTICLE 66B, 1 (J) OF THE
2572 ANNOTATED CODE OF MARYLAND, THAT COULD BE IMPACTED BY
2573 DEVELOPMENT PLANNED WITHIN THE PROPOSED MUNICIPAL GROWTH AREA.

2574 The Natural Resources chapter of this Master Plan addresses the location and protection of
2575 sensitive areas within the Town limits. These areas include well-head protection areas and
2576 floodplains. The Town's development application review process ensures the identification and
2577 protection of environmentally sensitive areas on a parcel-by-parcel basis. Carroll County

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2578 implements the protection of any affected floodplain areas during the site development review
2579 process.

2580

2581 ANTICIPATED FUTURE MUNICIPAL GROWTH AREAS OUTSIDE THE EXISTING
2582 CORPORATE LIMITS OF THE MUNICIPAL CORPORATION.

2583 This 2023 Comprehensive Master Plan update includes changes to the future growth boundary as
2584 compared to the 2013 Master Plan. But the proposed land use designations of those future
2585 annexations will continue to push for conservation. This conservation land use designation is due
2586 to several factors. The first is the Town's desire to concentrate on infill (primarily in the
2587 Downtown Zone), the redevelopment of idle or poorly maintained properties, the continued
2588 development of existing commercial corridors, and commercial redevelopment. The second
2589 factor is the limitation on public water supply and wastewater processing capacity due to standards
2590 set by the Maryland Department of the Environment and our dependence on groundwater supply.
2591 Thirdly, the strong desire to close our open space deficit and to create new recreational
2592 opportunities that are desired by the community. The Town will continue to promote the most
2593 efficient use of land for all land use designations in accordance with of the State of Maryland's
2594 Smart Growth Principles.

2857 CHAPTER SIX:
2858 TRANSPORTATION

2859 INTRODUCTION - LAND USE AND TRANSPORTATION

2860 The relationship between transportation and land use provides the foundation for all of the
2861 principals of transportation planning. Daily lifestyle and commuting to work travel patterns
2862 influence the use and need for primary and secondary roadways. In the Town of Mount Airy, the
2863 established patterns of travel to and from home and work, and the heavy use of major routes (e.g.,
2864 I-70) to regional employment centers outside of the Town boundary continue to burden our
2865 primary and secondary roadways.

2866
2867 Economic development across the four-county community and the regional development and
2868 growth of the Washington-Baltimore corridor have continued to make Mt. Airy an attractive home
2869 to many residents. The road network in Mount Airy not only services the Town residents, but also
2870 accommodates many commuters traveling from points north of the Town into southern
2871 employment centers. Therefore, the land uses along these traffic corridors must provide alternative
2872 modes of transportation to accommodate non-work travel for our residents simply trying to do
2873 local shopping, utilizing parks and recreation, and safe busing to schools. Therefore, the
2874 transportation challenge is to design and expand adequate north-south corridors (e.g. MD 27) for
2875 a transiting workforce while also designing and building a community-focused road network with
2876 safe pedestrian and bicycle access across the Town.

2877
2878 A complete understanding of the current (2023) condition of the transportation network in the
2879 Town is important in predicting the future impact of land use decisions on traffic in the Town.
2880 These predictions can lead to better planning of future development projects and capital projects
2881 funded through collaborative county, municipality, and development partnerships that ensure
2882 interconnectivity, multimodal transportation opportunities and adequate road and intersection
2883 capacity that ensure interconnectivity of neighborhoods to major thoroughfares, multimodal
2884 transportation opportunities (e.g., pedestrian, biking and vehicular) and adequate road and
2885 intersection capacity.

2886 TOWN ROAD SYSTEM DESCRIPTION

2887 The Mount Airy Town road system is approximately 126 state and local roads on the Carroll
2888 County side and 62 roads on the Frederick side.

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2889 ROADWAY FUNCTIONAL CLASSIFICATIONS

2890 The Functional Classification is a general guide for roadway design and access control. In
2891 addition, it is used to analyze capacity with respect to function. The Town utilizes the most recent
2892 Carroll County criteria for functional road classifications (2017). While typical roadway design is
2893 based upon traffic volumes, speed and other engineering factors, not all roadways designated with
2894 the same classification will have the same design. A roadway's classification is also based upon
2895 its daily traffic volumes and purpose. Thus, its classification may change over time.
2896

Figure 1. Functional Classification Categories

- 1. Interstate Principal Arterial/Freeway & Expressway – Link large population or employment centers. Can range from expressways to two-lane roadways. They are inter-county or inter-state oriented and indicative of long travel lengths with limited access points to local roads.
- 2. Other Principal Arterial – Supplements the principal arterial system. They provide service to trips of a moderate length while distributing travel to smaller geographic areas than those served by principal arterials with limited access points to local roads.
- 3. Minor Arterial – Provide a lower level of mobility while placing more of an emphasis on land access than the other arterial classifications. These roadways typically provide a link to the collector roadway system and connect small population centers to the overall arterial system.
- 4. Major Collector – A major collector provides for both land access and movement within residential, commercial, industrial or agricultural areas. They are the links from the land uses to the arterials. Major collector roads provide service to areas not to an arterial route and to other important traffic generators such as schools, parks, etc.
- 5. Minor Collector – Minor collectors provide service to the remaining traffic generators and are spaced at intervals consistent with population densities. They bring all developed areas to major collectors or arterials.
- 6. Local Roadways – Local roads or streets provide for direct access to individual land uses. They discourage through traffic and are typically low in traffic volumes.

2897 As illustrated in Figure 1 above, roadways are classified into six categories: Interstate Principal
2898 Arterial/Freeway and Expressway, Other Principal Arterial, Minor Arterial, Major Collector,
2899 Minor Collector, and Local Roadways.
2900
2901

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2902 Below is a description of each major and minor roadway of the primary and secondary road
2903 network of the Town of Mount Airy. Each description includes the functional classification
2904 assigned to that roadway.

2905
2906 *Interstate 70: Classified as a Principal Arterial/Freeway* – This interstate highway provides the
2907 primary east-west route throughout the State. Our location adjacent to the interstate provides
2908 significant opportunities for direct access to job centers to the east (Baltimore) and west (Frederick
2909 City). This location also attracts businesses which flourish around the interchange of I-70 and MD
2910 27. The highway proximity also results in development pressure due to the excellent access.
2911 Mount Airy sits at the convergence of four counties and the road network facilitates commuter
2912 traffic flow through and around the Town. The challenge continues to be how to handle the
2913 development pressure, while still enjoying access to larger job centers and commercial markets.

2914
2915 *MD 27: Classified as an Intermediate Arterial*- This State Road was constructed in the early 1970’s
2916 and was originally intended to function as a “bypass” east of the Town and provide volume relief
2917 from the use of MD 808 (e.g., Main Street) going through our downtown zone. MD 27 has become
2918 a major transportation corridor for many north-south commuters.

2919
2920 As the population has grown, the volume of traffic utilizing MD 27 has become increasingly
2921 congested within the Town limits. The road is functioning in two primary ways: to move people
2922 daily between work and home and to provide access to the main commercial center businesses in
2923 town.

2924
2925 The last major study of this critical artery was the *MD 27 Corridor Study – Future Conditions*
2926 *Report, April, 2017.*

2927
2928 *MD 808/Main Street: Classified as a Major Collector* – Historically, Main Street functioned as
2929 the main route through town for all local traffic and north/southbound commuter traffic. Presently
2930 it serves more as an access to the downtown zone, Mount Airy Elementary and Middle Schools,
2931 and centrally located homes and subdivisions. It is also a “relief route” for peak-hour commuter
2932 traffic. There is a lack of sidewalks along North Main Street and South Main Street requires
2933 sidewalk improvements; including the removal of redundant mailboxes. The right-of-way and
2934 paving width for Main Street is very narrow and pedestrian accessibility must be addressed.

2935 EXISTING SECONDARY ROAD NETWORK

2936 The secondary road network feeds the needs of local traffic and in addition provides collective
2937 routes to the primary road system that is meant to facilitate through traffic and move commuters
2938 from work to home. Most of the secondary road system in Mount Airy has been in existence for a
2939 long period of time and received minimal upgrades to the existing infrastructure. Most of these

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2940 roads lead from Carroll and Frederick County into the primary road network. The following is an
2941 evaluation of these roads.

2942

2943 Ridgeville Boulevard: *Classified as a minor arterial.* This road connects both Carroll County and
2944 Frederick County residents with MD 27 and MD 808 (Main Street). Ridgeville Boulevard (the
2945 original Maryland Route 144) is not only a historic and scenic by-way, but is also one that serves
2946 the region’s residents for essential commercial services and major shopping areas. It will continue
2947 to function as a collector connecting residents to Main Street and MD 27. There are sidewalks
2948 along portions of the north side and portions of the south side of this road.

2949

2950 Twin Arch Road: *Classified as a minor arterial.* This road serves a variety of commercial,
2951 industrial and residential uses. It is the only access for the Twin Arch Shopping Center, Mount
2952 Airy Carnival Grounds, multiple industrial parks, the Twin Arch Crossing townhouses, and
2953 Brittany Manor. There are no sidewalks on the south side of the road going eastbound. Several
2954 annual events at the Mt. Airy Volunteer Fire Company (MAVFC) Fairgrounds highlight the need
2955 for:

- 2956 a) improved east-west pedestrian crossing of MD 27 from/to Park Ave. and Twin Arch Rd.;
- 2957 b) better pedestrian access along the south side of Twin Arch Rd. between MD 27 and the entrance
- 2958 to the MAVFC Fairgrounds; and
- 2959 c) a new north-south pedestrian crossing the 4 lanes of traffic to the south side of Twin Arch Rd.

2960

2961 Watersville Road: *Classified as a major collector.* Watersville Road is a collector for Carroll
2962 County residents and services the Nottingham Community. It also serves the Knill property (a
2963 large parcel that is considered a possible future annexation area of the Town). On the west side of
2964 MD 27, Watersville Road provides access from MD 27 to three of Mt. Airy’s schools, MD 808
2965 (Main Street), the Mt. Airy Volunteer Fire Company, and the Summit Ridge subdivision.

2966

2967 Park Avenue: *Classified as a major collector.* Park Avenue assists in transporting residents from
2968 the western portions of Mount Airy and downtown traffic east towards MD 27. It also provides
2969 western movement from MD 27 to the downtown area and MD 808. This road also provides access
2970 to Lorien Life Center Nursing Home and Assisted Living Facility, Wildwood Park, Wildwood
2971 Senior Community, and the Mount Airy Post Office. The road section varies in width between its
2972 connection with MD 27 and South Main Street on the western end.

2973

2974 Ridge Avenue: *Classified as a minor collector.* Ridge Avenue assists in transporting residents from
2975 the western portions of Mount Airy and downtown traffic east towards MD 27. This road also
2976 provides access to Lorien Life Center Nursing Home and Assisted Living Facility as well as access
2977 to the Public Library.

2978

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2979 Merridale Blvd: *Classified as a minor collector.* Merridale Boulevard is a collector for Carroll
2980 County and allows a connection from Park Avenue to Ridge Avenue for residents who live along
2981 Merridale Boulevard. This road also provides access to Lorien Life Center Nursing Home and
2982 Assisted Living Facility as well as the Public Library.

