

MOUNT AIRY

MARYLAND

MASTER PLAN

2023 - 2033

DRAFT

For Council Review

Version 100724



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The Four County Communities

The logo for Mount Airy, featuring the words "MOUNT AIRY" in a stylized, serif font with a gold-to-brown gradient. The text is set against a light, textured background that resembles a stone or parchment surface, and is framed by a thin, light-colored border.

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EXECUTIVE SUMMARY

[To be drafted by either the Planning Commission or Council, pending Council's direction]

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INTRODUCTION: MT. AIRY’S VISION FOR 2033

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

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

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

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

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

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

THE TOWN OF MT. AIRY’S VISION

VISION STATEMENT (From previous 2013 Master Plan, if Council desires to keep it): To provide a future for Mount Airy that builds on the features of the community and guides development in a way that is beneficial to the Town’s citizens while respecting and protecting the environment.

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

STRATEGIC GOALS

With this Vision as our destination, we can craft the Town’s Master Plan to make the journey. In order to ensure we stay on the correct path towards our Vision, we next need to set critical interim Goals. These five Strategic Goals become the high-level milestones that are key to growing our Town via the Master Plan. In the following chapters 3 through 8, these Goals will be aligned to more detailed Objectives and Implementing Strategies.

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THE TOWN’S FIVE STRATEGIC GOALS

A. Achieve and Sustain Adequate Public Facilities: Improve the capacity and quality of all seven (7) areas¹ of our Public Facilities so that we provide, at the minimum, an adequate Quality of Life for all residents.

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.

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

D. Commercial Development: Focus our commercial economic development along Center Street (in concert with Goal B) and the South Main Street corridors while exploring suitable sites for 1) a new senior-focused medical facility or same-day surgery center, and 2) a new police station.

E. Industrial Development: Create world-class industrial campuses within our two existing Industrial Districts (Twin Arch Business Park and Rising Ridge Industrial Park). Grow our industrial districts while protecting our environment, and preserving our cultural/historical resources and community identity.

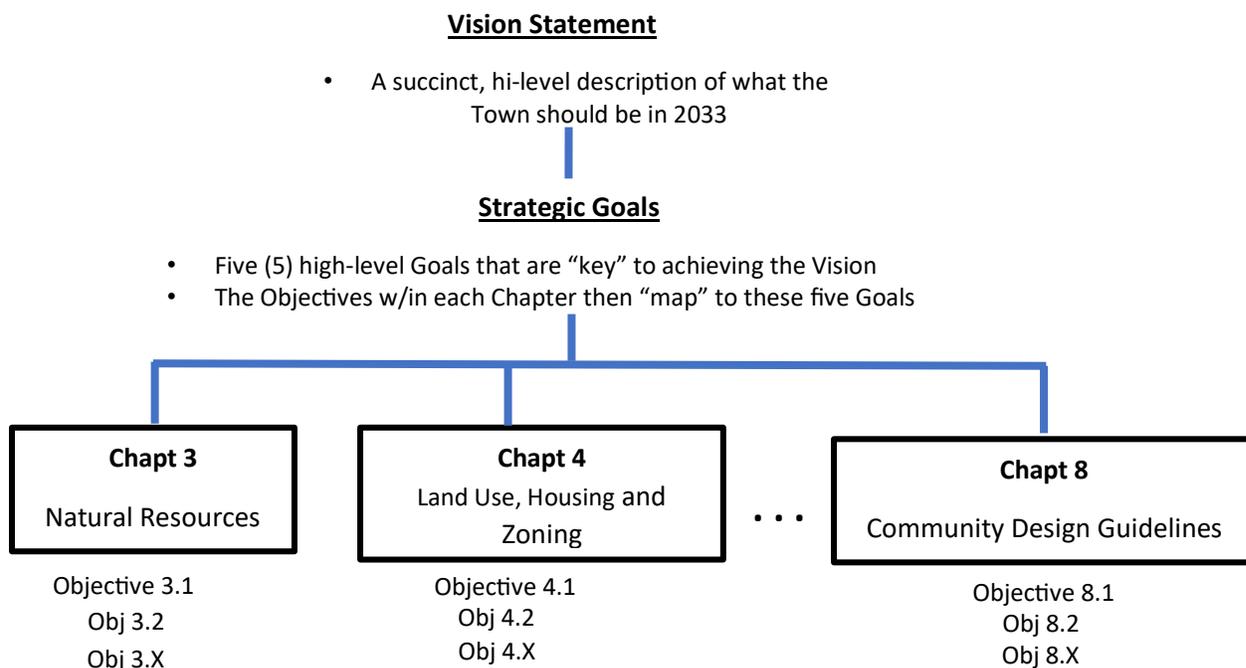
Note 1: The Town’s seven (7) Public Facilities are: Water, Sewer, Schools, Roads, Fire & Rescue Services, Police Services, and Parks & Open Space. (Reference Town Code §25-5)

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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).

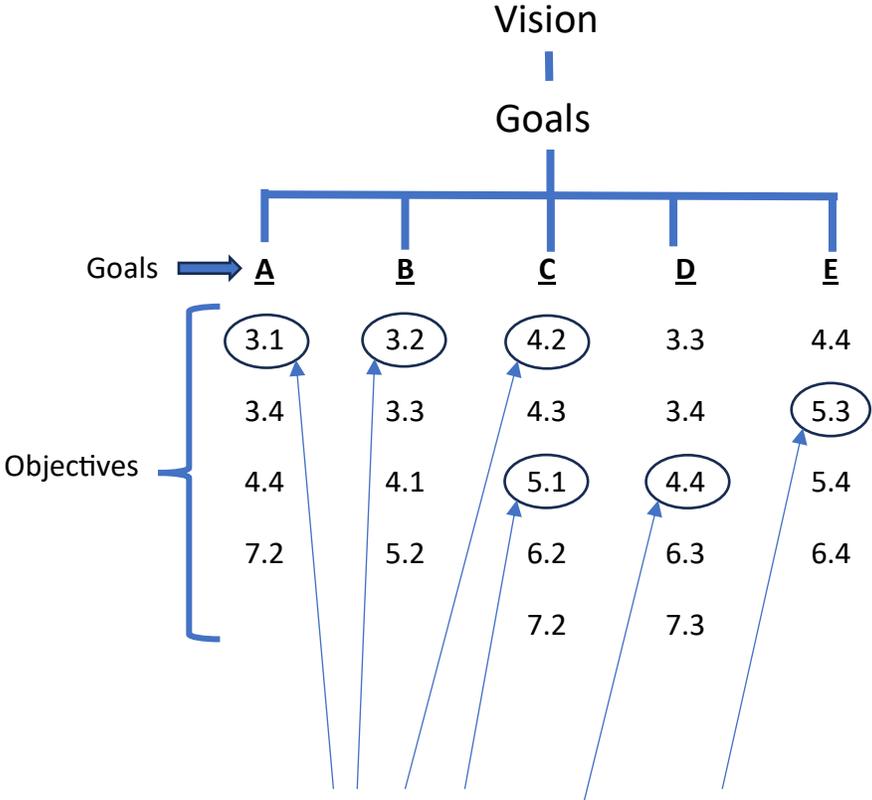
We now have a hierarchy within our Plan to guide us in land use decisions and resource allocations; and to use in periodic audits of our efforts (“How well are we actually following our Master Plan?”).



HOW CAN THIS HIERARCHY GUIDE OUR INVESTMENT 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 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 after Town Council approval of the Plan. The work plan will outline how the objectives, goals and vision of the Master Plan will be periodically audited for progress. Such a work plan may include:

- ❖ Setting Objective priorities,
- ❖ Ratifying Objective Leads and other stakeholders for accomplishing each Objective, and
- ❖ Establishing dates, location, participants and facilitator(s) for periodic progress review meetings where Objective Leads report their progress, challenges and successes. Such meetings will also allow discussions for any recommended changes to the Plan’s Objectives or Goals (again, for approval of such amendments by the Town Council).

138 Lastly, the Work Plan may also consider selecting the date(s) for any proposed Town Survey(s) in
139 order to gain public feedback on the Plan’s objectives and progress.

140

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

142

143 ✓ It is an analysis of the current state of the Town and provides a "Vision" of where the Town
144 desires to be in the next ten years.

145 ✓ The Plan is an internal policy document to be used as a guide in our local decision-making
146 on issues involving municipal growth, land use, housing, natural resources, transportation
147 and community facilities.

148 ✓ The Plan focuses our Vision into five Strategic Goals which enable us in reaching that
149 Vision. Then, each Strategic Goal is further achieved via Objectives/Implementation
150 Strategies found in each chapter. We reach our Vision by completing those Objectives and
151 attaining our Strategic Goals.

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171 CHAPTER ONE: MASTER PLAN PURPOSE AND 172 PROCESS

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174 The Town of Mount Airy has participated in the Comprehensive Planning Process for over sixty
175 years. During this period, the Town has experienced tremendous growth with annexations of
176 surrounding properties, residential expansion with new neighborhoods, retail growth in our
177 Downtown Zone, and continued business expansion within our two major Industrial Parks.
178 Accordingly, the services provided to the community have grown; albeit with challenges. Amid
179 our growth, the Town has maintained its own local Law Enforcement and Water/Waste Water
180 Treatment Systems. And it continues to focus on “Quality of Life” for its residents through
181 emphasis upon Open Space, Parks and Recreation, Schools, Safety, and the Preservation of
182 Historical Buildings.

183 The challenges faced by the Town, especially since the last 2013 Mt. Airy Master Plan, include
184 significantly increased costs that could easily surpass revenues from the current tax-base, an
185 increase in our senior-aged population that will require expanded senior housing and services,
186 increased traffic, limited reserve capacity of our single Waste Water Treatment Plant, and
187 maintaining the capacity and quality of our Water System amid the threat of PFAS contamination.
188 Perhaps among the greatest challenges facing the Town is ensuring the smart development of large
189 privately-owned tracts that will either enhance our Quality of Life, or exacerbate our challenges
190 with an erosion of our small-town sense of Community.

191 Therefore, this 2023 Master Plan –

- 192 • acknowledges a Town Vision that focuses on Quality of Life and maintaining a genuine
- 193 sense of Community;
- 194 • reflects upon our challenges above to provide appropriate Land Use guidance for the next 10
- 195 years to meet our Vision;
- 196 • leverages past Master Plans, Studies, and Surveys to align our guidance with our residents;
- 197 • aligns with Carroll County and Frederick County future planning, and
- 198 • conforms to Maryland requirements for municipality Master Plans.

199 MASTER PLAN PURPOSE AND PROCESS

200

201 **What is a Comprehensive Master Plan?:** A comprehensive plan is a document, officially
202 adopted by the Town Council, which provides a guide to Town decisions that will produce desired
203 outcomes (goals) over the next ten years. Although it is not a legally binding document, the plan
204 has legal significance in that zoning, the provisioning of public facilities (e.g., water and sewer),
205 and other local actions must be consistent with its recommendations. It proposes future land use

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206 while preserving and protecting our natural resources. It contains objectives for protecting
207 environmental features along with recommendations for development. Among those objectives, it
208 challenges the Town to take measures which will ensure residents have a robust reserve of clean
209 water. It also explains how anticipated growth will impact community facilities and the
210 environment, and identifies areas where growth will likely occur.

211
212 The Master Plan guides land-use decisions made by the Planning Commission and Town Council
213 for the next 10 years (2023 – 2033). This long-range plan addresses physical growth and is
214 comprehensive.

215
216 It also takes into consideration the rate of community growth, demographic trends, community
217 services, and community character.

218
219 Citizen involvement and participation are critical elements in the interactive plan update process.
220 It is essential that the past Master Plan, Town Staff and Commissions’ input, resident surveys,
221 adjacent County Master Plans, and any local studies will form the basis for the first draft of the
222 Plan. As the process unfolds, the Planning Commission will seek further refinement by posting
223 draft Chapters for Public access / review, Council Members’ reviews / comments, and both
224 Frederick and Carroll County reviews. The process then proceeds to a Public Review of the full,
225 final draft; after which they shall send a final Plan for review by the Town Council.

226 Upon the Town Council’s adoption of the Plan, The Town will begin implementation, utilizing
227 tools designed for that purpose, such as periodic Objectives’ reviews, subdivision regulations,
228 zoning ordinances, landscape ordinances, and the Town Budget. The Planning Commission will
229 examine these implementation tools on a regular basis to measure whether the Master Plan is being
230 successfully implemented. As part of the periodic review, the Planning Commission shall comply
231 with the State requirement¹ that the Planning Commission provides the Town Council a Report
232 on the Master Plan’s Implementation at least once within the 5-year period after the Town
233 Council’s adoption of the Master Plan.

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

235 **PROCEDURAL REQUIREMENTS**

236 Maryland’s Land Use Article states that the Planning Commission has the function and duty to
237 prepare a Master Plan for the Town, and to present this plan to the local legislative or governing
238 body (i.e., the Town Council) for its consideration and adoption. The Master Plan must serve as a
239 guide to public / private actions and decisions to ensure the development of public and private

¹ HB 409, Sept 2013

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240 property in appropriate relationships. The Town must review and update its Master Plan every ten
241 years.

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

246 MASTER PLAN ELEMENTS

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

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

252 **Objectives:** Each Chapter’s focus will end with feasible and measurable Objective(s) that
253 underpin the appropriate Strategic Goal. And each Objective then has Implementing Strategies
254 (or tasks) that will guide the necessary action to attain the Objective. Chapter 9 summarizes all
255 Goals and Objectives and that chapter can be utilized to periodically assess the performance of the
256 Master Plan.

257 **Land Use:** The land use element, found within Chapter 4, outlines the most appropriate and
258 desirable patterns of growth and development. Maps are included in this section and show areas
259 targeted for different types of development; revitalization; and proposed annexation areas.

260 **Housing:** The housing element, also found in Chapter 4, addresses housing affordability for
261 workforce and low-income households. Affordability levels are based upon the U.S. Department
262 of Housing and Urban Development’s Area Median Income (AMI).

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

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

269 **Mineral Resources:** The mineral resources element, found within Chapter 3, Natural Resources,
270 section entitled “Geology.”