2983
2984 Prospect Road: *Classified as a major collector.* This road connects the western part of the Town
2985 and Frederick County into the downtown area and terminates at South Main Street. It allows
2986 access to Rising Ridge Road, which provides a western bypass alternative to Main Street.

2987
2988 Buffalo Road: *Classified as a minor collector.* This road is maintained by the Town in the section
2989 closest to Main Street. Frederick County maintains the middle section and Carroll County
2990 maintains the northern section that intersects with MD 26 near the community of Taylorsville.
2991 Buffalo Road provides access primarily for Frederick County residents coming into our downtown
2992 or into our western residential subdivisions (e.g., Sterling Glen and Summit Ridge). Projected
2993 growth in eastern Frederick County will likely make this road a major collector.

2994
2995 Rising Ridge Road: *Classified as a major collector.* Rising Ridge Road provides access to the
2996 Twin Ridge Elementary School and our western-most subdivisions within the Town limits.

2997
2998 Century Drive: *Classified as a minor collector.* Century Drive is an established collector road that
2999 services an existing industrial/commercial corridor and residential developments. The road is
3000 shown on the master plan to retain its collector standard with a possible extension to Center St.
3001 (contingent upon Council approval of the pre-concept plan for Mt. Airy Crossing).

3002
3003 Ridgeside Drive: *Classified as a minor collector.* Ridgeside Drive is a local road built to an in-
3004 town closed section standard of 40 ft. It connects South Main Street with East Ridgeville
3005 Boulevard. It has multiple entrances providing access to major commercial/retail areas of town. It
3006 is constructed to its final standard, with no additional right-of-way available.

3007
3008 Candice Drive: *Classified as a minor collector.* Ownership of this road is split between Carroll
3009 County and the Town. Candice Drive connects Buffalo Road and North Main Street. This allows
3010 traffic to flow from residential areas both inside and outside of the Town limits.

3011
3012 Aaron Lane: *Classified of a minor collector.* Aaron Lane serves as an access and exit point for a
3013 commercial/industrial area within the Town. This could also be used as an alternative route for the
3014 adjacent residential area, providing access to the Twin Arch shopping center and MD 27.

3015
3016
3017
3018

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3019 ASSESSING EXISTING ROAD NETWORK PERFORMANCE

3020 The cumulative effects of increasing traffic flow on the main highway system and secondary roads
3021 within the Town are taking its toll in several ways. The most visible effect are traffic congestion
3022 problems during morning and evening rush-hours. As the outer suburban areas of Mount Airy
3023 continue to develop residentially and commercially, the MD 808, MD 144, and MD 27 routes have
3024 become increasingly overloaded with pass-through traffic. Due to growth within and surrounding
3025 the Town boundary, traffic congestion will continue to occur and driving conditions are expected
3026 to deteriorate. A comprehensive, long-term road system improvement plan is much needed. The
3027 aforementioned MD 27 Corridor Study is outdated and any road system improvement plan will
3028 require a more contemporary study which considers the region’s growth.

3029 An inventory and analysis of the existing capacity and condition of the Town’s area roadway
3030 system are important steps towards projecting future roadway system needs and developing a long-
3031 term transportation management plan. To analyze the existing roadway network capacity and
3032 efficiency, and in order to develop an improvement plan, this process includes:

- 3033 1) assessing the capacity and performance of the existing roadway system; and
- 3034 2) identification of opportunities for capacity-increasing improvements using a number of
3035 alternatives.

3036 Two performance measures are used to demonstrate how well the roadway system is functioning
3037 to meet the goals and expectations of the roadway network. These performance measures include:

- 3038 1) an assessment of signalized intersection capacity, and
- 3039 2) an assessment of exiting road system capacity.

3040
3041 Measuring performance can help determine whether the efficiency of the roadway system is
3042 currently adequate and whether this efficiency will get better or worse over time.

3043

3044 ASSESSMENT OF EXISTING SIGNALIZED INTERSECTION CAPACITY

3045 In order to plan for immediate and long-term system-wide improvements, the Town continuously
3046 assesses the existing capacity of the road system and its major signalized intersections.
3047 Intersection capacity is characterized by the Level of Service (LOS), or delay time, required for a
3048 vehicle to pass through the intersection. Essentially, the more traffic that passes through a
3049 signalized intersection, the longer the delay for a vehicle. While delay issues can often be corrected
3050 through optimization of signal timing, other improvements, such as additional turning lanes and
3051 through lanes, are required to improve the level of service. Table 1 provides the delay

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3052 characteristics experienced by a driver passing through a signalized intersection under different
 3053 Level of Service (LOS) conditions:
 3054

Level of Service (LOS)	Stopped Delay per Vehicle (sec)	Expected Delay to Minor Street	Stopped Delay per Vehicle (sec)	Expected Problems to Intersection
A	Less than 5.0	Little or no delay	Less than 5.0	Low delay
B	5.1-10.0	Short delays	5.1 to 15.5	Short delay
C	10.1-20.0	Average delays	15.6 to 25.0	# of cars stopping is significant
D	20.1-30.1	Long delays	25.1-40.0	Influence of congestion becomes more noticeable
E	30.1-45.0	Very long delays	40.1-60.0	Limits of acceptable delay
F	Greater than 45.1	Extreme delays. Usually warrants intersection improvement	Greater than 60.1	Oversaturated and unacceptable

A: Traffic flow is unimpeded and volume continues to move constantly.
 B: Traffic flows steadily, but slightly impeded with temporary delays.
 C: Traffic flows with a stable flow, cannot maneuver through lanes well.
 D: Traffic volume is high and vehicles move slow, but still move at a steady pace.
 E: Traffic volume is near capacity, and has an unstable flow.

3055
 3056 For new developments, Traffic Impact Studies are analyzed by Town staff and traffic engineers to
 3057 determine if the signalized intersections and the road system are functioning adequately. The
 3058 Town of Mount Airy collects intersection capacity analysis data from Traffic Impact Studies
 3059 required as part of the new development proposals per the Town’s Adequate Public Facilities
 3060 Ordinance (APFO). In addition, the Maryland State Highway Administration (MSHA) maintains
 3061 traffic volume counts for its road network. For the state roads within the Town boundary, the
 3062 MSHA traffic counts are updated on an annual basis.

3063
 3064 The following Table 2 provides information from recent traffic studies and SHA traffic counts for
 3065 heavily used intersections involving the Town’s primary highway system. Most of the heavily
 3066 used signalized intersections around Mount Airy operate in the morning peak hour at an “C” level
 3067 of service, meaning there is a delay of up to 35 seconds. However, the in-town roads experience
 3068 more traffic in the evening rush hour, often starting at 3:30 p.m. Town intersections are all rated
 3069 lower during the PM rush hour, with South Main Street at Ridgeville Blvd. receiving an “E” and
 3070 both Main St. at Prospect Rd. and MD 27 at Park Ave./Twin Arch Rd. both receiving “D” (per the
 3071 *MD 27 Corridor Study – Future Conditions Report, April, 2017*).

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3072
 3073

Intersection	Critical Lane Volume	Level of Service P.M. Peak Hour
MD 27 n/s of Ridgeville Blvd.	unknown	unknown
MD 27 at MD 808	unknown	unknown
MD 808 at Ridgeville Blvd.	1390 ³	D
Ridgeville Blvd. at Ridgeside Dr.	944 ³	A
MD 27 at Park Avenue	unknown	unknown
MD 27 at Watersville Road	unknown	unknown
MD 27 at Leishear Road	unknown	unknown
Twin Arch Rd/Park Ave at MD 27	1313 ²	D
Twin Arch Road at Century Dr.	782 ²	A
Twin Arch Road at Aaron Lane	572 ²	A
MD 808 at Rising Ridge Rd.	885 ³	A
MD 808 at Center St	980 ¹	A
MD 808 at Prospect Rd	1260 ¹	C
MD 27, north of I-70	unknown	unknown

3074
 3075
 3076

1. Traffic Impact Study, Center Street Professional Center, July 2007
2. Traffic Impact Study, The Goddard School, January 2013
3. Traffic Impact Analysis, Illiano Main Street (Plaza), September 2007

3077 **ASSESSMENT OF EXISTING ROAD SYSTEM CAPACITY**

3078 Determining the existing and future capacity of the road system and predicting when road
 3079 improvements should be made to increase capacity are also key facets of any transportation
 3080 planning effort. The existing capacity of a road system is based on the road classification and the
 3081 existing level of traffic on the road. Using data on the existing number of travel lanes and existing
 3082 traffic volumes, the service volume capacity can be determined. A comparison of the service
 3083 volume capacity to the measured Average Daily Traffic (ADT) can be used to identify road
 3084 systems over capacity and needing widening.

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3085 Table 3 provides the standard service volume for roads with two, four and six travel lanes.
 3086

Table 3. Service Volume Capacity Per Travel Lanes	
No. of Travel Lanes	Service Volume (ADT)¹
2	≤11,999
4	≥12,000 and ≤25,999
6	≥26,000

3088 ¹ Transportation Research Board (TRB), 2000

3089
 3090 The next table provides measured ADT values and the corresponding number of travel lanes
 3091 required for adequate service capacity for a number of road systems in the Town.
 3092

Table 4 Intersection	Daily Lane Volume (ADT)	No. of Existing Travel Lanes	No. Lanes required for adequate service capacity
MD 27 n/s of Ridgeville Blvd.	24,730	4	4
MD 27 at MD 808	16,000	4	4
MD 808 at Ridgeville Blvd.	8,842	2	2
Ridgeville Blvd. at Ridgeside Dr.	unknown	2	NA
MD 27 at Twin Arch Road	18,210	4	4
MD 27 at Park Avenue	18,210	4	4
MD 27 at Watersville Road	unknown	2	NA
MD 27 at Leishear Road	16,000	2	4
Twin Arch Road at MD 27	unknown	3	NA
Twin Arch Road at Century Dr.	unknown	2	NA
Twin Arch Road at Aaron Lane	unknown	2	NA
MD 808 at Rising Ridge Rd.	unknown	2	NA
MD 27, north of I-70	24,221	4	4

3093

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3094 As illustrated in the previous table, the majority of the primary and secondary road systems in the
3095 Town that have recently been assessed for daily volume counts (ADTs) are meeting the minimum
3096 service volume capacity for their current design. However, MD 27 at Leishear Road is currently
3097 not meeting an adequate service capacity. In addition, traffic conditions on MD 27 north of I-70
3098 and near the intersections of Ridgeville Blvd and MD 808 (N. Main St.) are at a critical point
3099 where widening (as requested by Carroll County in 2024) is necessary. During peak rush hours,
3100 both morning and evening, when commuting traffic is the heaviest and competition for resident
3101 access to the commercial opportunities is the greatest, congestion on MD 27 poses the greatest
3102 problem. Some drivers divert, utilizing MD 808 (N. Main Street) to travel north or south. But
3103 conflict with peak hour commuting traffic is inevitable if the commercial sectors are to be accessed.
3104 Over the last ten years, increasing residential development north of Mount Airy has caused the
3105 volume of traffic traveling MD 27 and MD 808 to increase dramatically. In addition, although
3106 there is no reported ADT data available to perform the volume capacity analysis, the Town staff
3107 concludes that Twin Arch Road is currently built below standard for the volume of traffic it is
3108 handling.

3109
3110 With the limited data available a complete picture of the existing traffic conditions in the Town is
3111 not obtainable. As illustrated in Table 2 and Table 4, some primary and secondary signalized
3112 intersections and road systems do not have current Traffic Impact Studies completed. It is
3113 recommended that these studies be completed and that the Town invest in the development of a
3114 model of the Town's transportation network. A corridor analysis of MD 27, from north of I-70 to
3115 north of Leishear Road, should also be performed. Both the transportation network model and the
3116 corridor analysis can be used to assess long-range impacts using growth trends and anticipated
3117 development projects. This computerized model is useful for comparing the impacts of various
3118 growth assumptions and for evaluating alternative transportation improvement programs.

3119

3120 RECOMMENDATIONS FOR ROAD SYSTEM IMPROVEMENT

3121 Recommendations for future road system improvement can be developed to address existing and
3122 future congestion levels and create opportunities for increased connectivity. Capacity can be
3123 improved through increase in volume capacity (e.g., widening) and through creation of new roads
3124 to foster interconnectivity.

3125

3126 IMPROVING CAPACITY – PROPOSED FUTURE ROAD WIDENING

3127 The following are recommendations for future road widening based on analysis performed to date:

3128

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3129 MD 27: The Town will continue to work with MD SHA to communicate any volume or
3130 signalization issues affecting rush hour traffic. The traffic flows in this area of the Town are very
3131 significant and should continue to be monitored. In particular this will become necessary as full
3132 build-out conditions are reached along the MD 27 corridor.

3133
3134 In 2024, Carroll County submitted to the State a prioritized list of much-needed county road
3135 improvements. Number 5 priority among the 5 roads on that submission is the widening of MD
3136 27 from the southern-most limit of the County to the intersection of Leishear Road. If funded, this
3137 widening will provide some relief to the congestion along that corridor within the limits of the
3138 Town. However, real relief will occur when MD 27 is widened all the way north to the intersection
3139 with MD 26.

3140
3141 Twin Arch Road: As previously indicated, Twin Arch Road currently does not meet the Town
3142 design standards to accommodate the current volume of traffic nor does this road provide safe
3143 pedestrian access. On the east side of MD 27 and the south side of Twin Arch Rd. there's an
3144 urgent need for:

- 3145 • New sidewalks between the southeast corner of the MD 27/Twin Arch Rd. intersection and
3146 the MAVFC Fairgrounds' entrance,
- 3147 • a new, safe pedestrian crossing between the northeast corner of the intersection and the
3148 southeast corner, and
- 3149 • the widening of Twin Arch Rd. eastward past the Twin Arch Industrial Park entrance.

3150
3151 Buffalo Road: Sectional improvements for widening and upgrading this road to in-town standards
3152 will occur along with the development for the proposed Full Property. It is recommended the
3153 Town continue to work toward widening and upgrading this road as development continues within
3154 eastern Frederick County and within the current Town boundaries, and as annexations occur along
3155 this road.

3156 South Main Street Traffic Circle: This project, scheduled to begin in 2024, aims to provide a new
3157 roundabout connecting S. Main St. and Rising Ridge Rd. in a manner that will allow faster and
3158 easier access to MD 27 and the I-70 interchange from the busy Ridgeside Drive and Ridgeside
3159 Court.

3160 IMPROVING CONNECTIVITY -
3161 PROPOSED FUTURE ROAD CONNECTIONS

3162 As growth continues within and beyond the Town limits, traffic conditions will warrant the
3163 necessity of providing additional road connections. A number of future road connections are
3164 recommended as new development projects are approved. These connections will become
3165 essential to reducing the burden of increased traffic volume on the primary road systems. Future
3166 connections and the way they are executed should be evaluated for their positive and potentially

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3167 negative impacts to existing primary and secondary road systems, and overall quality of life for
3168 existing and new developments.

3169

3170 Center Street Extended: The extension of Center Street from Main Street to MD 27 has been in
3171 the Mount Airy Master Plans for many years. It is still considered to be a critical connection for
3172 the Town as it will serve as the last commercial corridor entering the downtown area from MD 27.
3173 This connection also affords downtown area residents a direct road to Watkins Park. The road is
3174 envisioned as functioning as a boulevard type of entrance into Main Street.

3175

3176 Rising Ridge Road extension northward to Buffalo Road: The northern extension of Rising Ridge
3177 Road is planned to be the last section of the “Western bypass” for Mount Airy. This roadway
3178 needs to be carefully designed to deal with any environmental areas that may affect the road
3179 alignment or design. The roadway connection is slated to traverse in a northern direction and
3180 connect with Buffalo Road near Old Bohn Road.

3181

3182 Rising Ridge Road extension south to Main Street: Consideration should be made to provide a
3183 south end connection to Main Street and MD 27. This connection would provide the first section
3184 of the “Western bypass”.

3185

3186 Century Drive Extended: This road is planned to extend through the remaining industrial park for
3187 the Twin Arch Industrial Park. The road exists as a collector from Twin Arch Road, there is a leg
3188 of the road unconstructed that will connect to MD 27 on the eastern side of the Town. This last
3189 piece of roadway is considered a valuable connection to access two industrial parks and a major
3190 residential townhouse community. Design considerations should be considered for this road
3191 alignment to accommodate a future “Rails to Trails” pathway that would parallel the road for a
3192 short distance.

3193

3194 Beck Drive Extension into Center Street: This short road extension is expected to take place when
3195 the residentially zoned portion of the Beck Property to the west of MD 27 is developed. This road
3196 extension will provide an access point from the new residential development to the Center Street
3197 corridor. A pathway is recommended to allow pedestrian access from Park Avenue and Beck Drive
3198 to Center Street.

3199

3200 MD 27 Corridor Analysis: The development of the vacant land situated on the east side of Route
3201 27 has the potential to create a substantial increase in traffic (and congestion) given the current
3202 limitations of the road infrastructure network in this area. Again, as stated earlier, the April 2017
3203 MD 27 Corridor Study is outdated and any road system improvement plan will require a more
3204 contemporary corridor analysis.

3205

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3206 IMPROVING ROAD SYSTEM DESIGN FOR SAFETY

3207 **TRAFFIC CALMING AND ROAD MAINTENANCE**

3208 The primary purpose in the design of a road is to ensure safe transit. Design standards are in place
3209 to ensure adequate roadway width, curvature, and sight distance exist and to provide safe for
3210 pedestrians crossing and traveling along the road. The Town utilizes the design standards of
3211 Carroll County for all new roads constructed within the Town boundaries. State-owned and
3212 maintained roads are designed with Maryland State Highway Administration (MSHA) standards.
3213 The Town ensures all road design standards are met in the land development approval process.

3214
3215 **TRAFFIC CALMING**

3216 The Town of Mount Airy should consider incorporating traffic calming into its road design
3217 standards. Traffic calming designs are recommended to reduce speeds at intersections or along
3218 roadways. The Institute of Transportation Engineers (ITE) and the Federal Highway
3219 Administration (FHWA) provide insights as to how to properly implement traffic calming tactics.

3220
3221 **ROAD MAINTENANCE**

3222 An inventory of existing physical conditions of the primary in-town roads is kept by the Town of
3223 Mount Airy and updated regularly. The Town of Mount Airy performs capital improvements
3224 yearly to keep the Town's roads in good condition. An annual paving contract involves different
3225 stretches of roads each year. It includes patching the road where there may be cracks or shifting of
3226 asphalt and resurfacing the section of road that is patched. This annual task allows the roads to be
3227 repaired properly and typically includes approximately two of the roughly fifty miles of the
3228 Town's roadway network to be upgraded annually. Transportation maintenance also requires
3229 continued maintenance and improvement of the storm drainage systems to remove runoff water
3230 and to prevent flooding of the Town streets. Lastly, road surface maintenance also should be
3231 coordinated with other projects such as pipeline repairs or installations, upgrading or installing
3232 sidewalks, repairing or adding curbs, and storm drain gutter replacement for every stretch of road
3233 that goes through its annual paving. This helps the Town keep the roadway network maintained as
3234 well as enhance the safety of cyclists and pedestrians.

3235
3236 IMPROVING MULTI-MODAL TRANSPORTATION OPPORTUNITIES
3237 PEDESTRIANS AND BICYCLES

3238 To implement the Town's goal of a more walkable community, it is important to incorporate other
3239 modes of transportation into the Town's overall transportation network planning in order to have
3240 a diverse and balanced system. In addition to the road system, the Town must plan to integrate for
3241 other bicycle and pedestrian access. Improvements should be made to help increase pedestrian
3242 and bicycle safety throughout the town.

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3244 The Town has concentrated on increasing the opportunities for pedestrian and bicycle paths
3245 through the design of good subdivision layouts that provide for pedestrian and bicycle non-
3246 motorized interconnections between neighborhoods. It is equally important in the development of
3247 the Town’s park system, the downtown area, and any commercial development that alternatives
3248 for pedestrian and non-vehicle access are seriously considered in the site design process. This also
3249 is a vital component in promoting interconnectivity for newly revitalized areas and redevelopment
3250 corridors.

3251
3252 Town-wide Pedestrian Pathways (also reference Chapter 7 for the section on Parks): The first
3253 Central section of “Rails to Trails” has been completed and it connects Watkins Park to Main
3254 Street at the Railyard. The West section is partially completed with a connection from the Twin
3255 Ridge neighborhood (Rambling Sunset Circle) to Hill Street. The West section will be completed
3256 when the section through the Cold Storage property is done. The East section from Watkins Park
3257 eastward faces challenges; including the safe crossing of MD 27 and the Town’s access along
3258 Waste Water Treatment Rd. The East section will eventually connect the Eastern-most residential
3259 developments (e.g. Nottingham) with the Downtown and our Western-most developments. In
3260 addition, the Town has should continue connecting neighborhoods with walkways to enable a more
3261 walkable community. These connections allow pedestrians and bicycles to avoid traffic and major
3262 highways. The Sterling Glen pathway connection to Summit Ridge and the East Ridgeville
3263 Boulevard sidewalk installation from Conestoga Court connecting to the commercial area near
3264 MD 27 are two locations in which these improvements are being considered.

3265
3266 Sidewalk Improvements: General sidewalk improvements along roadways are another
3267 enhancement for pedestrian travel. The Town continues to work with the MSHA to provide
3268 Americans with Disabilities Act (ADA)-related sidewalk improvements in the Downtown Zone
3269 along Main Street. These improvements will give pedestrians a safe, adequate walking space and
3270 provide a more welcoming travel path. The narrowing of road intersections, due to wider
3271 sidewalks, is another way to help pedestrians. It makes drivers more cautious of their surroundings
3272 and pressures them to drive slower, which creates a safer neighborhood road and lets pedestrians
3273 cross streets safely. These options help create safe travel for pedestrians as well as encourage
3274 walking. Lastly, with cluster mailboxes installed along S. Main St., the redundant original
3275 mailboxes should be removed.