271 **Development Regulations:** The development regulations section identifies development tools
272 that are the best available mechanisms to implement the Master Plan, including streamlined review

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273 for development in designated growth areas. The development tools for the Town are found in
274 Chapter 4 for infill and redevelopment efforts.

275 **Areas of Critical State Concern:** This element is addressed on the next page. The Planning
276 Commission, per Maryland Land Use Code §3-109, has identified two areas of critical state
277 concern.

278 **Sensitive Areas:** The sensitive areas element is found within Chapter 3, Natural Resources. The
279 Maryland Land Use Article requires the Town to protect streams and their buffers; the 100-year
280 floodplain; habitats of threatened and endangered species; and steep slopes, wetlands and
281 agricultural and forest lands intended for resource protection or conservation.

282 **Priority Preservation Areas:** This element came out of the 2006 Legislative Session (HB 2) and
283 is required for counties with certified agricultural land preservation programs. Priority
284 Preservation Areas may designate several connected or unconnected parcels of land with the goal
285 of creating larger contiguous blocks of parcels for agricultural preservation. Mount Airy does not
286 have any Priority Preservation Areas, nor does this Plan propose any such future areas in proposed
287 annexations.

288 **Development Capacity Analysis:** This is sometimes referred to as a “build-out analysis” or
289 “buildable lot inventory.” It is an estimate of the total amount of development that may be built in
290 an area under a certain set of assumptions, including applicable land use laws and policies (e.g.,
291 zoning), environmental constraints, etc. This Master Plan addresses this element in Chapter 4.

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

300 **Water Resources Element:** This element, found within Chapter 3 on Natural Resources,
301 identifies drinking water supplies needed by the Town’s projected population. It also identifies
302 suitable receiving waters for wastewater and stormwater management to meet needs presented by
303 development as proposed in the land use element. In other words, this element addresses the
304 relationship between water and wastewater capacities with planned growth. The three components
305 of this element include drinking water supply, wastewater treatment and disposal, and non-point
306 source and stormwater management. The 2006 Maryland Legislative session produced this
307 additional required element (HB 1141 and HB 2).

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308 OPTIONAL ELEMENTS

309 Recognizing local jurisdictions’ individuality, the Maryland Land Use Article gives the Planning
310 Commission the authority to put additional elements in the Master Plan. These optional elements
311 may include, but are not limited to, Community Renewal; Workforce Housing; Flood Control;
312 Pollution Control; Conservation; Natural Resources; Public Utilities; and Transit- and Pedestrian-
313 Oriented Development. This Plan does include an optional Chapter 3 on Natural Resources and
314 does address Community Renewal in a section on property redevelopment in Chapter 5.

315 IMPLEMENTATION AND UPDATES

316 This Master Plan will be implemented by periodic assessment of the various Objectives’ successes
317 and obstacles. After its approval by the Town Council, the Town Staff and Planning Commission
318 will coordinate with the Council, Town Staff and appropriate Commissions to establish a periodic
319 review of the accomplishment of the enclosed Objectives.

320 When events, opportunities and/or new Goals/Objectives dictate a revision(s) to this plan, then the
321 Planning Commission and Town Director of Planning will initiate those revisions and refine them
322 through a collaborative effort with the applicable Commission(s), Town Staff and the Public prior
323 to submitting the revised/updated Master Plan to the Town Council for approval.

324 AREAS OF CRITICAL STATE CONCERN

325 As mentioned in the Introduction, the Maryland Land Use Code, §3-109, requires that the Town
326 Planning Commission make recommendations for “the determination, identification, and
327 designation of areas within the local jurisdiction that are of critical State concern.” To assist us,
328 the Maryland Department of Planning (MDP) has identified candidate areas of critical state
329 concern that local jurisdictions may consider in their master planning and implementation of those
330 plans. MDP’s purpose for having a list of these areas is to offer local governments a focus on
331 significant areas when planning for the future. The MDP areas’ list is not exclusive and local
332 governments may propose additional areas of concern for inclusion in their master plans.

333 The MDP-developed candidate areas of concern are:

- 334 • Arts and Entertainment Districts
- 335 ▪ Certified Heritage Areas
- 336 ▪ Certified Land Preservation Programs
- 337 ▪ Certified Local Governments
- 338 ▪ Chesapeake and Atlantic Coastal Bays Critical Areas
- 339 ▪ Coastal Community Flood Risk Areas
- 340 ▪ Enterprise Zones
- 341 ▪ Maryland Main Streets

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- 342 ▪ National Register/State Designation Historic Buildings/Sites
- 343 ▪ Opportunity Zones
- 344 ▪ RISE Zones
- 345 ▪ Rural Legacy Areas
- 346 ▪ Sustainable Communities
- 347 ▪ Targeted Ecological Areas

348

349 NOTE: An explanation of each of these candidate areas is available via:

350 <https://abetter.maryland.gov/plan/Pages/areas-of-critical-state-concern.aspx>

351 Within this Master Plan, the Town Planning Commission has identified these two areas from the
352 above MDP list:

353 **Maryland Main Streets** -- The Main Street Maryland Program began in 1998, and serves as the
354 state coordinating program for the National Main Street Center, a subsidiary of the National Trust
355 for Historic Preservation. The Town of Main Airy is one of many communities within this
356 program. Main Street is a key program for community development and revitalization of our
357 historic downtown. It strengthens the economic potential of Maryland’s traditional main streets
358 and neighborhoods. As a participant, Mt. Airy has made a commitment to improve the economy,
359 appearance and image of our downtown business district.

360 **Sustainable Communities** -- The Sustainable Communities Act of 2010 established a shared
361 geographic designation to promote efficient use of scarce State resources based on local
362 sustainability and revitalization strategies. The Sustainable Communities program consolidated
363 geographically targeted resources for historic preservation, housing and economic development
364 under a single designation. The designation places special emphasis on infrastructure
365 improvements, multimodal transportation and development that strengthens communities. The
366 Town of Mt. Airy is among the state-designated Sustainable Communities and is, therefore, a place
367 where public and private investments and partnerships achieve:

368

- 369 • Development of a healthy local economy;
- 370 • Protection and appreciation of historical and cultural resources;
- 371 • A mix of land uses;
- 372 • Affordable and sustainable housing, and employment options;
- 373 • Growth and development practices that protect the environment and conserve air, water and
374 energy resources, encourage walkability and recreational opportunities, and where
375 available, create access to transit.

376 As a member of Sustainable Communities, the Town can take advantage of the “toolbox” of many
377 state programs to achieve the goals listed above.

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378 NOTE: That “tool box” of programs is found at:
379 <https://dhcd.maryland.gov/Communities/Documents/dn/Benefits-3-2.pdf>

380 STATE ENABLING LEGISLATION

381 LAND USE ARTICLE

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

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

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

401 1991 FOREST CONSERVATION ACT

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

408 1992 ECONOMIC GROWTH, RESOURCE 409 PROTECTION AND PLANNING ACT

410 The State Planning Act of 1992 took effect in October of that year and is a general planning policy
411 within the State Annotated Code. The Planning Act updates the Land Use Article and advocates

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412 growth in and around existing infrastructure, which specifically indicates established or designated
413 growth areas, municipalities, and other areas with development dense enough to support
414 infrastructure systems, such as major Planned Unit Developments and rehabilitation of existing
415 urban communities.

416 Smart Growth Areas, designated by the State as Priority Funding Areas (PFAs), reflect the State
417 of Maryland’s intention to support the revitalization of existing communities. The Town of Mt.
418 Airy is within a Priority Funding Area. This act capitalized on the influence of State expenditures
419 on economic growth and development. The “Priority Funding Areas” are existing communities
420 and other locally designated growth areas consistent with the original seven “visions” of the 1992
421 Planning Act. It is by adhering to these visions that the State plans to achieve sound growth and
422 planning practices. The intention to focus State spending in these areas will hopefully provide the
423 most efficient and effective use of tax dollars and reduce the pressure for sprawl into agricultural
424 and other natural resource areas.

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

431 PRIORITY FUNDING AREAS

432 Priority Funding Areas (PFA) define geographical areas within each county where the State wants
433 to target its programmatic efforts and infrastructure funding to support economic development and
434 new growth. Existing or new developments outside a State certified PFA would not be eligible for
435 state funding for infrastructure improvements such as roads, water, or sewer. Generally, the PFA
436 criteria require a property to be within a designated growth area, have appropriate zoning, and be
437 classified in a 10-year water/sewer service area.

438 MARYLAND’S PLANNING VISIONS

439 In 2009, Maryland created 12 Visions which reflect the State’s ongoing aspiration to develop and
440 implement sound growth and development policy. The visions address: quality of life and
441 sustainability; public participation; growth areas; community design; infrastructure;
442 transportation; housing; economic development; environmental protection; resource conservation;
443 stewardship; and implementation approaches. Please see the descriptions of these Visions below.

444
445 Local jurisdictions, such as the Town of Mt. Airy, are required to include these Visions in our
446 Master Plan and implement them through zoning ordinances and regulations.

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- 447 1. **QUALITY OF LIFE AND SUSTAINABILITY:** A high quality of life is achieved through
448 universal stewardship of the land, water, and air resulting in sustainable communities and
449 protection of the environment.
- 450 • This Master Plan’s first Goal addresses the Town’s Quality of Life through the “lens”
451 of the seven public facilities comprising our Adequate Public Facilities Ordinance
452 (APFO). This Plan addresses stewardship of our precious groundwater supply (Chapter
453 3) and stewardship of land via its focus on infill and redevelopment where it will benefit
454 the Town. Additionally, a focus on Quality of Life can be seen in Chapter 7 with
455 thorough discussions of our parks, library and Senior and Community Center.
- 456 2. **PUBLIC PARTICIPATION:** Citizens are active partners in the planning and
457 implementation of community initiatives and are serious about achieving community goals.
- 458 • Aside from the 15-month public process to develop this Plan (including workshops,
459 Planning Commission meetings, virtual meetings and a Public Hearing), the public will
460 continue to be invited to the progress reviews and implementation assessments to
461 determine if the enclose Objectives are being met.
- 462 3. **GROWTH AREAS:** Growth is concentrated in existing population and business centers,
463 growth areas adjacent to these centers, or strategically selected new centers.
- 464 • Chapter 5 addresses Municipal Growth.
- 465 4. **COMMUNITY DESIGN:** Compact, mixed–use, walkable design consistent with existing
466 community character and located near available or planned transit options is encouraged to
467 ensure efficient use of land and transportation resources and preservation and enhancement
468 of natural systems, open spaces, recreational areas, and historical, cultural, and archeological
469 resources.
- 470 • This Plan specifically addresses the important task to revised and update the Town’s
471 Design Guidelines (Chapter 8).
- 472 5. **INFRASTRUCTURE:** Growth areas have the water resources and infrastructure to
473 accommodate population and business expansion in an orderly, efficient, and
474 environmentally sustainable manner;
- 475 • Chapter 3 on Natural Resources addresses this state vision.
- 476 6. **TRANSPORTATION:** A well–maintained, multimodal transportation system facilitates
477 the safe, convenient, affordable, and efficient movement of people, goods, and services
478 within and between population and business centers;
- 479 • Chapter 6 addresses our transportation issues, challenges (e.g. safe pedestrian crossing
480 of MD 27) and objectives.
- 481 7. **HOUSING:** A range of housing densities, types, and sizes provides residential options for
482 citizens of all ages and incomes;

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- 483 • Chapter 4 discusses Housing and residential zoning.
- 484 8. **ECONOMIC DEVELOPMENT:** Economic development and natural resource-based
485 businesses that promote employment opportunities for all income levels within the capacity
486 of the State’s natural resources, public services, and public facilities are encouraged;
- 487 • **[*** Requested EDC assistance for inclusion in Chapt 5, Municipal Growth.]**
- 488 9. **ENVIRONMENTAL PROTECTION:** Land and water resources, including the
489 Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and
490 water, natural systems, and living resources;
- 491 • Chapter 3 on Natural Resources addresses this state vision.
- 492 10. **RESOURCE CONSERVATION:** Waterways, forests, agricultural areas, open space,
493 natural systems, and scenic areas are conserved;
- 494 • Chapter 3 on Natural Resources addresses this state vision.
- 495 11. **STEWARDSHIP:** Government, business entities, and residents are responsible for the
496 creation of sustainable communities by collaborating to balance efficient growth with
497 resource protection; and
- 498 • Through the public engagement during the implementation of this Plan, the Town will
499 ensure the good stewardship of all the Town’s resources to achieve the Town’s Goals
500 and Vision.
- 501 12. **IMPLEMENTATION:** Strategies, policies, programs, and funding for growth and
502 development, resource conservation, infrastructure, and transportation are integrated across
503 the local, regional, state, and interstate levels to achieve these Visions.
- 504 • Both our Introduction and Chapter 1 address the implementation of this Plan through
505 periodic assessments of Objective’s’ success or challenges.

506

507 **THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF**
508 **2012 (SB236)**

509 Senate Bill 236 (SB236), the Sustainable Growth and Agricultural Preservation Act of 2012, was
510 passed by the General Assembly on April 9, 2012, and signed by the Governor on May 2, 2012.
511 The purpose of the legislation is to decrease future nutrient pollution to the Chesapeake Bay and
512 other water resources and to reduce the amount of forest and agricultural land developed by large
513 lot developments. It does this by limiting major residential subdivisions served by on-site septic
514 systems.

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

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

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

519 **Tier IV** areas are planned for preservation and conservation and prohibit major residential
520 subdivisions.

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

524 “A BETTER MARYLAND PLAN”

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

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

534 The Plan’s executive summary explains that the Plan’s framework lays out policies to guide State
535 agencies towards smart growth. It establishes defined geographic areas where growth and
536 preservation are the highest priorities. It is meant to provide predictability and direction for local
537 jurisdictions by identifying state areas for growth and preservation. Local jurisdictions will be
538 asked to review and consider the Plan Maryland geographies when updating their own plans. They
539 will be given the opportunity to designate local areas that are consistent with State planning areas.