3276
3277 Pedestrian Crossing Signals: A pair of yellow flashing lights, which are push button-activated, are
3278 installed near the intersection of Main Street and Park Avenue. When activated, these provide an
3279 additional warning to drivers that a pedestrian is about to enter the designated pedestrian walkway.
3280 The Town may install similar signals at other locations where pedestrian traffic or children walking
3281 to/from school may need to cross safely. One potential candidate location is the intersection of
3282 Main Street and Cottonwood Road for children crossing N. Main Street to get to the three schools
3283 on the east side of N. Main Street.

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Electric Vehicle (EV) Charging Stations: Level-2 EV charging stations are located:

- in the Municipal Parking Lot adjacent to Park Ave,
- at our Public Library,
- within Watkins Park, and
- on the east side of MD 27, at E. Ridgeville Blvd. and Ridge Court.

As EV use increases, the Town should increase the number of charging stations.

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Transportation

Objectives and Implementing Strategies

aligned with the Town’s Strategic Goals

STRATEGIC GOAL A: Achieve More-Than-Adequate Public Facilities: Don’t settle for “adequate.” Improve the capacity and quality of all seven (7) areas¹ of our Public Facilities so that we can increase the Quality of Life for all residents. This will also create a reserve capacity in order to support population increases and absorb unpredicted impacts (e.g. droughts, ground water contamination, major road detours/closures, unplanned reduction of waste water treatment capacity, etc.).

Objective A.6.1: Pedestrian focus -- Increase the Town’s safe walkability by adding sidewalks and pedestrian crossing zones along highly-traveled roadways and/or between residential areas and popular venues.

Objective Lead: Streets & Roads Commission

Implementation:

- Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection and the entrance to the MAVFC Fairgrounds.
- Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.
- Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection and GreenTree subdivision limits.
- Improve the current pedestrian crossings along Main Street.
- Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

Objective A.6.2: Advocate and assist in the design, solution development, and construction of a pedestrian crossing over or under MD 27 to connect the rails-to trails pathway to the east.

Objective Lead: Streets & Roads Commission (in coordination with Parks & Recreation Commission and the Town Engineer)

Implementation:

- Task organize a committee integrating members of the Streets & Roads and Parks & Recreation Commissions with the Town Engineer to establish design criterion and possible solutions.

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Objective A.6.3: Assist in the design and solution development for improvements to Twin Arch Road congestion.

Objective Lead: Streets & Roads (in coordination with the Town Engineer)

Implementation:

- Task organize a committee integrating members of the Streets & Roads with the Town Engineer to establish design criterion, and possible solutions to that criterion, for mitigating the congestion on Twin Arch Rd.
- Communicate your ideas to appropriate Carroll County and MDOT authorities to encourage solution adoption and funding for the improvement(s).

3451 CHAPTER SEVEN:
3452 COMMUNITY FACILITIES & PUBLIC
3453 SERVICES

3454 One of the goals of long-range planning is to also identify, coordinate and plan the growth of vital
3455 community infrastructure and public services. Community infrastructure which supports an array
3456 of public services is essential to the Town. Our continued efforts to provide and improve upon
3457 necessary public services for Mount Airy residents are critical to attaining our Town's 2033
3458 Vision¹. As such, these services must be thoroughly considered when planning for any growth and
3459 infrastructure improvements.

3460 Small municipalities, such as Mt. Airy, face a challenge when it comes to matching public facility
3461 growth with residential, mixed-use, commercial, and industrial growth. It's fair to state that the
3462 growth of community facilities and public services in small towns such as ours typically lags the
3463 growth of residents and businesses. As a consequence, we face the reality of an aging community
3464 with lagging services, infrastructure, and delayed financial support from the County and State.
3465 Certainly, community services need to be provided to support any new development, but it is the
3466 long-term maintenance and incremental growth/expansion of that infrastructure that becomes a
3467 financial challenge to the small local government. For these reasons, long-term community
3468 services infrastructure planning is essential to anticipate growth, build a plan and seek funding
3469 solutions. Two traditional tools by which public services are scheduled to keep pace with new land
3470 development are the Adequate Public Facilities Ordinance (APFO) and the Capital Improvements
3471 Program (CIP).

3472 The APFO intends to work in conjunction with the CIP, by providing specific timing of essential
3473 infrastructure which is based on a level of service currently observed by the jurisdiction.

3474 The Capital Improvements Program is a long-range planning implementation tool by which needed
3475 public improvements are placed into a specific time frame for funding, design, engineering, and
3476 construction. The CIP is an adopted document that delineates a schedule of the improvements for
3477 public facilities such as water and sewer, roads and traffic devices, parks and open space, fire and
3478 emergency medical services (EMS), local police, and schools. The typical time frame for a capital
3479 improvements program is five years, with a yearly update to reprioritize needed facilities and
3480 associated funding within the municipal fiscal budget for the listed projects.

¹ The Vision for the Town of Mt. Airy is found in the *Introduction*.

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3481 The continuous effort to schedule needed infrastructure construction and maintenance allows the
3482 Town to maintain a high quality of life. The Town of Mt. Airy continues to adjust to changing
3483 infrastructure needs as the community demands certain public services.

3484 The Community Facilities and Public Services to be discussed in this chapter and which are
3485 necessary to serve the Town’s residents are listed below:

- | | | | |
|------|------------------------|------|--------------------------------|
| 3486 | • Parks and Recreation | 3490 | • Town Government Facilities |
| 3487 | • Public Schools | 3491 | • Libraries and Senior Centers |
| 3488 | • Public Safety | 3492 | • Water, Sewer, and Wastewater |
| 3489 | • Emergency Services | 3493 | • Solid Waste and Recycling |

3494

3495 **PARKS AND RECREATION**

3496 The Town of Mount Airy provides for various active and passive recreational opportunities at
3497 several locations from many sources. The Town currently (2023) owns and maintains 13 active
3498 parks. Several private organizations own
3499 recreational fields, and both Carroll and Frederick
3500 County Boards of Recreation own recreational
3501 fields within the Town boundaries. As a result of
3502 the population increase over the past decades, the
3503 Town of Mount Airy has the greatest need for ed
3504 fields and courts to support baseball, softball,
3505 pickleball, soccer, and football.



3506

3507 The Town’s Adequate Public Facilities
3508 Ordinance requires 3 acres of open space/park land for every 100 citizens. Currently (April, 2024)
3509 the Town has an open space deficit of 74.7 acres. Two of the largest undeveloped parcels within
3510 the Town are zoned mixed-use (MXU-CC and MXD) are presently the greatest potential
3511 contributors towards reducing this deficit. Other than these remaining undeveloped parcels, the
3512 open space/park land deficit will have to be addressed via future annexations.

3513 While open space has been required for new residential developments, neither commercial
3514 development and industrial subdivisions have been required to provide open space. As the Town
3515 implements its vision for pedestrian accessibility and connectivity through trail networks
3516 throughout the Town, there is an opportunity to extend this requirement to non-residential
3517 development.

3518

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3519 TOWN OF MOUNT AIRY PARK AND RECREATION FACILITIES

Park	Acreage	Amenities
<i>East/West Park</i>	20.77 acres	baseball field playground equipment basketball court multi-use trail parking area
<i>Watkins Regional Park</i>	21 acres	gazebo 2 large pavilions 3 covered picnic tables 2 tennis courts (lighted) 1 basketball court (lighted) walking trail 1 soccer field 1 softball field exercise stations traditional and inclusive playgrounds skate park gaga ball pit (coming soon) dog park trail connection sand volleyball court modern restroom facilities parking area
<i>Summit Ridge Park</i>	8 acres	2 baseball fields large pavilion playground equipment parking area
<i>Summit Ridge Soccer Field</i>	3 acres	soccer field parking area
<i>Community Garden</i>	2.58 acres	gardens
<i>Village Gate Park</i>	17.7 acres	2 tennis courts 1 soccer field walking path playground trail connection parking area
<i>Prospect Park</i>	10 acres	pickleball / roller hockey court playground large pavilion basketball court fishing pond parking area
<i>Vest Pocket Park</i>	½ acre	gazebo benches and gardens
<i>Twin Ridge Park</i>	5 acres	1 soccer field 1 baseball field (lighted)
<i>Windy Ridge Park</i>	91.85 acres	multi-use trail system

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Wildwood Park	3 acres	gardens gazebo walking path fountain playground parking area
Twin Arch Park (serving Twin Arch Crossing and Brittany Manor)	6 acres	2 soccer fields basketball court parking area
Rails-To-Trails (Central – Phase 1)	1 acre	completed portion of a 3-phase linear park parking walking path
<u>Partial</u> Rails-To Trails (West – Ph 2)	8 acres avail now w/partial completion	walking path

3520

3521 There are also a number of Carroll and Frederick County facilities, both public and private, that
 3522 are available to Mount Airy residents. This includes Old National Pike District Park and Russell
 3523 Windsor Field; two facilities located just 3 miles west of town. The Old National Pike District
 3524 Park has baseball and soccer fields with future plans for other recreational additions.

3525 Local sports leagues, to include the Mount Airy Youth Athletic
 3526 Association (MAYAA) and the Four County Little League
 3527 (FCLL), make use of baseball and soccer fields at schools located
 3528 within the Town. Schools outside the Town’s boundaries are
 3529 generally too distant to be of much use to the leagues serving the
 3530 community.



3531 Another private set of fields at the Fire Company Carnival grounds has been used primarily by
 3532 MAYAA over the years. These fields are privately owned by the Mount Airy Volunteer Fire
 3533 Company. There are four baseball fields at this complex and during the
 3534 winter months, two of the fields are used for football. If any development of
 3535 this privately-owned land were to occur, the community could lose the sports
 3536 fields located there. The Town should therefore actively pursue an
 3537 alternative location to replace those fields as well as create additional fields
 3538 to meet current shortfalls caused by increased demand in recent years.



3539 While there is still an emphasis on ensuring adequate playing fields to accommodate sports related
 3540 events, there is an increased focus to coordinate community-oriented events in the Town’s Park
 3541 facilities. The past decade has revealed a strong desire to take part in local events that build a
 3542 community connection. Well-attended events include Camp Night, Movie Nights, benefit races
 3543 and walks, as well as concerts and performances by local artists.

3544

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3545

3546

PLANS FOR FUTURE PARK FACILITIES

3547 Parks and recreational facilities are important to the perception of the Town’s character. Attractive
 3548 and accessible facilities encourage use and are symbols of civic pride. Town parks should be
 3549 visible, inviting and accessible from public roads. The landscaping and furnishing of park facilities
 3550 should be done with quality and care. There are always a variety of park types available within a
 3551 certain community and demand for certain types of recreation is greater in some locations than
 3552 others. In 2020, a town survey provided feedback on the “most needed” recreational facilities.
 3553 The 1,710 responses were:

Facility Type	#1 Desire	#2 Desire	#3 Desire
Nature Trails Walking/Biking Paths	61.6%	27.7%	10.7%
Ball Fields	43%	32.2%	24.9%
Wooded Areas Open Space	33%	45.3%	21.7%
Playground Equipment	27.4%	33.5%	39.2%
Basketball +Tennis Courts	24.8%	43.9%	31.3%
Skatepark	23.6%	39.7%	36.7%
Picnic Facilities	13.8%	31%	55.2%

3554 **Ref:** 2020 Town Survey, Question #8

3555 Approximately 62% of the survey responses indicated their top desired was for Nature Trails and
 3556 Walking/Biking Paths. Consequently, the Town redoubled its efforts to design and construct the
 3557 three-phased Rails-To-Trails Project. The Central Phase and a portion of the West Phase have
 3558 been finished. Additionally, the second desired recreational amenity was more Wooded Areas and
 3559 Open Space (45%). In response, the Town has focused on closing its Open Space deficit and
 3560 increased the Open Space acreage requirement for the newest zoning district, Mixed-Use (MXD).
 3561 Lastly, the 2020 Survey also asked residents what were the Top-4 “likes” about living in the Town.

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3562 Only 4 out of 1,740 responses placed our recreational facilities as their #1 response. Clearly, our
3563 Town and its Recreation & Parks Commission are motivated to address all of these survey
3564 responses.

3565

3566 **Guidelines for Parkland Acquisition and Categories:** There are general guidelines for creation
3567 of park facilities for a certain municipal population. Listed below are some general standards for
3568 providing parkland. A municipality should generally comply with these standards and monitor
3569 their acquisition of parkland over time to see if it meets the standard criteria.

3570 **Neighborhood Parks** – 5 Acres/ 1,000 persons population/Average 1-10 acres – ½ mile service
3571 area.

3572 **Community Parks** – 10 Acres/1,000 persons population/Average 20-75 acres – 2+ miles service
3573 area.

3574 **District Parks** – 10 Acres/1,000 persons population/Average 100+ acres in a Regional Location.

3575 There are also more specialized Regional/Resource types of parks, which may traverse several
3576 counties and provide hiking, biking or camping opportunities. Two examples of this type of park
3577 would be the Gillis Falls Watershed area located northeast of the Town and the Rails to Trails
3578 Greenway that continues to be designated on the current Master Plan. These greenways are not
3579 developed, but both have been included in long-range planning at the County level.

3580 NEW NEIGHBORHOOD PARK: BACK ACRE CIRCLE (TO BE NAMED)

3581 As a result of the Brittany Manor subdivision, and separate from the playfield at Twin arch Park, a parcel
3582 of 1.15 acres located along Back Acre Circle was deeded to the town and can be developed into a Town
3583 Park. A Town-owned trail, also as a result of this development, connects this Back Acre parcel to the Rails-
3584 to-Trails Project east of the Waste Water Treatment Plant.

3585 NEW NEIGHBORHOOD PARK: RAILS-TO-TRAILS (WEST AND EAST PHASES)

3586 The Rails-to-Trails pathway runs along the right-of-way of the old B&O railroad. The entire trail
3587 will be designated as a hiking and biking path and will link up most of the residential developments
3588 in the town along the way to make Mount Airy a walking/biking community interconnected to the
3589 downtown and to most of the town parks along water and sewer easements. The Town's
3590 development of this linear park is a three-phase effort:

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- 3591 ➤ Rails-To-Trails (Central – Phase 1) was completed in 2023. It is an approximately 1/3-mile
3592 path which extends from the Downtown “Rail Yard” and historic train depot eastward to
3593 Watkins Park. It includes an elevated
3594 boardwalk and concrete ramp providing
3595 accessibility over a creek.
- 3596 ➤ Rails-To-Trails (West – Phase 2) is more
3597 than half completed. It extends westward
3598 from our Downtown “Rail Yard” to Tempest
3599 Lane. The section which connects Hill Street
3600 to Main Street runs through the Cold Storage
3601 lot which is not owned by the Town and
3602 therefore not completed. The Frederick
3603 County Bikeways and Trails Plan shows an
3604 on-street bikeway along MD 144.
- 3605 ➤ Rails-To-Trails (East – Phase 3) is not
3606 completed. It extends eastward from
3607 Watkins Park across MD 27 and along the Waste Water Treatment Facility access road (along
3608 the southern boundary of Knills Farm) and runs one more mile to the main rail line traveling
3609 east to Baltimore. This is shown in the Carroll County Comprehensive Plan to continue to
3610 Sykesville.
- 3611



A GROUP OF VOLUNTEERS CLEANING UP
THE CENTRAL - PHASE 1, RAILS-TO-TRAILS

NEED FOR A MOUNT AIRY SPORTS COMPLEX

3614 The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field
3615 Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. In response
3616 to the 2007 Town Survey, and 2012 Community Needs Assessment, an active search was started
3617 to acquire the additional land specifically for a regional sports complex to make up the shortfall.
3618 The results of the 2020 Town Survey (as the second-most desired recreational amenity) continue
3619 to underscore this need.

3620 In the meantime, the Town has been getting by with community and school parks spread all around
3621 the Town, causing parents of young athletes to consistently complain about the need to travel back
3622 and forth to fields in different locations. This situation presents a particular hardship for families
3623 with multiple children involved with sports. Clearly, the best long-term solution to these needs is
3624 a single sports complex of sufficient size to accommodate multiple games at the same location.
3625 Such a complex could also offer the opportunity to bring the community together and enable the
3626 hosting of playoffs and tournaments in various sports.

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3627 The vision is that regional sports complex off of a major artery would be the perfect complement
3628 to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational
3629 area at Watkins Park.

3630 The 2007 property search ended in 2011 with the optimism that such a complex could be developed
3631 as part of the Town’s negotiations with Carroll County on the annexation of the nearby Harrison-
3632 Leishear property. Unfortunately, in February of 2021 those negotiations were terminated and the
3633 possibility of a sports complex (among other items) on that property ended. That property is still
3634 proposed as a future annexation in this Master Plan (ref: Chapter 4 and Master Plan Proposed
3635 Annexation Map). If negotiations reopen on the annexation of Harrison-Leishear, then fresh
3636 conversations on a much-needed sports complex should be restarted.

3637
3638

3639 NEED FOR A MOUNT AIRY 3640 COMMUNITY/RECREATION CENTER

3641 The Town currently lacks this type of facility and past Town surveys and Community Needs
3642 Assessments have produced a clear signal that it is needed. The most recent 2020 Town Survey
3643 comments consistently advocate for a center which offers after-school and weekend programs for
3644 both children and adults. Those residents speak of adjoining counties’ community/recreation
3645 centers and the positive impact it brings to the sense of “community”, the various programs that
3646 can become available during the winter months (when outside recreation opportunities diminish),
3647 the place for art exhibitions from our residents, and a general indoor “gathering place” for clubs
3648 and social groups. The harsh reality is that the inventory of existing buildings within the Town
3649 limits to enable an initial center is discouraging and any discussion of county-funded construction
3650 of a new dedicated building is very difficult in the current tight budget environment (which exists
3651 at all levels -- State, County and Town). Nonetheless, going beyond a survey and into more
3652 detailed criteria for such a center is wise so that the Town can be poised to move forward if the
3653 opportunity arises and funding issues are less onerous. Optimistically, perhaps a future annexation
3654 may provide part of the solution (e.g., Harrison-Leishear), or a developer’s agreement to construct
3655 such a center (within a proposed project as infill development) could be another solution.

3656

3657 PUBLIC SCHOOLS

3658 Both the Carroll and Frederick County school systems serve Mount Airy. The students attend
3659 elementary, middle, and high schools in their respective counties. Resident children are divided
3660 between these two counties although they often live in close proximity to each other.

3661

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3662 Regarding the elementary school offerings:

3663 In Carroll County, the students are served by Parr’s Ridge Elementary and Mount Airy Elementary
3664 School. In Frederick County, the Town’s students are served by Twin Ridge Elementary.



PARR'S RIDGE ELEMENTARY SCHOOL



MOUNT AIRY ELEMENTARY SCHOOL

3671

3672

3673

3674



TWIN RIDGE ELEMENTARY SCHOOL

3675

3676 Regarding the middle school offerings:

3677 In Carroll County, the middle school students are served by Mount Airy Middle School. In
3678 Frederick County, the middle school students are served by Windsor Knolls Middle.



WINDSOR KNOLLS MIDDLE SCHOOL

3679



MOUNT AIRY MIDDLE SCHOOL

3681 Regarding the high school offerings: In Carroll County, the Town’s high school-aged students
3682 are served by South Carroll High School. In Frederick County, these students are served by
3683 Linganore High School. Both of these high schools are some distance from the Town.

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3684

PUBLIC SAFETY

3685 POLICE PROTECTION AND PUBLIC SAFETY

3686 In 2015 The Town established it own Police Department to provide police services for the Town.
3687 The staffing level of the department as set by the Town Code is 1.1 officers per 1000 residents. the
3688 Town’s population as of 2023 is 9,873 residents. The Mount Airy Police Department is currently
3689 budgeted for 11 Sworn Officers (including the Chief) and 2 civilian staff. The current staffing
3690 levels allow for 20 hours of daily police service. These hours and other services are supplemented
3691 by the Carroll County Sheriff’s Office, Frederick County Sheriff’s Office, and Maryland State
3692 Police via Mutual Aid Agreements.

3693
3694 The Mount Airy Police Department is currently (2023) located in a rented commercial office space
3695 at 205 Center Street. This is a commercial office building with a mixture of medical suites and
3696 empty suites. The rented space is required to accommodate all the functions of the Police
3697 Department including Administrative Offices and functions, Evidence/Property Storage, Patrol
3698 Squad Room, Conference/Training Room, Fleet Parking and Storage, and Prisoner Holding
3699 Facilities. The location also accommodates the Town’s Code Enforcement employee. The location
3700 of the current facility provides close and direct access to the downtown area and Main Street
3701 corridor. This location does not provide direct access to the MD 27 corridor sections of the Town,
3702 nor does the current facility adequately support the functions of a full-service police agency.
3703 Space is limited and the facility does not meet accepted standards. A new police station must be
3704 budgeted planned and constructed within this Master Plan cycle to assure the Mount Airy Police
3705 Department can continue to meet the Town’s public safety needs and comply with all acceptable
3706 standards for municipal police facilities.

3707

3708 FIRE AND RESCUE EMERGENCY SERVICES

3709 Emergency Medical, Fire, and Rescue Services are provided by the Mount Airy Volunteer Fire
3710 Company Inc. (MAVFC). The fire company personnel include approximately 25-30 volunteer
3711 responders, numerous volunteer support personnel (non-responders) and 32 career personnel
3712 assigned by the Carroll County Department of Fire and EMS (DFEMS). These personnel work a
3713 24 hour on/72 hour off rotating shift. The station is staffed 365 days a year, 24 hours a day by the
3714 DFEMS career personnel. There is currently a minimum of 6 personnel assigned each day, two to
3715 staff each of our two paramedic units, and 2 to staff the first large unit out. There are two
3716 paramedics, one shift Lieutenant, one apparatus driver (FADO), and two firefighter/EMT’s
3717 assigned each day. This number of personnel will increase as DFEMS grows. Volunteers
3718 supplement the contingent of career personnel at various levels. Currently, the primary focus of
3719 DFEMS is to provide full time EMS service at the paramedic level. This sometimes cannot be

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3720 maintained due to numerous calls at a given time or temporary lack of paramedic trained personnel.
3721 These personnel may also be used to staff their apparatus if necessary.

3722
3723 The current fire station was constructed in 1991-1992 and was occupied in late 1992. The station
3724 is located at 702 North Main Street.