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

544
545 Additionally, the Town has received several significant program designations. The Town is
546 designated a Priority Funding Area (PFA) in 1997, Main Street Community (2004), Community
547 Legacy Area, and received a Sustainable Community Designation (2012). The Town also has a
548 State and Federally recognized Historic District, established in 1984, encompassing the downtown
549 area.

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550 ANALYSIS OF SURROUNDING COUNTY GROWTH POLICIES



551
552 In order to get a clear picture of the regional growth influences that Mount Airy has experienced
553 over the last thirty years, it is important to summarize the Master Plan directions of the four
554 counties that abut the Town.

555
556 Among these four Counties, the inter-jurisdictional coordination of the Town with Carroll and
557 Frederick Counties is most vital in planning and monitoring the growth within the Town and the
558 surrounding area. It allows the Town to evaluate residential, commercial, and industrial
559 development directly outside its boundaries. The Town will continue to closely monitor all
560 development in adjoining counties to assess the long-term impacts on the community.

561
562 **CARROLL COUNTY PLAN:** The 2014 Carroll County Master Plan was initially adopted in
563 February, 2015. A 5-year review in 2019 resulted in amendments that were adopted in January,
564 2020. This amended plan guides the Carroll County growth and land use through 2024.

565
566 The Amended 2014 Carroll County Master Plan targets the County’s Designated Growth Areas
567 (DGAs) to receive the majority of development, while continuing to preserve productive farmland
568 through the nationally recognized Carroll County Agricultural Land Preservation Program.

569
570 The Town of Mt. Airy is one of Carroll County’s DGAs – where the majority of the County’s
571 planned growth will occur. The County Plan also recognizes the land surrounding Mt. Airy for
572 potential future annexation by the Town to accommodate and serve our planned growth. The
573 physical boundary which Mt. Airy plans to consider future annexations is regarded as the Growth
574 Area Boundary (GAB).

575
576 The southwestern part of Carroll County is also referred to as the “Mount Airy Municipal Growth
577 Area” and includes the incorporated limits of the Town of Mount Airy. The Town will work in
578 close coordination with Carroll County to accommodate growth areas planned in the counties
579 adjacent to our town boundaries.

580
581 **FREDERICK COUNTY PLAN:** The Livable Frederick Master Plan (LFMP) was adopted in
582 September, 2019 and guides Frederick County growth to 2030. It embodies a focus on policy and

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583 general growth strategy in order to articulate a clear direction for Frederick County in the face of
584 future change.

585
586 The LFMP is regarded as a policy-focused, as opposed to a capacity-focused, document. In
587 addition, the LFMP describes approaches to communicating and structuring comprehensive
588 planning in Frederick County that are unlike its past planning efforts.

589
590 **Residential Growth:** The LFMP references a “residential development pipeline.” This is a new
591 planning concept that references the number of houses, apartments, or condominiums that have
592 some type of formal approval from Frederick County through approved subdivision or site plans,
593 planned unit development approvals, or developer rights and responsibilities agreements
594 (DRRAs). As of the first quarter of 2024, there are 32,323 county-wide approved new housing
595 units and 15,762 available dwelling units. This data has resulted in Frederick County determining
596 that the pipeline growth does not sufficiently reflect the County’s Vision. The county has
597 determined that the prevailing development patterns reflected in this pipeline follow a lower
598 density, single-family, suburban residential model. The county has concluded that the growth will
599 not match the community’s residential aspirations as articulated in the County Vision, nor will this
600 growth meet changing trends or market preferences. This pipeline growth could also present
601 challenges to Frederick County as it works to provide needed infrastructure - including schools,
602 roads, and parks - to serve both new and existing neighborhoods.

603
604 **More Housing Choices:** As housing affordability continues to be a strain for Frederick County
605 citizens, the location and diversity of housing options should also reflect a consideration of creating
606 and maintaining different housing price points – including housing options that remain affordable
607 for as many citizens as possible. Where, and how, people want to live is changing. Different types
608 of households, and people at various stages in their lives, have different needs and desires for the
609 kind of place they want to call home. Per their Plan, as the demographics of the Frederick County
610 community continues to change, so too should Frederick County’s housing options. And their Plan
611 advocates for housing located in walkable, transit accessible locations – which can reduce
612 household transportation costs and reduce the overall housing cost burden on County families.
613 This is often referred to as “Transit-Oriented Development” or TOD.

614
615 **Comprehensive Plan Map:** The Comprehensive Plan Map depicts the officially adopted pattern
616 of land uses, growth area boundaries, transportation networks, and community facilities. One
617 component of the Frederick County Plan Map is Municipal Community Growth Areas, which
618 includes Mt. Airy and New Market to our west. Community facilities include schools, parks,
619 libraries, fire stations, police stations, and other similar facilities. These facilities are to be located
620 in Municipal Community Growth Areas.

621
622 The general intent of the recently updated Frederick County Comprehensive Plan is to encourage

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623 growth in and around existing municipalities, but also in designated “growth areas” such as the
624 Urbana Planned Unit Development (PUD) located directly southwest of Mount Airy. The Urbana
625 PUD is generating a sizeable population base that affects our area. It is slated for 3,500 housing
626 units or approximately 10,000 persons; exactly the size of Mount Airy. The New Market Region
627 is west of Mount Airy. The future growth of this area is guided by Frederick County’s New Market
628 Region land-use plan. The New Market Region Plan also designates land areas to be included as
629 part of Mount Airy’s future growth. These land areas are defined as Frederick County’s Mt. Airy
630 Community Growth Area (CGA). Since its adoption in 2006, both the plan and CGA have
631 undergone several revisions. The County’s 2006 New Market Region Plan included the following
632 properties within the County’s Mt. Airy CGA with the following designations: Zeltman, Kraft,
633 Royston, Rigler parcels (Low-Density Residential); 84 Lumber area (Highway Service, Limited
634 Industrial, Resource Conservation); Day/Vosloh properties north of I-70
635 (Office/Research/Industrial). A subsequent revision to the 2006 New Market Region Plan was
636 made in 2008 and eliminated the Kraft, Zeltman, and Royston properties from the Mt. Airy GCA
637 and removed their Comprehensive Plan designations to Low-Density Residential. In 2010, a
638 Countywide Comprehensive Plan update was completed and adopted by the Board of County
639 Commissioners (BOCC), which retained the 2008 changes around Mt. Airy described above. The
640 2010 County Comprehensive Plan removed a 16-acre parcel, zoned Resource Conservation,
641 adjacent to the 84-Lumber site, from the Mt. Airy GCA. Lastly, in September 2012, the BOCC
642 adopted amendments to the Comprehensive Plan, adding a Low-Density land use designation to
643 the Zeltman parcel. Additionally, the original plan restricted the majority of development activity
644 to the area immediately surrounding the Town of New Market. The new plan, currently under
645 revision by the Frederick County Commissioners, indicates many more residential re-zonings in
646 the regional area that borders the eastern portion of Frederick County between the Town of New
647 Market and the Town of Mount Airy. The Mount Airy Town Government is closely monitoring
648 this issue as it affects our water recharge areas and adds significant population growth outside the
649 boundaries of the two municipalities.

650
651 **HOWARD COUNTY GENERAL PLAN:** The area of Howard County that lies directly
652 southeast of the Town boundaries and Interstate 70 is considered to be the “rural west” area of that
653 County. The current plan describes this area as outside of the Priority Funding Area, not served by
654 public water and sewer, and includes both Low-Density Development and Rural Resource
655 designated place types. The current Adequate Public Facilities chart includes 150 “Rural West”
656 housing allocations per year. The 2000 Howard County General Plan update is referred to as “Plan
657 Howard 2030.” The plan proposes to decrease the annual allocation number to 100, slowing future
658 development in the western portion of Howard County through 2030. The “Community Design
659 Chapter” of Plan Howard 2030 speaks towards the need to identify ways to preserve the existing
660 character of established neighborhoods while accommodating some continuing growth. Howard
661 County has maintained a policy of preservation for the western half of the county and has applied
662 the Rural-Conservation Zoning District to this area. This designation requires a clustering

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663 provision to preserve the maximum amount of undeveloped land possible. Much of the land in this
664 section of Howard County has had the development rights purchased through the Howard County
665 Agricultural Preservation Program. Mount Airy will continue to serve the basic commercial needs
666 of Northern Howard County.

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

674 MOUNT AIRY’S MASTER PLAN HISTORY

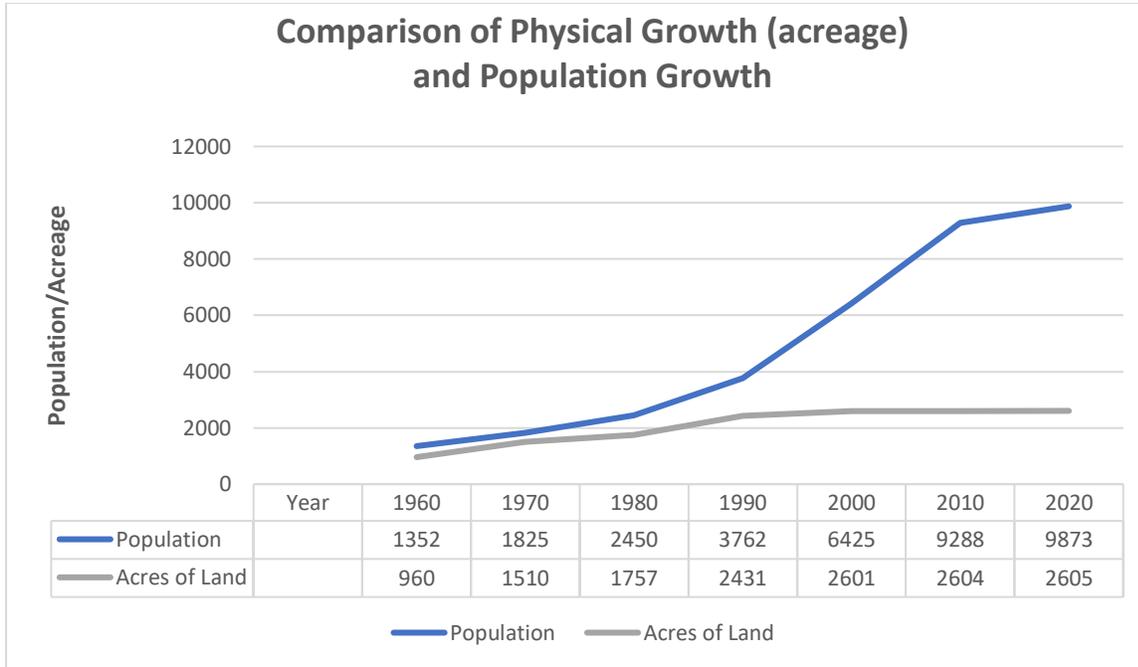
675 Mount Airy’s first Master Plan was adopted in 1970 and was revised in 1973 to address the
676 annexations of over 480 acres that increased the Town’s physical size by 50% during that period.
677 In 1978, the Town Planning Commission realized that the rate and magnitude of growth, both
678 within and outside the Town boundaries, was far outpacing the projections contained in the revised
679 1973 Master Plan. With the support and encouragement of a newly created Mt. Airy Civic
680 Association, the Planning Commission completed an update of the 1973 Town Master Plan in
681 1980, which the Town Council adopted in 1982.

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

686 The following chart shows the population of the Town of Mount Airy from 1970 to 2020; and the
687 comparison of physical growth (i.e. acres of land) with population growth over the same period.
688 Between 2010 and 2020, the population leveled-out with a little over 5% average growth per year.

689 The goal of the 2023 Master Plan is to build upon the 2013 Master Plan and ultimately guide our
690 policies, decisions and actions to attain the Mount Airy Vision. This 2023 Master Plan seeks to
691 balance qualitative issues, such as streetscapes and neighborhood character, and quantitative
692 issues, such as population growth, zoning, and adequate public facilities.

693 Lastly, the 2023-2033 Comprehensive Master Plan update recognizes that development in Mount
694 Airy has outstripped the Town’s ability to meet any more than essential growth in the foreseeable
695 future without major infrastructure improvements (e.g. more groundwater sources, expanded
696 waste water treatment, and road/intersection improvements).



697

698 **DEVELOPMENTS SINCE THE 2013 MASTER PLAN**

699 **PIVOTAL EVENTS REGARDING OUR WATER SUPPLY**

700 There have been several key events since the 2013 Comprehensive Master Plan that require the
 701 Town to take a more cautious approach to our growth. Specifically, in 2004 the Maryland
 702 Department of the Environment (MDE), as a result of the record drought in that year, significantly
 703 reduced the Town’s water appropriations from our existing wells. MDE’s action created a water
 704 deficit which disrupted the completion of approved building projects. Eventually, MDE and the
 705 Town entered into a consent order that enabled some building construction to proceed as long as
 706 a new water source was brought online to meet the demand for the new development at the 2004
 707 appropriations levels. The Town considered adding surface water sources (e.g. reservoirs) to its
 708 exclusive groundwater supply, and in 2006 the Town Council approved a land annexation deal on
 709 the Zeltman farm to the north of the Town that would have added 275 houses to the Town’s
 710 building pipeline. The annexation, however, was overwhelmingly rejected by voters in a
 711 referendum later that same year.

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

716 In addition, during this 2006-2007 period, severe limits were placed on the annual number of
 717 houses constructed in residential developments. The Town also ended its consideration of any

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718 surface water options and instead sought additional groundwater sources through increased
719 exploration. Water savings were also achieved through new water metering devices and
720 conservation practices.

721 A new well – the eleventh well for the Town - was brought online in 2011. As a result, the demands
722 of the consent order previously placed on the Town by MDE in 2004 were met.

723 The availability of water for additional growth continues to be a challenge and dictates the
724 direction of this new Master Plan. Any new growth must be weighed against existing well
725 allocations and capacity (e.g. gallons per day). New developments must provide their own
726 additional water sources (e.g. additional wells) to be provided by the developers.

727 Lastly, a major feature of this Master Plan is the cross-Commission effort by the Planning
728 Commission. Additionally, there were numerous public work sessions, a consideration of the
729 results of the 2020 Town Survey, and the holding of a public hearing on the draft Master Plan in
730 September, 2024.

731 PAST MASTER PLAN ACCOMPLISHMENTS WHICH INFORM THIS PLAN

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

735 a) The acquisition of the CSX property West of Hill Street as part of the ever-expanding Rails
736 to Trails project within the Town of Mount Airy.

737

738 b) The Town continues hosting annual joint meetings with the Frederick and Carroll County
739 Commissioners.

740

741 c) The Mt. Airy Main Street Association (MAMSA) and the Town of Mount Airy remain strong
742 partners in Downtown Revitalization and work closely together on Downtown initiatives.

743

744 d) The Growth & Development Task Force was reinstated in 2020 and accomplished a Town-
745 Wide Survey in 2020-2021.

746

747 e) The Sustainable Mount Airy Commission came into existence in 2017 to deep-dive into the
748 sustainability of the Town within a range of areas.

749

750 f) The Town partnered with Design Collective, Duggal Real Estate Advisors, and Sabra &
751 Associates to develop a Downtown Mount Airy Vision Plan in February, 2019, to assist with
752 short and long-term goal planning.

753

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- 754 g) In 2017, Mount Airy worked to renew our Sustainable Communities Designated Area map
755 and plan with the Maryland Department of Housing and Community Development.
756
- 757 h) The redevelopment of the iconic bank building located at the corner of Main Street and
758 Prospect Road. The new (2023) brewery in that unused building is completed and “Open
759 for Business.” It is a great addition to the downtown area.
760
- 761 i) The Town continues to participate in an annual Town/County Agreement with Carroll
762 County pertaining to the sharing of funds and participation in planning and other
763 governmental functions.

764

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CHAPTER TWO: TOWN HISTORY AND CURRENT REGIONAL SETTING

770

HISTORICAL BACKGROUND OF THE TOWN OF MOUNT AIRY

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780

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



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HISTORIC TWIN ARCH RAILROAD BRIDGE

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801
802

Locomotives and train cars were "lifted" (pulled) to each plane with the assistance of horses and steam powered winches. When traveling westward, the passengers had to disembark, board horse-drawn carriages and meet the train at the end of the planes. The highest Plane #4, located west of the Town at the intersection of Woodville Road and MD Route 144, is still a recognized location today.

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. The settlement was closely followed by the construction of 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.

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



807 *MAIN STREET IN 1902 -- LOOKING NORTH FROM PARK AVE*

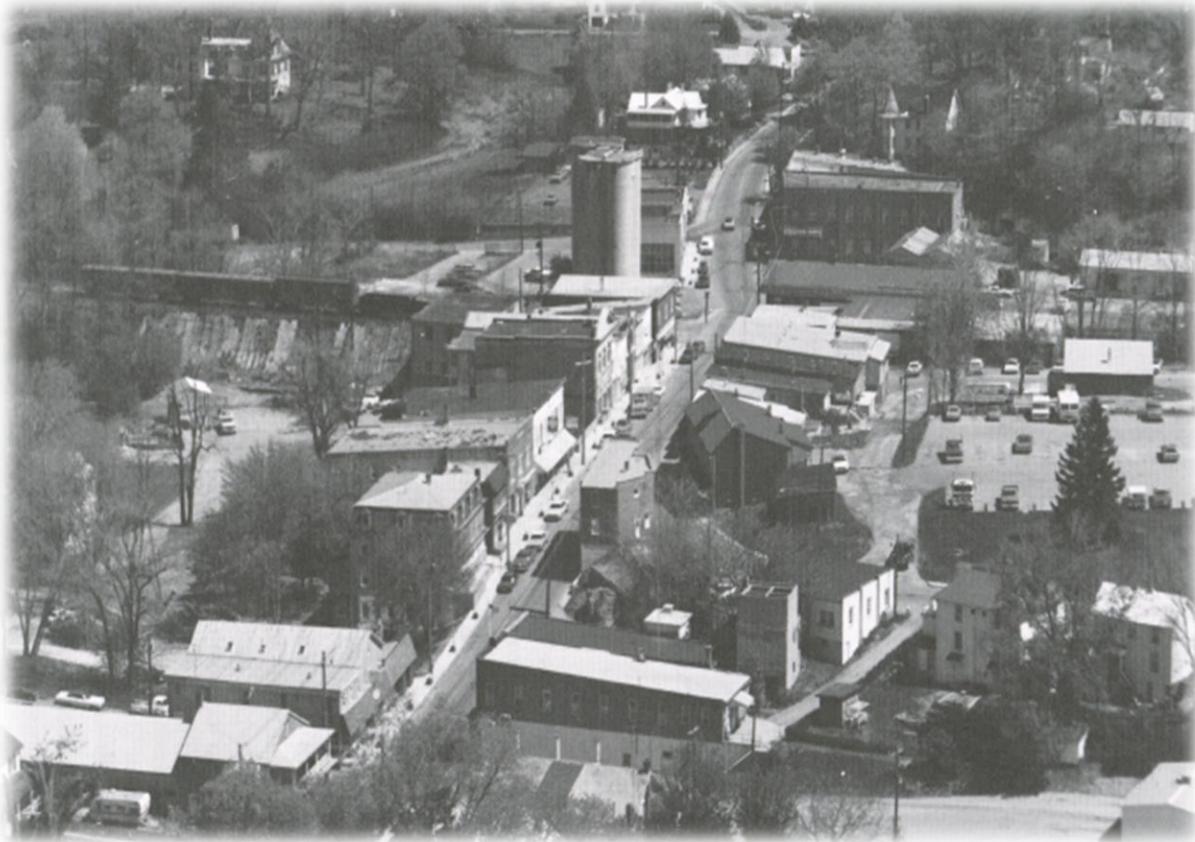
808 The town named the first resident, Henry Bussard, as the station agent for the new train station.
809 Mr. Bussard was also the first major landowner in Mount Airy. By 1846, the Town was sparsely
810 settled with several houses, a Town store, a barber shop, and a shoemaker shop. Pine Grove
811 Chapel,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

813 In the 1860's, there were Union soldier encampments near Pine Grove Chapel. The school and
814 church were closed briefly because of soldier activity around the school. After the war ended, the
815 church reopened in 1867 after undergoing renovation. Because of the Town's Civil War history
816 and our location within both Carroll and Frederick counties, the town is included within the *Heart*
817 *of the Civil War Heritage Area* (HCWHA). The Heart of the Civil War Heritage Area Inc.,

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818 headquartered in nearby Frederick, Maryland, manages the Maryland-certified Heritage Area -- a
819 region including portions of Carroll, Frederick, and Washington counties. The HCWHA works
820 closely with the area’s nonprofits and government entities, to support work that stimulates the
821 economy through heritage tourism. Twenty-seven municipalities—ranging from cities to small
822 towns such as Mt. Airy —are included. Additionally, the HCWHA coordinates with the three
823 county governments, numerous local, state, and national parks, and a host of institutions that focus
824 on our region’s archaeological, historical, cultural, and natural resources.

825 In 1893, the Carroll County Board of Education funded the construction of a three-room
826 schoolhouse that was completed in September, 1894. That building, approximately 1,700 sq. ft. in
827 size, was located on the east side of Main Street, 1/4 of a mile south of the railroad tracks. It is
828 now part of the Calvary United Methodist Church property. The school operated from 9:00 am to
829 4:00 p.m., much like today's schools. The chapel remained open during the early part of the Civil
830 War despite the Union soldier activity.



*AERIAL VIEW OF MOUNT AIRY
EARLY 1970'S LOOKING NORTH*

831
832 With the incorporation of the Town in 1894 came the establishment of the Town’s government
833 structure, which included the Town Mayor and Town Council.

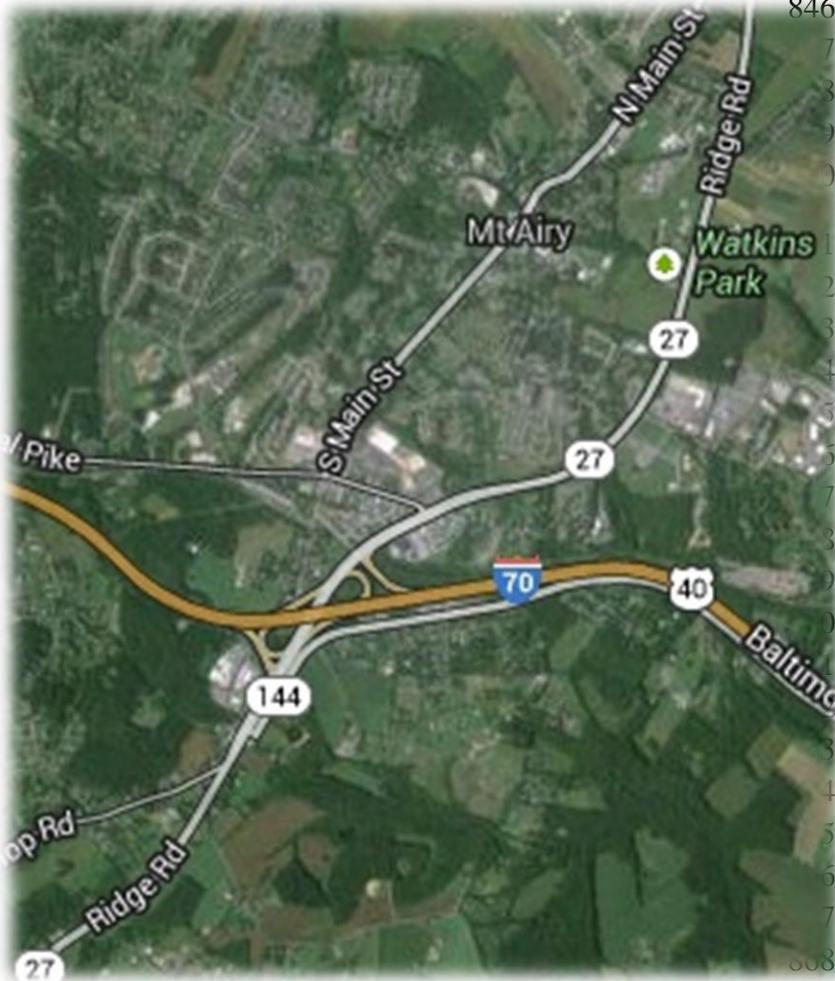
834 The first Mount Airy Mayor was Byron S. Dorsey, who served ten years in that office between

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835 1894 and 1904.

836 In 1900, the Town’s population had grown to 332 residents. By 1910, the Town’s population was
837 428, and it was determined that the Town had enough student population to justify a State
838 accredited high school. A high school with classes was organized, but an official high school
839 building to house all eleven grades was not built at that time.

840 The Town of Mount Airy endured four disastrous fires during the first quarter of the 20th Century.
841 The first fire occurred in 1902 and destroyed the business section of the southern side of the
842 downtown area. The second fire was in 1914 and consumed the north side of the downtown
843 business section. The third fire took place in 1925 and the northern side of the downtown business
844 district was again destroyed. As a result of the 1925 fire, the Mount Airy Volunteer Fire Company
845 was organized in 1926. The fourth fire was in 1982, which destroyed multiple buildings along



THE ROADS SURROUNDING THE TOWN

870 several large businesses in the 1930s, such as a
871 poultry operation, two automobile garages, an ice factory, and the creation of the Mount Airy
872 Canning Company, which provided about 250 jobs for Town residents. In 1932, the first motion

846 South Main Street adjacent to
847 Town Hall. The
848 redevelopment allowed for a
849 large outdoor plaza to be
850 installed as part of that project.

851 During the late 1920s and
852 early 1930’s, the Town
853 continued to flourish despite
854 the onset of the Great
855 Depression. The 1930 U.S.
856 Census tallied the Town’s
857 population at 845 persons, an
858 increase of 91 people since
859 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
Airy. The thriving economy
supported the initiation of

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873 picture theater opened in Mount Airy, establishing a core business district. During that time, the
874 Town also saw the purchase of land for a Town Park, the opening of a grocery store and a lumber
875 yard, and the dedication of Pine Grove Chapel for use as a nonsectarian chapel.

876 **REGIONAL SETTING AND GROWTH PATTERNS**

877 The Washington-Baltimore job market has had a profound influence on Mount Airy as well as a
878 far-reaching impact on its surrounding areas. The outer suburban development area of the
879 Washington-Baltimore Region now extends well into central/western Maryland, Northern
880 Virginia, the southeastern portion of Pennsylvania, and even the eastern region of West Virginia.
881 Mount Airy is located at the junction of MD 27 and I-70 and is affected by the pattern and pace of
882 development along both traffic corridors. Many families have relocated to Mount Airy to attain a
883 high quality of life and convenient commuting to Baltimore, Washington, D.C., or Frederick job
884 markets. In this regard, the Town continues to function as a “bedroom community” while
885 providing its residents with many services and commercial enterprises.

886
887 The regional and Town population growth
888 during the last several decades has been
889 significant. Mount Airy grew 33% each
890 decade from 1940 to 1970. Then from
891 1970 to 1980, the growth rate increased by
892 34%, and from 1980 to 1990 it surpassed
893 59%. According to the State of Maryland,
894 Mount Airy was the fastest-growing
895 municipality in the State from 1990 to
896 1997. Mount Airy’s location at a meeting
897 point of the boundaries of four counties
898 and its convenient commuting distance to
899 the major regional employment centers set
900 the stage for tremendous growth pressure
901 from 1980 to 2000.



DOWNTOWN MOUNT AIRY – SUMMER 2023

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

905
906 Most of the future growth is expected to take place in the commercially zoned corridors that frame
907 and define Mount Airy’s downtown area, thus encouraging downtown development and
908 revitalization. This plan suggests a reduction of residential development capacity for future
909 annexation areas. For this 2023 Master Plan cycle, this reduction is predicated upon severe

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910 limitations on water supply and wastewater treatment capacity, along with the premise that these
 911 limitations will be difficult to overcome within the next ten years.

912
 913 The chart below, based upon data from the Maryland Department of Planning as of December,
 914 2022, provides an understanding of the historical and projected population growth (in percent) for
 915 the State, Carroll County and our adjoining Counties.