3725
3726 The “first due” service area, or area where the MAVFC is expected to respond first, extends
3727 well beyond the Town limits into Carroll and Frederick counties and a small portion of Howard
3728 County. In addition, the MAVFC responds outside the first due response area to assist departments
3729 in any of the four surrounding counties, and occasionally to other Maryland counties and
3730 surrounding states on “mutual aid” calls. Call totals have been into the 2000’s over the past several
3731 years. The incident total for 2023 is 2397. The number of alerts was 2765. These numbers are
3732 expected to continue to increase. Approximately 65.5% of the incidents were in Carroll County,
3733 27% in Frederick County, 4.5% in Howard County, and 2.5% in Montgomery County. There was
3734 1 call in Baltimore County. The average response time to calls in the first due area from dispatch
3735 to arrival on the scene is between 5 and 10 minutes. Monitoring of response times is done
3736 frequently and updated when necessary.

3737

3738

GOVERNMENT FACILITIES

3739 MOUNT AIRY TOWN HALL

3740 Situated in the heart of the downtown area, the Mount
3741 Airy Town Hall is located at 110 South Main Street.
3742 At this location, the administrative offices for Water
3743 and Sewer, Finance, Engineering, and Community
3744 Planning are accessible to the public. Last renovated
3745 in 2007, the Town Hall was expanded slightly to
3746 accommodate adequate office and meeting room
3747 space. Regularly scheduled Town Council meetings
3748 are held at this location. The Town Council Room
3749 also serves as the primary venue for various Town
3750 Commission Meetings. In addition, the Town Hall also serves as the location for an Operations
3751 Center when the need arises for the coordination of emergency management services for the Town.



3752

3753

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3754 FLAT IRON BUILDING

3755 Built by William E.T. Smith in 1903, the Smith Building (commonly known as the Flat Iron
3756 building) has stood at the heart of downtown, Main Street, Mount Airy, for over 120 years. The
3757 town maintains ownership and stewardship of the building and property. The building served
3758 prominent businessmen in the early years and was the first meeting place of the American Legion
3759 following WWII. It has also served as Town Hall, the local police station, a military museum and
3760 the home of the town's Historical Society. The building's design is unique, adds to the historic
3761 streetscape of Main Street, and contributes to the town's listing on the National Register of Historic
3762 Places as designated by the National Park Service. Accordingly, the building's history, location
3763 and condition warrant preservation. The town, in cooperation with other organizations, intends to
3764 draw from a wide variety of funding sources including grants, bonds, nonprofit fundraising and
3765 municipal funds to pursue a path to preserve the building and the property in a manner which
3766 facilitates pedestrian access, promotes historical tourism and enhances economic development for
3767 Main Street businesses.

3768 MOUNT AIRY MAINTENANCE FACILITY

3769 The Mount Airy Maintenance Facility is located at 215
3770 Prospect Road, just west of Prospect Park. This facility
3771 serves as the central operating location for the
3772 Department of Public Works. The Mount Airy
3773 Maintenance Facility is regarded as a public facility in
3774 that it also offers residents the opportunity for used
3775 motor oil drop-off and recycling. The current facility
3776 sits on 2.5 acres with another four-acre parcel owned by
3777 the Town connected to its northwest corner for future
3778 expansion.



3779 CABOOSE VISITOR CENTER

3780 The C-2095 Caboose, lovingly nicknamed Mackenzie,
3781 serves as the Mount Airy Visitor Center and has
3782 information on many of the local businesses and
3783 amenities. Retired from service in 1978, Mackenzie
3784 was sent to the B&O Railroad Museum for restoration
3785 in 2014 and was returned to Mount Airy in 2016. It
3786 serves as a showpiece of the Town's railroad history
3787 and is often the hub of many downtown events.



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3788

LIBRARY AND SENIOR CITIZENS CENTER

3789 MOUNT AIRY BRANCH LIBRARY

3790 The Carroll County Public Library (CCPL) provides numerous services and community programs
3791 at our library. Activities include youth programs, book clubs, and history programs specific to our
3792 home state of Maryland. In addition to three study rooms, our library offers two meeting rooms
3793 available by reservation for civic, hobbyist, crafts and other group meetings.

3794 In the 30+ years since the current library was opened, the Town's growth and increased demand
3795 for library services has exceeded the size and services currently provided. The demand upon the
3796 current library is exacerbated by the fact that its location near three adjoining counties (i.e.,
3797 Frederick, Montgomery and Howard) invites
3798 patrons from beyond our municipal borders.
3799 As of early 2024, CCPL reports that Mt. Airy
3800 is the second busiest library in Carroll County
3801 in number of items checked out and leads
3802 CCPL in the use of meeting and study rooms.



3803 Aside from the 2014 renovations, the current
3804 library has not received any major funding to
3805 expand within its current location or to explore
3806 a larger replacement building to accommodate
3807 the Town's growth and steady increase in
3808 regional use. The Town recognizes there is limited State and County funding for libraries. But the
3809 metrics on Town patrons and regional use underscore the reality that the current library
3810 underserves our Town and region. The Town and the surrounding county library systems need to
3811 initiate a partnership to find a solution during this Master Plan cycle to provide a library which
3812 better meets our community and four-county regional needs.

3813 MOUNT AIRY SENIOR CITIZEN CENTER

3814 Located on the same site and same building with the Mount Airy Branch Library, but operating as
3815 a separate facility, is the Mount Airy Senior Center. Supported by the Carroll County Bureau of
3816 Aging and Disabilities, a variety of programs such as nutrition, recreation, education, health, and
3817 socialization are offered Monday through Friday. This center is conveniently located near the
3818 Wildwood senior housing community.

3819 As it is with the library, this center is in need of enlargement in order to keep pace with the
3820 continued increase in senior residents. Due to its location, our center is unique among all of the
3821 county's senior citizen centers in its participation from residents in adjacent Frederick,

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3822 Montgomery and Howard counties. Unfortunately, any Carroll County planning for center
3823 expansion is solely based upon the raw number of seniors who enter the center or participate in its
3824 meals program. This metric puts the Mt. Airy Senior Citizen Center at a disadvantage when
3825 compared to larger municipalities such as Westminster. A much better metric to program county-
3826 wide center expansions or increases in services would be to calculate participation as a percentage
3827 of the 55+ residents within the town or within a region surrounding the center.

3828 Unfortunately, as a consequence of this participation metric and limited County funding, there is
3829 no planned expansion of our Senior Citizen Center for the foreseeable future.

3830

3831 SOLID WASTE AND RECYCLING

3832 Solid Waste disposal is considered a critical public service. The Recycling and Sanitation
3833 Commission was created in 1990 to address State legislation requiring mandatory recycling. This
3834 commission, of up to nine members, has directed
3835 the collection and disposal of solid waste and
3836 monitored the ever-changing landscape of
3837 recyclables over the past 23 years. Town Code
3838 requires mandatory recycling within the Town.
3839 Curbside recycling has been in operation since
3840 1992. All paper, glass, plastic and cardboard
3841 continue to be collected once weekly for town
3842 residents located in Carroll County and on a bi-
3843 weekly basis for town residents located in
3844 Frederick County. The “single-stream” curbside
3845 method used allows all recyclables to be
3846 “commingled” in the same recycling container. In 2008, the Town participated in a pilot program
3847 with Frederick County that provided 65-gallon bins with lids and wheels, more than tripling the
3848 container size. Recycling efforts dramatically increased, resulting in a decrease in landfill tipping
3849 fees. The Town extended the pilot program to the Carroll County side of Town in the spring of
3850 2009, experiencing the same degree of success. This method is still in place today.



SINGLE STREAM BLUE RECYCLING BINS
LINE TOWN STREETS ON RECYCLING DAY

3851 Solid waste removal within the entire incorporated boundaries of Mount Airy, as well as recycling
3852 collection on the Carroll County side of Town, is contracted to a commercial hauler on a tri-annual
3853 basis. The Frederick County Division of Solid Waste Management provides recycling collection
3854 to those residents on the Frederick County side of the Town.

3855 Mount Airy also provides yard waste pick-up approximately every other week, April until
3856 December. Every year, right after the New Year holiday, Christmas trees are collected and
3857 recycled.

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3858 A yearly large item bulk pick-up is normally scheduled in the spring for larger items such as lawn
3859 mowers, grills, and items that aren't allowed to be collected on a weekly basis.

3860 The Town maintains a Downtown Trash and Recycling Center to help with the logistics of solid
3861 waste and recycling collection in the downtown environment. The combination of residential and
3862 commercial collections in the historic downtown zone led to this innovative solution to solve the
3863 problems of the different needs of these two entities. Our commercial hauler collects the one trash
3864 dumpster and two comingled recycling dumpsters three times each week. These dumpsters are
3865 contained in a locked-fence area with access to only those authorized individuals and commercial
3866 enterprises that have been issued a key.

3867 Mount Airy is committed to state-of-the-art recycling and sanitation programs in the future. Open
3868 relationships with the Frederick County and Carroll County Divisions of Public Works will allow
3869 Mount Airy to collaborate in efforts to take advantage of the potential savings of increased
3870 recycling percentages and decreased solid waste disposal. As new technologies are implemented,
3871 Mount Airy's award winning Recycling and Sanitation programs will be ready to lead into the
3872 future.

3873 Short term goals for recycling in Mount Airy involve informing the residents as more types of
3874 waste become recyclable. Plastic shopping bags, dry cleaning bags and plastic clothing bags are
3875 currently recycled separately. As new processes are developed to handle more recyclables,
3876 information will be distributed.

3877 A large portion of the costs associated with the solid waste and recycling collection process are
3878 the per ton tipping fees paid by the Town. Reducing the tipping fees paid at the landfill or transfer
3879 station will save money for the Town and its residents. The Town should explore the viability of
3880 implementing a composting program for biodegradable wastes with a commercial company as part
3881 of the waste collection program. A second option the town should explore is a program where
3882 residents pay a fee based on the amount of waste they dispose of on a weekly basis (pay as you
3883 throw). Such a program may encourage more residents to recycle items since they would pay a
3884 higher fee for waste disposal.

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3894 **Community Facilities and Public Services**
3895 **Objectives and Implementing Strategies**
3896 **aligned with the Town’s Strategic Goals**
3897

3898 **STRATEGIC GOAL A** -- More-Than-Adequate Public Facilities: Don’t settle for
3899 “adequate.” Improve the capacity and quality of all seven (7) areas of our Public Facilities so that
3900 we can increase the Quality of Life for all residents.

3901
3902 **Objective A.7.1:** Relocate the MAPD from its current (2023) leased building to an acceptable,
3903 permanent building at an optimal location for best response access throughout the Town.
3904

3905 **Objective Leader:** Chief, Mount Airy Police Department (in coordination with Town Staff)
3906

3907 **Implementation:**
3908

- 3909 ➤ Document the nationally-accepted standards required for a municipal police station.
3910 ➤ Work with the Town Staff to identify existing prospective buildings within Town limits to meet
3911 those standards. If none are available, shift the effort towards the design of a new building and
3912 prospective Town locations to build it.
3913
3914
3915
3916

3917 **Objective A.7.2:** Complete the West and East phases of the Rails-to-Trails project.
3918

3919 **Objective Leader:** Recreation & Parks Commission
3920

3921 **Implementation:**
3922

- 3923 ➤ Document the remaining work necessary for completion of both phases.
3924 ➤ Establish a program (of specific work and schedule) to complete the work.
3925
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3931 **Objective A.7.3:** Complete the planned new park at Back Acre Circle.