916
 917
 918
 919

**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

920
 921 **Note:** Projections above are from both the Baltimore Metropolitan Council of Government's Cooperative Forecasting
 922 Committee and the Metropolitan Washington Council of Government's Cooperative Forecasting Committee.

923
 924 The last three columns above show that Carroll County is projected to have the lowest growth rate
 925 compared to Frederick, Montgomery and Howard Counties. Frederick County is projected to be
 926 the leader among these four counties in annualized growth. That higher projected growth in
 927 Frederick County is validated by current (2023) planning within that County to allow significant
 928 residential and commercial growth in and around our nearby communities of New Market,
 929 Linganore and Urbana. In particular, the planned growth to our west around New Market and
 930 Lake Linganore will definitely require the Town's Planning Commission to continue to work
 931 closely with the Commission's liaison from Frederick County.

932

ANALYSIS OF THE TOWN'S POPULATION

933
 934
 935
 936

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

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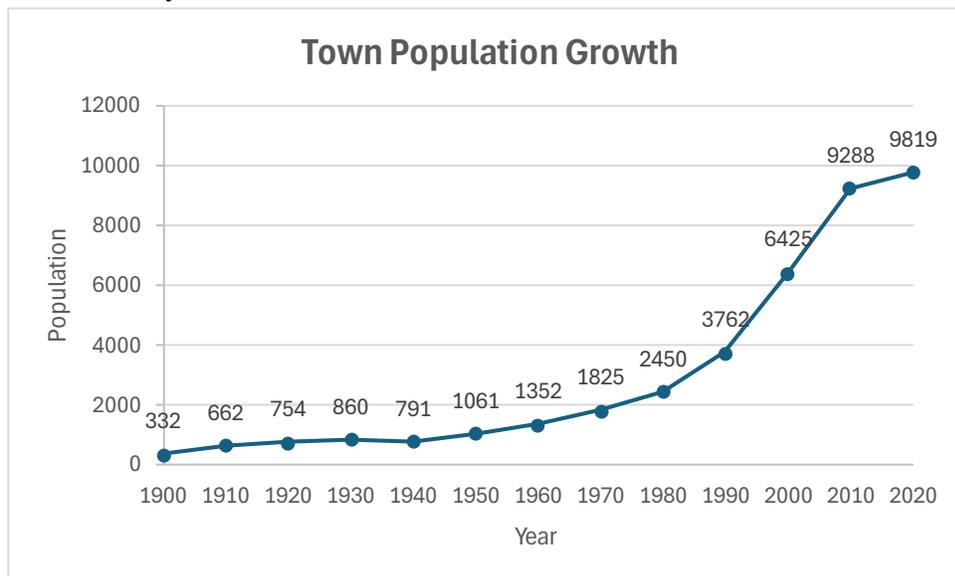
Census Year	Mount Airy	Avg % Growth Rate per Year	Frederick County	Avg % Growth Rate per Year	Carroll County	Avg % Growth Rate per Year
1970	1,825		84,927		69,006	
1980	2,450	+ 3.4%	114,792	+3.5%	96,356	+3.9%
1990	3,892	+5.9%	150,208	+3.1%	123,372	+2.8%
2000	6,425	+6.5%	195,277	+3.0%	151,454	+2.2%
2010	9,288	+4.5%	233,385	+1.9%	167,230	+1.1%
2020	9,654	+3.6%	271,717	+3.83%	169,092	+1.1%

937

938 Within the above 2020 Census population, there is a high Town resident homeownership
 939 percentage of 90.2%. In 2020, approximately 9% of the total Town housing inventory was multi-
 940 unit dwellings. The persons-per-household in 2020 was 2.95; very similar to 2000, which was
 941 about 3.0 persons-per-household. The per capita income in 2022 dollars was \$54,557, with a
 942 median household income level of \$148,779. Only 3.7% of the Town’s households were below
 943 the poverty level.

944

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



951

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952 Then, from 2010-2020, population growth slowed. Factors which caused this downturn include
953 the nation-wide economic slowdown and general immobility of the workforce due to the
954 pandemic, Town compliance with the 2004 MDE Consent Order to limit building permits (due to
955 water shortages), and a clear focus in the 2013 Master Plan to encourage more commercial growth
956 versus residential growth (e.g., the Downtown Vision Plan).

957

958 Looking ahead for 2023-2033:

959 • All projected growth opportunities (residential, commercial, etc.) will continue to be limited
960 by adequate public facilities such as Water, Schools, Waste Water Treatment and
961 Transportation infrastructure. The analysis and certifications of these critical facilities must
962 follow a thorough and consistent process by the Planning Commission at the concept plan stage
963 to ensure any growth can be allowed while sustaining adequate public facilities.

964

965 • With the 2019-2020 creation of a new Mixed-Use District zoning code being applied to two
966 large tracts within the Town limits (e.g. Greentree Village and the Beck Property), it is likely
967 that the most significant residential and commercial growth opportunity (barring any additional
968 annexed properties) lies within these two parcels. Although these two mixed-use parcels'
969 development could provide increased financial stability to our Town in the outyears, we must
970 ensure that any development within them is smart, sustainable (i.e., APFO-certified) and, most
971 importantly, enhances our Town's overall quality of life.

972

973 • Commercial-zoned and Industrial-zoned opportunities during 2023-2033 will likely be found
974 in the Downtown Zone, within any Neighborhood Professional rezoning, and within the
975 continued buildout of the Twin Arch Business Park.

976

977 • Strictly residential-zoned opportunities during 2023-2033 should focus on the development of
978 the old Cold Storage tract, the Dennis Property off Main St. and the recently annexed tract near
979 the Summit Ridge neighborhood off Buffalo Road.

980

981 Regarding residential growth in the next 10 years, the Town devised a low, middle, and high
982 scenario of population growth based upon the number of construction permits allowed per year.
983 These scenarios are shown below. These population projections were made based upon a historical
984 analysis of the Town's average number of building permits over the period 2010-2020. Due to the
985 economic downturn in 2022-2023, and severe restrictions on groundwater appropriations, the
986 building permit projections in this 2023 Master Plan have been revised downward from previous
987 years. The low scenario below (with only twelve residential unit permits per year) is deemed to be
988 the most likely scenario to occur, on a yearly average, over the next ten years.

989

990

Projection Year	Low Scenario (12 units/yr)	Mid Scenario (24 units/yr)	High Scenario (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

991

992 For this 2023 Master Plan cycle, any growth within any zoning district is predicated upon the
 993 limitations and adequacy of our water supply and wastewater treatment capacity.

994

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

998

999 In summary, the recent economic downturn, coupled with residents’ preference for limited growth,
 1000 suggests that housing and population estimates for Mount Airy for the next 10 years will follow
 1001 the Low Scenario for population growth. Our limited availability of water and sewer infrastructure,
 1002 inflationary economic conditions driving up construction costs, higher interest rates for home
 1003 loans, and expected new State Government housing policies (e.g. HB538 and guidance on
 1004 Accessory Dwelling Units), will affect home building activity and our overall inventory of
 1005 affordable housing.

1006

1007 **TOWN EMPLOYMENT TRENDS**

1008 The Town will continue to create opportunities for service-related businesses but does not have
 1009 the size or economic base to become a “regional employment center” that provides a range of
 1010 professional and technical job opportunities for the resident population.

1011 The Maryland Data Center prepared the chart below which projects employment trends for the
 1012 surrounding counties:

1013

Employed Residents by 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

1014
 1015 The majority of the workforce living in the Town of Mount Airy is employed at locations outside
 1016 of Carroll and Frederick Counties. Many residents have long commutes to the southern and eastern
 1017 job markets.

1018
 1019 **CHARACTERISTICS OF THE LOCAL ECONOMY**

1020 The local economy is primarily service-oriented, with a steady influx of entrepreneurs locating or
 1021 expanding small businesses within the Town’s boundaries. Yet, a rise in general business activity
 1022 also encompasses commercial industries such as grocery stores, restaurants, convenience stores,
 1023 medical and hospital-related services, car washes, and daycare facilities. Based on data from the
 1024 North American Industry Classification System, the 2020 Census reflects a total of 741 business
 1025 establishments within the Mount Airy zip code.

1026 **LIMITATIONS OF TOWN INFRASTRUCTURE ON LOCAL BUSINESS GROWTH**

1027 The State of Maryland has mandated strict controls on water appropriations requiring the Town to
 1028 restrict and prioritize development. Accordingly, in 2013 the Town repealed and reenacted Town
 1029 Code provisions that govern the allocation of available water and sewer capacity. The Town will
 1030 continue its downtown revitalization as well as the development of a major corridor leading into
 1031 the downtown (e.g., Center Street).

1032 Applications for mixed-use developments, which were advocated in the previous Master Plan, will
 1033 appear during this Master Plan cycle. Their unique combination of residential units with
 1034 commercial businesses should provide opportunities for additional local employment. But again,
 1035 limited public facilities, such as water and sewer capacities, will set the pace of such development.

1036 When water allocations are assigned to any new business or development, the Town must monitor
 1037 and enforce compliance with that allocation. If the business or development continues to exceed
 1038 their water allocation, then the Town must reduce the business’ hours of operation, impose
 1039 mandatory water restrictions, impose severe monetary penalties during the time(s) when
 1040 allocations are exceeded, and/or issue a stop-work in order to force the business to meet its agreed
 1041 allocation. These measures are necessary because if businesses routinely exceed their allocation,
 1042 then that behavior restricts or even prevents new business growth due to the unavailability of water.

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1043 SUMMARY

1044 The Town of Mount Airy and the surrounding region will continue to grow at a slow pace. The
1045 close proximity of the Town to major highways will continue to make it desirable as a locale for
1046 businesses, although the adequacy (or not) of all seven areas of the Town’s Adequate Public
1047 Facilities Ordinance (APFO) will drive the pace of any proposed development.

1048

1049

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1059 CHAPTER THREE: NATURAL RESOURCES

1060 FEDERAL AND STATE OBJECTIVES

1061 Protection of the Town's natural and environmental resources is absolutely essential to maintaining
1062 the quality of life that Mount Airy currently enjoys. Research is under way to identify how
1063 development activity is affecting the natural ecosystem. In Maryland, this research has been
1064 pursued diligently to understand how we may improve the conditions of the Chesapeake Bay.
1065 While Mount Airy is over 60 miles from the shores of the Chesapeake Bay, stream tributaries that
1066 begin in Mount Airy eventually terminate in the bay.

1067 To coordinate environmental efforts across the State, and ultimately improve the condition of the
1068 Chesapeake Bay, the State has adopted several regulations requiring local governments to address
1069 specific environmental issues. These laws, the *Maryland Economic Growth, Resource Protection,*
1070 *and Planning Act of 1992 (as amended)*, and *1991 Forest Conservation Act*, and *Federal Clean*
1071 *Water Act*, including storm water management, NPDES permit requirements and wetland
1072 protection laws, along with the *Smart Growth Legislation of 1997 and Land Use-Local*
1073 *Government Planning of 2006 (HB 1141)*. The latter legislation addressed land use, development
1074 and water resources and requires that local comprehensive plans contain a Water Resources
1075 Element and a Municipal Growth Element. In addition to these State regulatory measures, the
1076 Town has independently addressed protection of steep slopes, floodplains and town well watershed
1077 areas. This chapter reviews these regulations, and explores the relationships between natural
1078 resource protection and land-use planning. The *Priority Preservation Area Element* was also
1079 approved during the 2006 Legislate Session as part of HB 2 and is now required to be part of the
1080 County Comprehensive Plan.

1081 GENERAL CLIMATE

1082 Mount Airy sits astride Parris Ridge, and has a humid, temperate climate with four rather well-
1083 defined seasons. The general atmospheric flow is from west to east but alternate surges of cold air
1084 from the north and of warm humid air from the south occurs in the area, causing highly variable
1085 weather. Nearness to the Atlantic Coast allows coastal storms to make up any deficiency of
1086 precipitation resulting from the passage of weather systems over the mountains to the west.

1087 The average annual temperature is approximately 54 degrees, with January generally the coldest
1088 month and July the warmest. Temperatures exceed 90 degrees Fahrenheit an average of 35 days a
1089 year. The Town of Mount Airy is within the USDA Plant Hardiness Zones 7A and 7B for an annual

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1090 extreme minimum temperature of 0 to 10 degrees Fahrenheit.

1091 The average annual precipitation totals about 48 inches, with February the driest and September
1092 the wettest month. During the growing season, which averages about 177 days from April through
1093 September, the last part of July through the first part of August is the driest. The average seasonal
1094 snowfall is 21 inches.² The monthly precipitation is about even all year compared to climates
1095 elsewhere. The wettest month is a result from storm events which tend to be spotty and quick.
1096 Conversely, precipitation in spring is more even with many small events.

1097 **TOPOGRAPHY**

1098 Topography, the shape and lay of the land, is a major factor in controlling and guiding the density,
1099 type and direction development is to take place in any area. Severely sloping terrain (i.e., greater
1100 than 25-degrees), if not retained and protected in an undeveloped state, is suitable only for low-
1101 density residential use or forestation, while land, which is moderately sloped or rolling, can be
1102 appropriate for low, medium, and high-density residential development. In addition, it is the level
1103 areas, which are most easily adaptable for industrial and commercial land use.

1104 Mount Airy's Main Street, for the most part, runs atop Parrs Ridge in a northeast-southwest
1105 direction with elevations ranging between 800-850+ feet, which descend in two directions roughly
1106 perpendicular to the ridge's spine. Numerous valleys that extend outward toward the east and west
1107 from this ridge cause the unusually hilly topography. The present downtown area is located in one
1108 of the more pronounced of these valleys and this funnel-like location causes many challenges with
1109 regard to development and road network. Although this rough, sloping terrain adds character and
1110 creates diversity throughout the Town, the most severe slopes are avoided in order to reduce hazard
1111 and eliminate risk in future development.

1112 Mount Airy straddles the division of two major drainage basins. Within the Frederick County
1113 portion of the Town are the headwaters of Woodville Branch and Ben's Branch which are parts of
1114 the Linganore Watershed, as well as the headwaters of Bush Creek, another Frederick County
1115 Watershed. The Linganore Watershed drains into Lake Linganore, a secondary source of public
1116 water for Frederick County. Both the Linganore and Bush Creek Watersheds are nested in the
1117 Lower Monocacy River Watershed, with eventual drainage to the Potomac River. The east side
1118 drains into the Chesapeake Bay via tributaries of Middle Run and the South Branch of the Patapsco
1119 Rivers.

1120

² Data and climatology analysis taken from the National Weather Service, NOAA, 1991-2020.

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1121 **GEOLOGY**

1122 Geologic formations that underlie an area can be vital to the type of future development the land
1123 may sustain. The quality, quantity, and accessibility of ground water are directly linked to the type
1124 of rock formation or aquifer involved. The depth of bedrock and the presence of rock outcroppings
1125 both have an effect on certain land uses and developmental patterns.

1126 Ijamsville Formation and Marburg Schist are found throughout the Mount Airy area. The Marburg
1127 Schist is mainly a bluish gray to green, fine-grained muscovite-chlorite schist, containing a
1128 considerable amount of quartzite. Ijamsville Formation is blue, green, or purple phyllite and
1129 phyllitic slate, with interbedded metasilstone and metagraywacke.

1130 **SOILS³**

1131 Soils data are useful in helping to determine areas most suitable for future development. By using
1132 soil studies, sound estimates can be made about where people will be living, working and playing.

1133 This general soil survey and analysis takes into consideration the limitations, restrictions, and
1134 hazards involved in the development of various soils areas in Mount Airy. By selecting an
1135 unsuitable use for a specific soil, the risk of loss to the developer and to the Town can be very
1136 high. The soils of our region which includes Mount Airy can be grouped into four major series
1137 classifications as follow: a) Chester, b) Glenville, c) Mount Airy and d) Manor. Each has
1138 characteristics that should be taken into consideration by those who propose to develop and use
1139 the land.

1140 **CHESTER** – The Chester series consists of deep, well-drained soils that are usually found on
1141 hilltops and the upper part of slopes. Hard rock is generally at a depth of more than five feet but
1142 quartzite fragments are common throughout the soil. Chester soils are strongly acidic and have a
1143 high available moisture capacity. These soils are found south of Route 40 in the Montgomery
1144 County area and any dense development should be avoided or compensated for on slopes greater
1145 than 15%.

1146 **GLENVILLE** – The Glenville series consists of moderately well drained, very strongly acid soils
1147 that occur primarily on flats and at the foot of slopes. The depth to bedrock is generally more than
1148 5 feet; the soils are only moderately productive; and they have a limited capacity to store moisture.
1149 The Glenville soils are in limited areas found in the southern section of the Town vicinity and
1150 dense development should be avoided or compensated for because of a high-water table.

³ The Soil Conservation Service (USDA) in cooperation with the Maryland Agricultural Experiment Station develops Soil Survey material for Carroll, Howard, Frederick, and Montgomery Counties

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1151 MOUNT AIRY – The Mount Airy series consists of moderately deep, very strongly acid soils that
1152 are somewhat excessively drained. The depth to bedrock in this soil is usually about 30 inches;
1153 they have a low to moderate available moisture capacity, and if well managed are moderately
1154 productive. These soils are found in the Carroll, Montgomery, and Howard County sections that
1155 surround the Town. Furthermore, the shallow depth to bedrock will cause inconvenience in
1156 relation to any subsurface excavation.

1157 MANOR – The Manor series consists of shallow, excessively drained and immature soils that are
1158 not especially fertile or productive. These soils have a high available moisture capacity and are
1159 strongly acid. Although very susceptible to erosion they are suitable for a variety of uses. These
1160 soils are primarily found to the west of Mount Airy.

1161 HYDROLOGIC SOIL GROUPS⁴

1162 Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil
1163 Groups (HSGs) based on the soil's runoff potential. The four Hydrologic Soil Groups are A, B, C
1164 and D. Where A's generally have the smallest runoff potential and D's have the greatest.

1165 **Group A** is sand, loamy sand, or sandy loam types of soils. It has low runoff potential and high
1166 infiltration rates even when thoroughly wetted. They consist chiefly of deep, well-drained to
1167 excessively-drained sands or gravels and have a high rate of water transmission.

1168 **Group B** is silt loam or loam. It has a moderate infiltration rate when thoroughly wetted and
1169 consists chiefly of moderately deep to deep, moderately well-drained to well-drained soils with
1170 moderately fine to moderately coarse textures.

1171 **Group C** soils are sandy clay loam. They have low infiltration rates when thoroughly wetted and
1172 consist chiefly of soils with a layer that impedes downward movement of water and soils with
1173 moderately fine to fine structure.

1174 **Group D** soils are clay loam, silty clay loam, sandy clay, silty clay or clay. This HSG has the
1175 highest runoff potential. They have very low infiltration rates when thoroughly wetted and consist
1176 chiefly of clay soils with a high swelling potential, soils with a permanent high-water table, soils

⁴ Details of this classification can be found in 'Urban Hydrology for Small Watersheds' published by the Engineering Division of the Natural Resource Conservation Service, US Department of Agriculture, and Technical Release-55.

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1194 east and west. Between these minor ridges are small valleys in which the many branch streams
1195 surrounding the Town begin. Most land slopes at 8 -10% and areas where slopes exceed 15% are
1196 common. Land areas within the 100-year floodplain are minimal; located mostly along low-lying
1197 streambeds. Similarly, few wetlands have been identified outside the stream valleys. Less than a
1198 quarter mile south of Mount Airy the South Branch of the Patapsco River begins at Parr's Spring.
1199 The Town limits extend east to the South Branch of the Patapsco River, which meets the Carroll
1200 and Howard County boundaries.

1201 WATER

1202 The following discussion addresses the groundwater and surface sources of Mount Airy, and their
1203 importance to the future development of the community.

1204 ***Groundwater***

1205 The quality and quantity of groundwater is particularly important to the Town, which relies entirely
1206 on groundwater for its water supply. The unconfined fractured rock aquifer within the Ijamsville
1207 Formation and Marburg Schist is the source of groundwater supply for the Town. At the end of
1208 2023, the Town's water supply system depended upon eleven (11) wells to obtain its drinking
1209 water. According to the 1958 report on the Water Resources of Frederick and Carroll County,⁵ the
1210 Marburg Schist well yields from 1 to 223 gpm and averages about 17 gpm. Well depths average
1211 87 feet. Except for limited areas along the crest of Parr's Ridge in the Ridgeville area, adequate
1212 supplies of ground water can be obtained from wells nearly anywhere within the schist area.

1213
1214 According to the 2010 Carroll County Water Resources Element (WRE), prepared by Malcolm
1215 Pirnie, Inc., consultant for Carroll County Government, the water supply is susceptible to
1216 contamination by nitrates, Volatile Organic Compound (VOC) [except well #8], Synthetic Organic
1217 Compounds (SOC), per- and poly-fluoroalkyl substances (PFAS), and radionuclides. But the
1218 supply is not susceptible to protozoans. Further, wells #2 and #7 are susceptible to bacteria and
1219 viruses. As the Town is "sitting" on its own water supply, the groundwater has the risk of
1220 undesirable contaminants in the form of road salts applied during the winter, fertilizer applications,
1221 or an unintentional leaky sanitary sewer. Carroll County will update the WRE in 2024.

1222

⁵ 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.

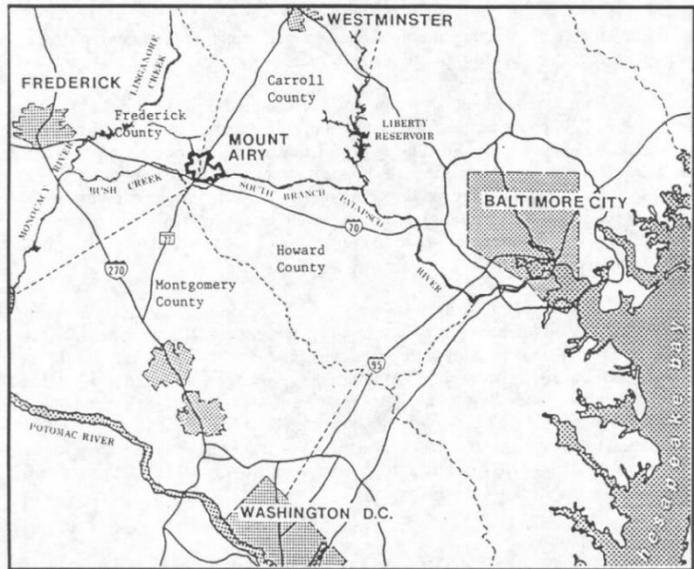
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1223 Springheads are generally common in this schist formation, but are not a major source of water in
1224 the Mount Airy area. There is a small spring in Summit Ridge at Main Street and Prospect Rd.
1225 The pond at the Four County Farm just south of the Town is also spring fed.

1226
1227 Development affects groundwater quality in numerous ways: the introduction of impervious
1228 surfaces, grading (which removes existing vegetation), concentration of pollutants into single high-
1229 volume drainage areas (stormwater management ponds), and the potential application or spill of
1230 chemicals that are not naturally absorbed or filtered. Common sources of contamination include
1231 salt from road de-icing, excessive fertilizer and pesticide application, a leaking sanitary sewer
1232 system, leaking underground storage
1233 tanks, and other “non-point source”
1234 pollution.

1235
1236 **Surface Water**

1237 Because of its unique location at the
1238 perimeter of two major watersheds it is
1239 not surprising that Mount Airy does not
1240 have a large supply of surface water.
1241 The most important watershed is the
1242 South Branch of the Patapsco River that
1243 is located directly southeast of the Town
1244 limits. Other minor streams that affect
1245 Mount Airy are Ben’s Branch, several
1246 unnamed tributaries of Bush Creek,
1247 Woodville Branch, and Middle Run.



1248 **STREAMS AND STREAM BUFFERS**

1249 The protection of streams requires undisturbed, vegetated stream buffers. Vegetated buffers can
1250 slow the flow of stormwater which reduces the erosion of stream banks. Vegetation also absorbs
1251 water and acts as a "filter" for pollutants and nutrients. By slowing the flow of rainwater, buffers
1252 also allow the water temperature to moderate before entering streams, reducing shock to aquatic
1253 species. Stream buffers provide other benefits as well, including improved wildlife habitat and
1254 scenic value in developed areas.

1255 The Town of Mount Airy, through its adoption of the Carroll County Water Resources
1256 Management Manual (updated in August, 2022), restricts development along streams. The stream
1257 buffer is an undisturbed zone extending from the banks of a stream. Stream buffers will be applied
1258 County-wide, regardless of whether they are located within another Water Resource Management
1259 Area (e.g., Surface Watershed Area). Stream buffers should remain undisturbed unless an existing
1260 permanent improvement is within the delineated variable-width stream buffer. Existing permanent
1261 improvements (e.g., driveways, bridges, sheds, etc.) and an appropriate area around them should

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1262 be excluded from the delineated variable-width stream buffer to allow for maintenance and access.
1263 All stream buffers shall be a minimum of 50 feet wide from each stream bank. Each site's
1264 conditions will determine the final stream buffer width.

1265 Several "models" exist by which an appropriate stream buffer could be established. Rather than
1266 establish a uniform buffer width for all streams, most models recommend that a buffer width be
1267 established to accomplish specific goals. A review of studies conducted nationwide finds that to
1268 significantly reduce the level of phosphorous entering streams, a 300-foot buffer on each side of
1269 the stream is necessary. However, if the goal is a reduction of sedimentation of the stream, a 100-
1270 foot buffer may suffice. Frederick County adopted strong stream protection regulations in 2008,
1271 which includes a variable width buffer based on degree and extent of slope, plus extra setbacks
1272 from streams in the Linganore Watershed to help reduce sediment in Lake Linganore. These buffer
1273 regulations were amended by the Frederick County BOCC on October 31, 2013 and reduced the
1274 required setback distances.

1275
1276 In summary, the effectiveness of a buffer is determined by many factors, including the steepness
1277 and length of slope within the buffer, the type of vegetative cover, the soil erodibility, and the
1278 presence of impervious surfaces (such as pavement or rooftops). A 100-foot buffer around a
1279 water supply is required. However, in calculating the buffer, impervious surface area and slopes
1280 exceeding 25% do not count towards the buffer width requirement in order to give
1281 environmentally sensitive areas maximum protection.

1282 100-YEAR FLOODPLAIN

1283 In 2006, the Town Council enacted Chapter 61 of the Town of Mount Airy Code whereby the
1284 Town adopted the Carroll County Floodplain Management Ordinance codified in Chapter 114 of
1285 the Carroll County Code. In January 2012, the Town Council formally designated Carroll County,
1286 under the National Flood Insurance Program, as the government entity responsible for floodplain
1287 administration within the Town. Mount Airy does not permit development within the 100-year
1288 floodplain.⁶

1289 ENDANGERED SPECIES HABITATS

1290 In an effort to preserve habitat, 300-foot-wide forested buffers should be encouraged where
1291 practical and beneficial to wildlife. Land-use policies, parks planning, and forestation resulting
1292 from the Forest Conservation Act should contribute to enhancement of these corridors. Several
1293 species of plants and animals are listed as rare, threatened, or endangered in Frederick County and
1294 Carroll County.⁷

1295

⁶ Town Code §112-10, *Structures and Land Development in Floodplain*

⁷ Maryland Department of Natural Resources

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1296 STEEP SLOPES

1297 Mount Airy does not permit development on slopes equal to or greater than 25%, and are not
1298 considered as part of any minimum lot area. The State Forest Conservation Act defines steep
1299 slopes as greater than 25%, or slopes greater than 15% with a K-value (soil erodibility) greater
1300 than 0.35. It is difficult to develop on slopes in excess of 15% without significant grading.