3932

3933 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

3934

3935 **Implementation:**

- 3936 ➤ Coordinate with the Town Staff to document the current status of effort towards that new park.
- 3937 ➤ Provide recommendations for park design, amenities, pathways and parking to the construction
- 3938 plan.
- 3939 ➤ Establish a program (including specific work and scheduling) for completion of the new park.

3940

3941

3942 **Objective A.7.4:** Continuously redevelop and improve existing parks.

3943

3944 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

3945

3946 **Implementation:**

- 3947 ➤ Update the documentation of all parks regarding size, amenities, parking, maintenance required
- 3948 and annualized costs.
- 3949 ➤ Provide prioritized recommendations for improvements for each park. Annotate any safety-
- 3950 related recommendations and urgency to remedy that issue.
- 3951 ➤ Coordinate through Council Liaison these recommendations for inclusion in the Capital
- 3952 Improvement Program/Budget.

3953

3954 **Objective A.7.5:** Design and build a new Regional Sports Complex.

3955

3956 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

3957

3958 **Implementation:**

- 3959 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports Complex
- 3960 and what such a complex would include (e.g., ball fields, parking, pathways, lighting, other
- 3961 amenities, etc.)
- 3962 ➤ Based upon input, develop and provide a Proposal for this complex via Council Liaison to the
- 3963 Town Council for their guidance. Include in that Proposal the prospective locations within and
- 3964 outside the Town limits for the complex.

3965

3966

3967

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3969 **Objective A.7.6:** Design and establish a new Town Community Center.

3970
3971 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

3972
3973 **Implementation:**

- 3974 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) and conduct on-site visits to
3975 existing Community Centers to establish a rough design of a new Community Center and what
3976 such a center would include (e.g., activity/craft rooms, auditorium/stage, meeting/reading rooms,
3977 etc.)
- 3978 ➤ Provide a Proposal for that new building via the Council Liaison to the Town Council for guidance
3979 on next-steps. Include in that Proposal a list of prospective Town locations to construct the
3980 proposed Center.

3981
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3983 **Objective A.7.7:** Improve the current Senior Citizen Center.

3984
3985 **Objective Leader:** Commission On Ageing & Livability (COAL)

3986
3987 **Implementation:**

- 3988 ➤ In coordination with the Center manager and the Carroll County Dept. of Citizen Services,
3989 document the current center's amenities, programs and offerings. (i.e. Services Inventory) along
3990 with any metrics on Center use, participation and/or program sign-ups (e.g. meals program).
- 3991 ➤ Gain resident input on the success of current Center programs, the desires for additional programs
3992 and patron feedback on any issues with the current facility (e.g., location, parking, lighting, etc.).
- 3993 ➤ Provide a Proposal to the Town Council, through Council Liaison, for a new Center and receive
3994 Council guidance regarding next-steps. Include in the Proposal the Services Inventory, the desired
3995 additional services, the usage metrics and your options for both enlarging the current Center and
3996 constructing a new, larger Center.

3997
3998
3999 **Objective A.7.8:** Improve the Town's current Carroll County Branch Library

4000
4001 **Objective Leader:** Commission On Ageing & Livability (COAL)

4002
4003 **Implementation:**

- 4004 ➤ In coordination with the Branch Librarian Staff, document the current library's amenities,
4005 programs and offerings. (i.e. Services Inventory) along with any metrics on library use and
4006 patronage.

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- Gain resident input on the success of current library offerings (e.g., programs, study rooms, material availability, meeting rooms, etc.) along with residents' desires for additional programs. Also gather patron feedback on any issues with the current facility (e.g., location, parking, lighting, etc.).
 - Provide a Proposal to the Town Council, through Council Liaison, for a new library and receive Council guidance regarding next-steps. Include in the Proposal the inventories of both available and desired new services, the usage metrics, and your options for both enlarging the current library and constructing a new, larger library.

4130

CHAPTER EIGHT:

4131

COMMUNITY DESIGN GUIDELINES

4132 A person's perception of his or her community comes from experiences that are in part shaped by
4133 the structure and elements of the public realm. A tree-lined street provides peaceful setting for
4134 evening walks. Main Street, the Rail Yard, Park Avenue and the Fairgrounds host festive
4135 community events. The mere presence of religious and historic civic buildings can bring both
4136 comfort and inspiration. Preserved historic sites help us recall the roots of our past and instill pride
4137 in “our hometown.” All of these elements serve a purpose greater than the bricks, mortar, or
4138 landscaping from which they are made. It is this ability of the man-made environment to evoke
4139 emotional responses that obligates us to manage the public realm in a responsible and thoughtful
4140 manner. Lastly, a small-town environment is more of a culture than a physical number of buildings
4141 and people. It has similar values, welcoming, engaging, people know each other, and shared events
4142 and experiences.

4143

4144 The public realm is the network of places, spaces, and buildings which tie our residents to their
4145 sense of a community. It is not enough for new development solely to provide good roads, expand
4146 water and sewer systems, or meet building codes. New development should respect the qualities
4147 and character of the town. Any new features, facades and elevations must be compatible with the
4148 old and contribute to citizens’ pride in their community. Design guidelines help assure this
4149 outcome.

4150

4151 The Master Plan can play an important role in providing design guidelines which preserve and
4152 enhance the Town’s character and encourage environmentally responsible designs, building
4153 construction, and landscapes.

4154

DESIGNING FOR THE SHARED VISION OF THE COMMUNITY

4155 In response to the policy recommendations set forth in the 2003 Comprehensive Master Plan, The
4156 Town adopted two separate Design Guidelines in 2010:

4157

- 4158 • *The Design Guidelines: Additions and New Construction for Town of Mount Airy*
4159 *Maryland*, and
- 4160 • *Design Guidelines: Rehabilitation of Historic Properties*

4161

4162 These Design Guidelines reflected the residents’ desires during the 2008-2010 period for new
4163 construction architecture. The primary objective of these guidelines is to encourage aesthetic

4164 compatibility in building design and work in concert with the Subdivision and Zoning Regulations
4165 to maximize high-quality results in both form and function.

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Community Design Guidelines

Objectives and Implementing Strategies

aligned with the Town's Strategic Goals

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STRATEGIC GOAL B -- Responsible Growth: Provide growth through infill development, redevelopment and annexations while erasing our Open Space deficit, protecting our environment and preserving our cultural/historical resources and community identity.

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Objective B.8.1: Review/Revise the 2010 Design Guidelines.

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Objective Leader: Planning Commission

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Implementation:

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- With approval from the Mayor, Town Council and the Town Administrator – the Town Planning Commission establishes a separate, temporary *Design Guidelines' Review Committee* comprised of two (2) Commission members, one (1) Town resident (appointed by the Mayor and approved by the Council), the Town Zoning Administrator, and the Town Engineer.

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- The Committee establishes a 6-month workplan to review all existing Town Design Guidelines and provide update(s) for the Planning Commission's review/approval. In their review, the committee will survey other existing design guidelines such as:
 - *Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001)*,
 - any Carroll County design guidelines,
 - the *Frederick County Design Guidelines (Updated Jan, 2010)*,
 - the *Frederick Town Historic District Design Guidelines (2019)*, and
 - any environmentally responsible designs, building construction, and landscapes.
- Upon Planning Commission approval, the revised draft Design Guidelines are delivered to the Town Council for their review/approval.

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4264 CHAPTER NINE:
4265 SUMMARY OF MASTER PLAN
4266 OBJECTIVES AND
4267 IMPLEMENTATION STRATEGIES

4268 The purpose of this chapter is to summarize the preceding chapters' Objectives and Implementing
4269 Strategies.
4270

4271
4272 With this consolidation of all the necessary Objectives which will help enable our Goals and
4273 Vision, it affords the reader an Executive Summary of our Goals and Objectives.

4274
4275 Let's first restate the Town's Vision and six (6) Strategic Goals from the Introduction:
4276

4277 THE TOWN OF MT. AIRY'S VISION

4278 VISION STATEMENT **(From previous 2013 Master Plan)**: ~~To provide a future for Mount Airy~~
4279 ~~that builds on the features of the community and guides development in a way that is beneficial~~
4280 ~~to the Town's citizens while respecting and protecting the environment.~~

4281 VISION STATEMENT **(Proposed for Council consideration)**: Mt. Airy will be a high-quality
4282 environment for living, working, learning, and playing. It's a Town with a rich array of
4283 housing, businesses, industrial, and recreational offerings with more-than-adequate public
4284 facilities; where land use policies (and decisions) have protected our environment and
4285 strengthened our heritage of being a close community with small town charm.

4286 STRATEGIC GOALS

4287 The Town's six (6) Strategic Goals are:

4288 A. Achieve More-Than-Adequate Public Facilities: Don't settle for "adequate." Improve the
4289 capacity and quality of all seven (7) areas¹ of our Public Facilities so that we can increase the
4290 Quality of Life for all residents. This will also create a reserve capacity in order to support
4291 population increases and absorb unpredicted impacts (e.g. droughts, ground water
4292 contamination, major road detours/closures, unplanned reduction of waste water treatment
4293 capacity, etc.).

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4264 B. Responsible Growth: Provide growth through infill development, redevelopment and
4265 annexations while erasing our Open Space deficit, protecting our environment and preserving
4266 our cultural/historical resources and community identity.

4267 C. Residential Development and Housing diversity: Provide an array of housing options to
4268 satisfy a wide range of income levels. Focus on 1) affordable entry-level housing and 2)
4269 exemplary senior housing communities and amenities (to address our ageing population and
4270 enable them to remain active, healthy residents).

4271 D. Commercial Development: Focus our commercial economic development along Center
4272 Street (in concert with Goals C and F) and the South Main Street corridors while exploring a
4273 suitable site for a new senior-focused medical facility or same-day surgery center.

4274 E. Industrial Development: Create world-class industrial campuses within our two (2)
4275 existing Industrial Districts (Twin Arch Industrial Park and Rising Ridge Industrial Park).

4276 F. Mixed-Use Development (MXD): Continue to refine its new zoning code to optimize
4277 Town benefit, closely manage all approved MXD development, and provide a special focus on
4278 Public transparency of this district's processes.

4279

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4281

GOAL A SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES

4282

4283 Achieve More-Than-Adequate Public Facilities: Don't settle for "adequate." Improve the capacity
4284 and quality of all seven (7) areas¹ of our Public Facilities so that we can increase the Quality of
4285 Life for all residents. This will also create a reserve capacity in order to support population
4286 increases and absorb unpredicted impacts (e.g. droughts, ground water contamination, major
4287 road detours/closures, unplanned reduction of waste water treatment capacity, etc.).

4288

4289 **Objective A.3.1**: Increase the Town's well water reserve.

4290

4291 **Objective Leader**: Town Engineer

4292 **Implementation**:

4293 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application
4294 of existing wells where source capacity already exists.

4295 ➤ Require large developments to provide ample water capacity with their development to
4296 support the Town's calculation of proposed demand and drought reserve (Category 11).