1301 STATE FOREST CONSERVATION ACT

1302 In 1991, the State of Maryland adopted the first edition of the Forest Conservation Act, which
1303 provides that forest retention, reforestation, and/or afforestation be required of new land
1304 development. Subsequent reviews of statutory and regulatory requirements of the Forest
1305 Conservation Act resulted in the release of second and third editions of the manual, in 1995 and
1306 1997, respectively. This legislation allows local governments to develop their own programs,
1307 provided they meet the intent of the State Law. The Town of Mount Airy worked closely in
1308 conjunction with Carroll County to develop a program that could be implemented in the Town.
1309 The program has been administered successfully since 1993.

1310 The current program implemented for Carroll County stresses retention of existing forest area as
1311 the primary objective in order to fulfill the requirements of the ordinance. For every square acre
1312 of forest removed, the same amount will have to be replaced (reforested) on-site or somewhere
1313 within the same county managing the forestation bank. Afforestation, which is establishing a
1314 forest where there is none, is also required to meet the State objective of increasing forest cover in
1315 the State. Any residential development on property that has less than 20% of its land in forest
1316 cover must provide a 20% threshold of afforestation. Industrial and commercial lands are
1317 permitted slightly lesser criteria, requiring a minimum of 15% of the post-development land to be
1318 forested. To guide forestation decisions, priority retention areas and priority forestation areas are
1319 defined. These areas include stream buffers, steep slopes, wildlife corridors, and similarly valued
1320 natural areas. The requirements of the Forest Conservation Act have contributed to the
1321 preservation and aesthetic retention of natural and conservation areas within the Town limits.
1322 Although the Town has allowed developers to utilize certain dedicated "open space" and other
1323 natural drainage areas or steep slope areas within established subdivisions, lack of suitable land
1324 quickly has become a dilemma. The Town has subsequently allowed developers of commercial
1325 and industrial projects to fulfill their forestation requirements through Carroll County-approved
1326 "Forestation Banks." These banks are located in various areas throughout the county but have a
1327 set number of acres that can be purchased by developers to fill their requirements. The banking
1328 has worked well in Carroll County because the land used for these banks is located in strategic
1329 areas along streambeds, steep slopes, or other officially designated environmentally sensitive
1330 areas. Through the successful partnership between the Town and Carroll County, there now exists
1331 the opportunity to allow additional landscape plantings within developments that could meet
1332 forestation requirements. This proposed flexibility in the Forestation Ordinance requirements
1333 would encourage more on-site plantings instead of being forced to use off-site forestation banks.

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1334 CARROLL COUNTY WATER RESOURCE MANAGEMENT CODE AND THE
1335 WATER RESOURCE MANAGEMENT MANUAL

1336 In April 2004, the Carroll County Commissioners adopted Ordinance No. 04-08, which created
1337 Chapter 154, *Water Resource Management* within the County Code. This new chapter formalized
1338 and strengthened the ability to manage and protect water resources within the county. The chapter
1339 provides for the delineation of management areas, and the ability to perform a water resource
1340 impact review on all proposed development projects within the county. Mt. Airy is among the
1341 several municipalities which have also adopted Chapter 154 (Town Code §110-1, *Adoption of*
1342 *County Provisions*).

1343 Updated in 2022, the Water Resource Management Manual has the overall goal to allow
1344 development to proceed in a manner that will minimize adverse impacts on the water supply. Some
1345 of Carroll County’s geology and land use are unique and standards were developed to address local
1346 needs.

1347 2023 TRIENNIAL UPDATE TO THE CARROLL COUNTY WATER AND SEWER
1348 MASTER PLAN

1349 Adopted in June, 2023, this updated plan implements the Carroll County Master Plan and guides
1350 the municipalities’ Master Plans. The County’s Water & Sewer Master Plan has the following
1351 three goals:

1352 **Goal 1:** Establish cost-effective public water and wastewater facilities that are consistent with the
1353 type and timing of planned development.

1354 **Goal 2:** Identify and plan for specific water and wastewater facilities that will accomplish Water
1355 Resource Element goals and strategies.

1356 **Goal 3:** Provide information about private water and wastewater users to inform planning-related
1357 analysis and decision-making.

1358 This Water and Sewer Master Plan and Chapter 154 of the County Code identify our county’s
1359 public water supply sources as the following Water Resource Management Areas:

1360 A. **Carbonate Rock Area:** Presently, Mt. Airy has no Carbonate Rock Area beneath its
1361 boundaries.

1362
1363 B. **Wellhead Protection Area:** This area represents those regions that contribute groundwater
1364 to the indicated sources. These areas are based on “capture areas” as estimated from available
1365 field-testing data, hydrologic flow equations, and groundwater availability estimates, in
1366 combination with the hydrogeological characteristics of the subject aquifers. The Town has a

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1367 wellhead protection ordinance to protect the well recharge areas around all of its current
1368 eleven (11) wells.

1369
1370 C. **Aquifer Protection Area:** This area encompasses regions within 2,000 feet of each
1371 Designated Growth Area (DGA) boundary, as well as any watershed-draining tributary to the
1372 Aquifer Protection Area (APA). The groundwater recharge available is assumed to be that
1373 which could be captured by gravity drainage into each of these areas. These areas, therefore,
1374 constitute the potential groundwater resource available to serve DGAs into the future. Mt.
1375 Airy is among the County’s DGAs.

1376
1377 D. **Surface Watershed Area:** This area encompasses the drainage basins of all existing and
1378 proposed surface water reservoirs in Carroll County. The delineation of these areas is based
1379 on topography and gravity drainage to the reservoirs.

1380 The triennial update also emphasizes that the conservation of water is a fundamental aspect of
1381 resource protection and management. This component of Carroll County’s Water Resource
1382 Management Program consists of three elements: educate the public, update the plumbing code
1383 for new construction, and retrofit plumbing in existing construction. The Town complies with the
1384 County mandates for water conservation devices in new construction and requires that certain new
1385 plumbing fixtures meet specified flow rates.

1386 **WATER CONTAMINATION**

1387 Under the Federal Clean Water Act of 1972, the State is required to identify “impaired” water
1388 bodies or those water bodies that do not meet their designated water quality standards. Impairments
1389 can come from nutrients such as nitrogen and phosphorus, sediment, pathogens, mercury, and other
1390 components (e.g. Per- and Polyfluorinated Substances commonly known as PFAS, lead, and
1391 copper). Once a water body is deemed “impaired,” a Total Maximum Daily Load (TMDL) is
1392 developed by the Maryland Department of the Environment (MDE). A TDML is the maximum
1393 amount of a pollutant that the water body can assimilate and still meet water quality standards. To
1394 reduce pollutants of the receiving waters and address identified impairments, watershed
1395 implementation plans are required to be developed at both the State and Local level.

1396
1397 In 2021, the Lead and Copper Rule Revisions (LCRR) required the Town to develop a service line
1398 inventory and lead service line replacement plan by October 16, 2024. In 2025, the Town will
1399 begin financial coordination with the state to design and install State-accepted lead mitigation to
1400 remove all lead and galvanized lines from our water system.

1401
1402 In 2023, the Town began routine well testing for PFAS contamination based upon EPA and MDE
1403 limits. Due to the 2024 contamination levels at some test sites, the Town began the financial
1404 coordination with the State to design and install State-accepted PFAS mitigation equipment to be

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1405 located at specific water pumping stations.

1406 WATER RESOURCE MANAGEMENT STANDARDS AND THE MASTER PLAN

1407 The Carroll County Water Resource Management Standards / Master Plan Compatibility Study
1408 prepared by Horsley Witten and Hegemann, Inc. reviewed the relationship between the proposed
1409 standards and their conflict or consistency with planning and zoning policies. If planning policies
1410 and regulations were not respectful of water resource issues, the success of water resource
1411 standards would be limited. The following recommendations apply to Mount Airy:

1412 **A. General Land Use Recommendations** - While contamination is a potential threat regardless of
1413 the land use, industrial uses are more likely to cause groundwater contamination from hazardous
1414 material accidents. However, increased nutrient loads and reduced groundwater recharge can
1415 result from intense development of any land use within a community's well watershed. Water
1416 quality problems include excessive nitrate levels from residential and agricultural fertilizers and
1417 business wastewater, and phosphorus that is a result of surface run-off from residential,
1418 commercial, and agricultural uses.

1419 **B. Industrial Development** - The threat of groundwater contamination from industrial leaks and
1420 spills can be significant. The study recommends that existing and future industrial areas are subject
1421 to water resource management standards, and that future planning locate industrial activity outside
1422 potential community well watersheds.

1423 Currently, the Town has two wells whose watersheds include industrial land -- production well #6
1424 and production well #7. Production well #6 is located 1500 feet from current industrial land uses
1425 and is at Watkins Regional Park. Production well #7 is located within the industrial park of the
1426 Twin Ridge Professional Center. The Town will continue to monitor all of our wells and remain
1427 vigilant for any activities that may adversely affect our wells.

1428 WELLHEAD PROTECTION AREAS

1429 Carroll County's Water Resource Management Manual (updated in August 2022) requires a 100-
1430 foot undisturbed buffer around community wells. The purpose of a buffer area is to ensure
1431 adequate time delay before contaminants could reach a well. The Horsley, Witten and Hegemann
1432 study explains that the buffer area should be sized according to the potential draw of the well, and
1433 most wells draw from an area larger than 100 feet. A well pumped at higher volumes will draw
1434 from a larger area over the same period of time than a lesser pumped well. Maryland Department
1435 of the Environment (MDE) has mapped recharge areas, but no studies have actually documented
1436 subsurface water flow under the Town.

1437 MOUNT AIRY WELLHEAD PROTECTION ORDINANCE

1438 In 1998, the Town of Mount Airy updated and adopted a Wellhead Protection Ordinance (Town

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1439 Code §109, Article V, *Wellhead Protection*). The Ordinance designates a large portion of the
1440 Town boundary as the Wellhead Protection Area and, therefore, regulates the review and provides
1441 a venue for analysis of all land uses within the Town boundaries. The Ordinance lists specific
1442 permitted uses, conditional uses, and prohibited uses.

1443 All of the conditional uses must come under an additional layer of review from the Town to ensure
1444 that the public groundwater supply will not be threatened by a particular use. The ordinance also
1445 specifies the documentation required by the landowner to ensure the prevention of any immediate
1446 or long-term hazard to the wellhead protection area of the Town. Conditional uses apply to fuel
1447 storage, dry cleaning businesses, and heavy manufacturing uses. An example of prohibited uses
1448 may be junkyards, storage of hazardous materials, landfills, and open burning or dumpsites.

1449 MINIMUM WELL PRODUCTION ORDINANCE

1450 In October, 2023, the Town Council passed Ordinance 2023-40 to ensure a minimum flow of water
1451 from any new test well before it is accepted by the Town (Town Code §109-4, *Wells*). That
1452 minimum flow is at least a net yield of 75,000 gallons per day (gpd) after deductions based upon
1453 limiting factors including, but not limited to:

1454 (1) The MDE annual average appropriation from the well,

1455 (2) The ability of the well to maintain production of at least 75,000 gpd during periods of drought.,
1456 and

1457 (3) The availability of treatment facilities to treat the water from the well.

1458 The Ordinance does allow for acceptance of wells producing less than 75,000 gpd, but only when
1459 it is recommended by the Town Engineer and under such circumstances as:

1460 (a) The well is one of multiple wells to be simultaneously dedicated to the Town that
1461 collectively produce a net yield of at least 150,000 gpd after deduction of limiting factors.

1462 (b) The individual well produces at least a net yield of 50,000 gpd after deduction of limiting
1463 factors.

1464 RESPONSIBILITY OF DEVELOPERS TO PROVIDE NEW WATER SOURCES

1465 In 1989, the Town adopted Ordinance No. 1989-2 that requires developers to find a significant
1466 well within their project area or pay a well exploration fee. Following adoption of this ordinance,
1467 several good wells have been found. However, the new wells may be located within the
1468 development regardless of the proposed density or permitted land use. As a requirement for most
1469 major residential annexations, the development of a well is a necessity. Growth of the Town over
1470 the last ten years has created the need for new wells for a major developments to offset the added

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1471 draw on the existing water system.

1472 **WATER RESOURCE COORDINATION COUNCIL (WRCC)**

1473 Mt. Airy is among a group of 8 municipalities within Carroll County committed to working
1474 together to address water, wastewater and stormwater management issues. Their routine sharing
1475 of best-practices has proven to be an effective and efficient water management body.

1476 The Water Resource Coordination Council (WRCC) was formed in March 2007 by a non-binding
1477 joint resolution between the County, municipalities, and Carroll County Health Department. The
1478 body provides a mechanism for cooperative problem solving of critical water resource
1479 management issues facing the County and municipalities. The body fosters discussion between
1480 jurisdictions in order to develop regional (watershed) or county-wide approaches to policies,
1481 procedures, and solutions regarding water resource development and protection. Most importantly,
1482 it provides a forum for the dissemination of ideas, solutions, and cost-saving approaches to water
1483 resource development and protection within Carroll County.

1484 **STORMWATER MANAGEMENT**

1485 Stormwater management facilities are an attempt to replace the natural network for rainwater travel
1486 and filtering in developed areas. Stormwater runoff is conveyed to a stormwater management
1487 facility via sheet flow, storm drain system or another method of conveyance. Once the runoff
1488 reaches the facility, its release rate and quality can be managed.

1489 There are various types of stormwater management facilities designed primarily to control the
1490 increased volume or rate of runoff and/or eliminate pollutants that result from rainfall on developed
1491 areas. Stormwater management structures help prevent the sudden flow of stormwater into
1492 streams, and thereby reduce the risk of erosion and sediment deposit. Stormwater management
1493 facilities also help prevent large volumes of runoff from damaging downstream properties.
1494 Another primary function of many stormwater management facilities is pollutant removal. In
1495 addition, stormwater management facilities often facilitate infiltration of surface water to replenish
1496 Mount Airy's groundwater (drinking water) supply.

1497 Although stormwater management facilities provide many benefits, some problems related to these
1498 facilities persist. Because facility design concentrates runoff in one location, there may be an
1499 increased loading of pollutants or nutrients at that location. The best way to minimize this loading
1500 is to provide as much natural vegetated surface area as possible throughout each new development.
1501 Vegetation will help treat pollutant-laden runoff. Stormwater management facilities also require
1502 substantial maintenance, which is typically provided by the Town at taxpayer expense within low-
1503 density residential developments.