4297

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4264
4265 **Objective A.6.1:** Pedestrian focus -- Increase the Town's safe walkability by adding sidewalks and
4266 pedestrian crossing zones along highly-traveled roadways and/or between residential areas and popular
4267 venues.

4268 **Objective Lead:** Streets & Roads Commission

4269

4270 **Implementation:**

- 4271 ➤ Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection and the
4272 entrance to the MAVFC Fairgrounds.
- 4273 ➤ Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.
- 4274 ➤ Add sidewalks along the north side of Park Ave. at MD 27 between MD 27 and the entrance
4275 for the Mt. Airy Post Office.
- 4276 ➤ Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection and
4277 GreenTree subdivision limits.
- 4278 ➤ Improve the current pedestrian crossings along Main Street.
- 4279 ➤ Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

4280

4281

4282 **Objective A.6.2:** Advocate and assist in the design, solution development, and construction of a
4283 pedestrian crossing over or under MD 27 to connect the rails-to trails pathway to the east.

4284

4285 **Objective Lead:** Streets & Roads (in coordination with Parks & Recreation Commission and
4286 the Town Engineer)

4287

4288 **Implementation:**

- 4289 ➤ Task organize a committee integrating members of the Streets & Roads and Parks &
4290 Recreation Commissions with the Town Engineer to establish design criterion and possible
4291 solutions.

4292

4293

4294 **Objective A.6.3:** Advocate and assist in the design and solution development of improvements to Twin
4295 Arch Road congestion.

4296

4297 **Objective Lead:** Streets & Roads (in coordination with the Town Engineer)

4298

4299 **Implementation:**

- 4300 ➤ Task organize a committee integrating members of the Streets & Roads with the Town
4301 Engineer to establish design criterion, and possible solutions to that criterion, for mitigating
4302 the congestion on Twin Arch Rd.

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Objective A.7.1: Relocate the MAPD from its current (2023) leased building to an acceptable, permanent building at an optimal location for best response access throughout the Town.

Objective Leader: Chief, Mount Airy Police Department (in coordination with Town Staff)

Implementation:

- Document the nationally-accepted standards required for a municipal police station.
- Work with the Town Staff to identify existing prospective buildings within Town limits to meet those standards. If none are available, shift the effort towards the design of a new building and prospective Town locations to build it.

Objective A.7.2: Complete the West and East phases of the Rails-to-Trails project.

Objective Leader: Recreation & Parks Commission

Implementation:

- Document the remaining work necessary for completion of both phases.
- Establish a program (of specific work and schedule) to complete the work.

Objective A.7.3: Complete the planned new park at Back Acre Circle.

Objective Leader: Recreation & Parks Commission (in coordination with Town Staff)

Implementation:

- Coordinate with the Town Staff to document the current status of effort towards that new park.
- Provide recommendations for park design, amenities, pathways and parking to the construction plan.
- Establish a program (including specific work and scheduling) for completion of the new park.

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4264 **Objective A.7.4:** Continuously redevelop and improve existing parks.

4265

4266 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

4267

4268 **Implementation:**

4269 ➤ Update the documentation of all parks regarding size, amenities, parking, maintenance required
4270 and annualized costs.

4271 ➤ Provide prioritized recommendations for improvements for each park. Annotate any safety-
4272 related recommendations and urgency to remedy that issue.

4273 ➤ Coordinate through Council Liaison these recommendations for inclusion in the Capital
4274 Improvement Program/Budget.

4275

4276 **Objective A.7.5:** Design and build a new Regional Sports Complex.

4277

4278 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

4279

4280 **Implementation:**

4281 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports
4282 Complex and what such a complex would include (e.g., ball fields, parking, pathways, lighting,
4283 other amenities, etc.)

4284 ➤ Based upon input, develop and provide a Proposal for this complex via Council Liaison to the
4285 Town Council for their guidance. Include in that Proposal the prospective locations within and
4286 outside the Town limits for the complex.

4287

4288

4289

4290 **Objective A.7.6:** Design and establish a new Town Community Center.

4291

4292 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Staff)

4293

4294 **Implementation:**

4295 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) and conduct on-site visits to
4296 existing Community Centers to establish a rough design of a new Community Center and what
4297 such a center would include (e.g., activity/craft rooms, auditorium/stage, meeting/reading
4298 rooms, etc.)

4299 ➤ Provide a Proposal for that new building via the Council Liaison to the Town Council for
4300 guidance on next-steps. Include in that Proposal a list of prospective Town locations to
4301 construct the proposed Center.

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Objective A.7.7: Improve the current Senior Citizen Center.

Objective Leader: Commission On Ageing & Livability (COAL)

Implementation:

- In coordination with the Center manager and the Carroll County Dept. of Citizen Services, document the current center’s amenities, programs and offerings. (i.e. Services Inventory) along with any metrics on Center use, participation and/or program sign-ups (e.g. meals program).
- Gain resident input on the success of current Center programs, the desires for additional programs and patron feedback on any issues with the current facility (e.g., location, parking, lighting, etc.).
- Provide a Proposal to the Town Council, through Council Liaison, for a new Center and receive Council guidance regarding next-steps. Include in the Proposal the Services Inventory, the desired additional services, the usage metrics and your options for both enlarging the current Center and constructing a new, larger Center.

Objective A.7.8: Improve the Town’s current Carroll County Branch Library

Objective Leader: Commission On Ageing & Livability (COAL)

Implementation:

- In coordination with the Branch Librarian Staff, document the current library’s amenities, programs and offerings. (i.e. Services Inventory) along with any metrics on library use and patronage.
- Gain resident input on the success of current library offerings (e.g., programs, study rooms, material availability, meeting rooms, etc.) along with residents’ desires for additional programs. Also gather patron feedback on any issues with the current facility (e.g., location, parking, lighting, etc.).
- Provide a Proposal to the Town Council, through Council Liaison, for a new library and receive Council guidance regarding next-steps. Include in the Proposal the inventories of both available and desired new services, the usage metrics, and your options for both enlarging the current library and constructing a new, larger library.

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**GOAL B SUPPORTING OBJECTIVES
AND IMPLEMENTING STRATEGIES**

Responsible Growth: Provide growth through infill development, redevelopment and annexations while erasing our Open Space deficit, protecting our environment and preserving our cultural/historical resources and community identity.

Objective B.3.1: Continuously improve water testing technology.

Objective Leader: Town Engineer

Implementation:

- Implement the installation of better PFAS monitoring technology at all of the Town’s Water Treatment Plants.
- Replace existing equipment with newer monitoring technology for all known contaminants.

Objective B.3.2: Document and enforce stormwater runoff within the Town.

Objective Leader: Town Engineer

Implementation:

- Continue to work with Carroll County to meet the State mandated stormwater management improvements and mapping on existing land development.
- Ensure all new development is thoroughly reviewed by Carroll County’s stormwater management office to meet the requirements of the State and Town code.
- Establish new metrics to measure and monitor the impact of climate change on the current stormwater infrastructure. Apply those results towards increased funding of more robust and/or improved stormwater management infrastructure.

Objective B.3.3: Increase forested land within, and adjacent to the Town.

Objective Leader: Town Engineer

Implementation:

- Ensure all new development is thoroughly reviewed to determine compliance with the 20% forested (residential) and 15% forested (industrial) requirements for the minimum amount of forested land in those districts.

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- 4264 ➤ In cooperation with both Counties, review the current Forestation Banks Program with the
4265 objective to encourage any developer who cannot meet the above requirements to:
4266 ○ provide forestation plantings on equal acreage on Town-owned parcels (i.e. within
4267 the Town); or
4268 ○ require any outside-Town Forestation Bank purchase by a developer to be provided
4269 on available County land as close to the Town’s boundaries as possible.
4270 ➤ In cooperation with the appropriate Town Commission and /or Board, assess those Town-
4271 owned areas where additional forestation or shrubbery can benefit residents. Then, use
4272 that list:
4273 ○ in the implementation efforts above, and
4274 ○ in cooperation with the Maryland Department of Natural Resources, Frederick
4275 County and /or Carroll County, seek a cooperative agreement on a reforestation
4276 project to fulfill those prioritized Town forestation/shrubbery needs. If necessary,
4277 use the 2008 effort in Watkins Park as a model and precedence case.
4278

4279 **Objective B.4.1:** Drive infill development across targeted zoning districts in order to create new
4280 business growth and retail opportunities (e.g. Downtown Zone, MXD and Commercial zones), complete
4281 industrial parks (e.g. Industrial zones), and allow limited residential growth (e.g. MXD and Residential
4282 zones).

4283
4284 **Objective Lead:** Town Director of Planning and Town Zoning Administrator
4285

4286 **Implementation:**

- 4287 ➤ **Downtown Zone Infill** – Update the DTZ vacant parcel inventory and develop lot-owner
4288 outreach strategies to encourage infill development.
4289 ➤ **Residential districts’ Infill** – Update the Town’s vacant residential parcel inventory and develop
4290 property owner outreach strategies to encourage residential infill development. Place the old Cold
4291 Storage property as a top priority in this objective.
4292 ➤ **Industrial district Infill** – Update the inventory of vacant parcels within the Twin Arch
4293 Industrial Park and develop (with assistance from the Economic Development Commission)
4294 property owner outreach strategies to encourage industrial infill development at this specific
4295 industrial park.
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4264 **Objective B.4.2:** Reduce our Open Space deficit.

4265

4266 **Objective Lead:** Town Director of Planning and Town Zoning Administrator

4267

4268 **Implementation:**

- 4269 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.
- 4270 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties which
- 4271 can reduce or remove the deficit.
- 4272 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
- 4273 property owners; then gain Town Council and Mayoral approval and guidance for implementing
- 4274 those engagements.

4275

4276 **Objective B.4.3:** Pursue recommended rezoning of selected Town properties.

4277

4278 **Objective Lead:** Town Director of Planning and Town Zoning Administrator

4279

4280 **Implementation:**

4281

- 4282 ➤ Establish a priority of properties (listed in this chapter) to be rezoned with rationale.
- 4283 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
- 4284 property owners; then gain Town Council and Mayoral approval and guidance for implementing
- 4285 those engagements to pursue rezoning.

4286

4287 **Objective B.8.1:** Review/Revise the 2010 Design Guidelines.

4288

4289 **Objective Leader:** Planning Commission

4290

4291 **Implementation:**

4292

- 4293 ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town
- 4294 Planning Commission establishes a separate, temporary *Design Guidelines’ Review*
- 4295 *Committee* comprised of two (2) Commission members, one (1) Town resident
- 4296 (appointed by the Mayor and approved by the Council), the Town Zoning Administrator,
- 4297 and the Town Engineer.
- 4298 ➤ The Committee establishes a 6-month workplan to review all existing Design Guidelines
- 4299 and provide update(s) for the Planning Commission’s review/approval. In their review,
- 4300 the committee will survey other design guidelines such as:
 - 4301 ▪ Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001),
 - 4302 ▪ any Carroll County design guidelines,

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4264 **Implementation:**

- 4265 ➤ Town Zoning Administrator ensures MXD-related meetings and documents are advertised
4266 and available to the Public in a timely manner.
4267 ➤ Town Zoning Administrator establishes the means to ensure all Public questions and
4268 comments regarding any mixed-use development are addressed in a timely manner.

4269