1504 In 2007, House Bill 786 ((HB), known as the Stormwater Management Act, was passed. This

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1505 legislation requires stormwater management practices to mimic natural water runoff and minimize
1506 land development impact on water resources. The stricter standard reduces pollution runoff to the
1507 Bay from impervious surfaces such as pavement, roofs, and structures.

1508 Long range planning is the primary tool to address the stormwater challenges of the future. Such
1509 planning includes a multi-year program of stormwater upgrades to meet future needs. The impact
1510 of climate change on the current stormwater infrastructure shall be closely monitored moving
1511 forward and addressed in the design of new facilities. This will result in funding increases to
1512 support more robust stormwater management infrastructure. All major stormwater management
1513 projects will be coordinated with the aforementioned Water Resource Coordination Council
1514 (WRCC).

1515 MARYLAND AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION
1516 SYSTEM

1517 The State of Maryland created, and is an ongoing participant in, the National Pollutant Discharge
1518 Elimination System (NPDES) for stormwater management. This program is designed to monitor
1519 stormwater flow for pollutants; some of which are considered “non-point source” or being
1520 generated some distance away from the storm drain system, but ultimately accessing the municipal
1521 storm drain system. These off-site pollutants make their way into the system and could potentially
1522 create a negative effect on the groundwater supply for the town.

1523 A NPDES Phase II permit is required from the State for all counties and municipalities to
1524 continuously monitor their stormwater flow for contaminants. This permitting process is required
1525 from the EPA as part of the Federal Clean Water Act. Under this permit, Best Management
1526 Practices are promoted and the implementation of the following six measures is encouraged:

- 1527 • Public education and outreach
- 1528 • Public participation and involvement
- 1529 • Illicit discharge detection and elimination
- 1530 • Construction site runoff control
- 1531 • Post -construction runoff control
- 1532 • Pollution prevention/good housekeeping

1533
1534 This permit will be carried by Carroll County. The Town of Mount Airy will be attached to their
1535 permit and therefore be in compliance with the program. In order for the County to meet the
1536 requirements of the permit, the storm drain system for the County and all of the municipalities
1537 participating will need to be put into a mapping program. The County has the staff to log-in all
1538 new storm drain system information and make the necessary reporting requirements to the State.

1539

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1540 GILLIS FALLS RESERVOIR

1541 In 1988, the Carroll County Bureau of Water Resources released a study including estimates of
1542 water supply and demand in southern Carroll County. That water resource study concluded that
1543 water demand would exceed supply by the year 2015. In order to plan for the future water usage,
1544 Carroll County began planning for a surface water source, the Gillis Falls Reservoir, located 2
1545 miles northeast of Mt. Airy. As of 2023, the County has purchased about 91% of the total 1,200
1546 acres needed to establish the reservoir. The land of the reservoir watershed is primarily in
1547 conservation-zoning; thereby protecting the water quality of a possible future reservoir.

1548 Of note, the Carroll County 2023 Water and Sewer Master Plan includes the Gillis Falls Reservoir
1549 as one of the Town’s potential long-term (10+ years) options for a new surface water source. That
1550 Master Plan recommendation also:

- 1551 • estimates a safe yield of 0.85 mgd from the reservoir,
- 1552 • encourages the Town and County to develop an intake pipeline for the reservoir on
1553 Carroll County-owned property, and
- 1554 • for the Town and County to establish a 100-120 mg off-stream storage impoundment.

1555 HARRISON/LEISHEAR PROPERTY

1556 An additional long-range recommendation from Carroll County for future groundwater
1557 exploration is the potential new water supply options within the nearby Carroll County-owned
1558 Harrison/Leishear property that is located just north of the current Town boundary. In the recent
1559 past, the Town worked with Carroll County and MDE for water appropriations from four wells on
1560 this property. That effort was being driven by discussions between the County and the Town to
1561 possibly annex that property into the Town. Based upon the Town’s testing during those
1562 annexation negotiations, the four wells have an anticipated (combined) appropriation amount of
1563 152,000 gpd. That amount would significantly mitigate the current (2023) projected water
1564 shortfall of 165,000 gpd to meet the Town’s future water demand needs. Unfortunately, the
1565 annexation discussions were paused indefinitely and will need to be restarted in order to continue
1566 the addition of this much-needed nearby groundwater source for the Town’s future growth. The
1567 fact that the 2023 Carroll County Water and Sewer Master Plan includes this option for the Town
1568 gives optimism to renewing those negotiations.

1569 WATER RESOURCE ELEMENT

1570 The Water Resource Element (WRE) is a statutory requirement for jurisdictions to ensure that
1571 municipalities have comprehensive plans to meet current and future water and sewer demands. It
1572 sets out in detail the current status along with future plans for the town's water and sewer capacity
1573 given the limitations and constraints of our water resources. The WRE is an integral part of the

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1574 Master Plan.

1575 The Town of Mount Airy is a part of Carroll County and the Town’s WRE is incorporated into the
1576 County's WRE. The Town’s portion of the Carroll County WRE is currently being updated (by
1577 the Town Engineer and the Water & Sewer Commission) and will replace the 2010 WRE.

1578 Noteworthy is the addition of climate change considerations as they may impact possible flooding
1579 into the town's water system, our Waste Water Treatment Plant (WWTP), and stormwater
1580 facilities. The town also monitors PFAS levels at all 11 wells. Quarterly test results are a key factor
1581 in our ongoing remediation program and those results are available on the Town's website.

1582 WATER / WASTE WATER

1583 WATER SUPPLY

1584 The Town of Mount Airy is not only located in two counties, but also divided into five different
1585 watersheds. From 2005 to 2011, the Town was under a Consent Order with the Maryland
1586 Department of the Environment to find additional source water for the Town’s increasing water
1587 supply demands. The Town operates strictly off of groundwater supply. In recent years the Town
1588 replaced more than 15,000 Linear Feet of pipe for the water main, increasing to a 12" main between
1589 all three elevated storage tanks.

1590 The unconfined fractured rock aquifer is the source of water supply for the Town. The system uses
1591 11 wells to provide a municipal water supply for over 9,600 residents. The Town’s existing water
1592 supply system consists of these eleven wells, transmission and feeder mains, and five water
1593 treatment/booster pumping stations. The Town also operates three elevated tanks capable of
1594 holding over 1,700,000 gallons in reserve.

1595 The main well field is located in Frederick County and consists of wells #1-4.

1596 Wells #5 and #6 are located in Carroll County west of MD 27.

1597 Wells #7 (Twin Ridge Subdivision) and #8 (Summit Ridge Subdivision) were brought on line as
1598 a result of those two subdivisions.

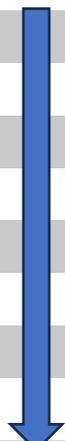
1599 Well #9 was on Town-owned property and subsequently developed.

1600 Well #10 was brought on due to development activity.

1601 Well #11 is located on South Main Street. It is located on Town-owned property and was put into
1602 service to fulfill the requirements of MDE to satisfy the water allocation of existing approved
1603 developments.

1604

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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		704,000 gpd

The 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 of water in reserve.

WATER SUPPLY LIMITATIONS

The Town of Mount Airy has historically utilized groundwater wells for its 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 be limited to groundwater. Most importantly, the aggregate of all water supply sources must not exceed the design capacity of our Waste Water Treatment Plant (WWTP), which is currently permitted at a processing capacity of 1.2 million gallons per day (mgd).

WASTE WATER

The Town of Mount Airy currently has 11 waste water pump stations that move waste water over the various ridges throughout the Town which all feed into a single waste water treatment plant. The plant treats the waste water and discharges the flow into the South Branch of the Patapsco River.

Sewer system camera inspections in 2007 identified three major infiltration leaks which were immediately corrected. This effort was followed by 4,000 linear feet of fold and form repairs in 2010. Manhole inspections and repairs then occurred over the next several years. In the last five

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1640 years, nighttime inspections identified an additional six miles of infiltrating pipes which were
1641 repaired with cured-in-place pipe linings (CIPP) utilizing American Rescue Plan Act (ARPA)
1642 funding. The average flow into the WWTP has steadily increased through the years from an
1643 average of 515,000 gpd in 1998 to 737,000 gpd in 2013. The net difference between waste water
1644 flow and supply water flow became extreme and suggested that a growing source of rainwater was
1645 inflowing and/or infiltrating (I&I) the collection system. The Town therefore ramped-up its I&I
1646 reduction program.

1647 The waste water treatment process consists of the following: a bar screen, grit removal, Biological
1648 Nutrient Removal (BNR) aeration, clarification, Enhanced Nutrient Removal (ENR) filtration,
1649 ultraviolet light and post aeration, solids removal processing, sludge holding, and a belt filter press
1650 with lime stabilization.

1651 This plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.
1652 The first upgrade was around 1989 and expanded the plant to meet the capacity of numerous
1653 developments occurring in the Town.

1654 In 1999, the plant was expanded again to its current design capacity, but also improved with
1655 Biological Nutrient Removal (BNR) technology which includes the installation of aerobic and
1656 anoxic zones. The biological processes involve the use of micro-organisms and oxidation to reduce
1657 both total nitrogen (TN) and total phosphorous (TP) from the water. During nitrification the
1658 ammonia is oxidized to nitrite and then to nitrate in the presence of oxygen under aerobic
1659 conditions. This is followed by the denitrification of nitrates which biologically reduces to nitric
1660 oxide, nitrous oxide and nitrogen gas in the absence of oxygen under anoxic conditions. Total
1661 phosphorous in waste water is a combination of soluble and particulate phosphate. The solids, or
1662 particulates, are easily removed through the solids removal process. During aerobic conditions the
1663 soluble phosphorus is solidified by aerobic heterotrophs and then broken down under anaerobic
1664 conditions to the release of phosphorus. This process is repeated with the return sludge system.

1665 In 2010, the wastewater plant was upgraded again to Enhanced Nutrient Removal (ENR)
1666 technology The TETRA Denite system combines the denitrifications and filtration process to
1667 further reduce TN and TP below the stringent 3mg/liter and 0.3mg/liter discharge limitations,
1668 respectively. This effective removal process is undertaken by introducing methanol as a carbon
1669 source. It has proven to be very effective in meeting the State's requirements.

1670 **WASTE WATER LIMITATIONS**

1671 The Town needs to keep our long-term water supply options open, but with serious consideration
1672 of what the long-term financial limitations are for a smaller municipality. Because of these
1673 potential financial limitations, the Town may not be able to seriously consider all possible options.
1674 It is the Town's intention to only pursue long-term planning, development and a rate of growth
1675 that is responsive to and in balance with both the (known or demonstrated) capacity of the Town's
1676 water resources and the future growth preferences of the Town's residents.

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1677 NATURAL RESOURCES POLICY SUMMARY

1678 Increased awareness of the effects of development on the environment has led to additional
1679 environmental legislation at the State and local levels. The *1992 Maryland Economic Growth*
1680 *Resource Protection and Planning Act*, the *1991 Forest Conservation Act* and the *1997 Smart*
1681 *Growth Legislation* will significantly affect the planning policies of the Town. Mount Airy's
1682 reliance on groundwater for the Town's water system will require comprehensive groundwater
1683 management as the Town grows.

1684

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1685 NATURAL RESOURCES OBJECTIVES AND IMPLEMENTING
1686 STRATEGIES

1688 **STRATEGIC GOAL A** - Achieve and Sustain Adequate Public Facilities: Improve the capacity
1689 and quality of all seven (7) areas of our Public Facilities so that we provide, at the minimum, an
1690 adequate Quality of Life for all residents.

1691 **Objective A.3.1**: Increase the Town’s well water reserve.

1692
1693 **Objective Leader**: Town Engineer.

1694
1695 **Implementation**:

- 1696 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application
1697 of existing wells where source capacity already exists.
1698 ➤ Require large developments to provide ample water capacity with their development to
1699 support the Town’s calculation of proposed demand and drought reserve (Category 11).

1700
1701 **Objective A.3.2**: Continuously improve water testing technology.

1702
1703 **Objective Leader**: Town Engineer

1704
1705 **Implementation**:

- 1706 ➤ Implement the installation of better PFAS monitoring technology at all of the Town’s
1707 Water Treatment Plants.
1708 ➤ Replace existing equipment with newer monitoring technology for all known
1709 contaminants.

1711 **STRATEGIC GOAL B** - Responsible Growth: Provide growth through infill development,
1712 redevelopment and annexations while erasing our Open Space deficit, protecting our environment
1713 and preserving our cultural/historical resources and community identity.

1714
1715 **Objective B.3.1**: Continuously improve water testing technology.

1716
1717 **Objective Leader**: Town Engineer

1718
1719 **Implementation**:

- 1720 ➤ Implement the installation of better PFAS monitoring technology at all of the Town’s
1721 Water Treatment Plants.
1722 ➤ Replace existing equipment with newer monitoring technology for all known
1723 contaminants.

1724

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1725 **Objective B.3.2:** Document and enforce stormwater runoff within the Town.

1726

1727 **Objective Leader:** Town Engineer, in coordination with the Public Works Director.

1728

1729 **Implementation:**

1730 ➤ Continue to work with Carroll County to meet the State mandated NPDES and stormwater
1731 management improvements and mapping on existing land development.

1732 ➤ Ensure all new development is thoroughly reviewed by Carroll County’s stormwater
1733 management office to meet the requirements of the State and Town code.

1734 ➤ Establish new metrics to measure and monitor the impact of climate change on the current
1735 stormwater infrastructure. Apply those results towards increased funding of more robust
1736 and/or improved stormwater management infrastructure.

1737

1738

1739 **Objective B.3.3:** Increase forested land within and adjacent to the Town.

1740

1741 **Objective Leader:** Town Engineer.

1742

1743 **Implementation:**

1744 ➤ Ensure all new development is thoroughly reviewed to determine compliance with the
1745 20% forested (residential) and 15% forested (industrial) requirements for the minimum
1746 amount of forested land in those districts.

1747 ➤ In cooperation with both Counties, review the current Forestation Banks Program with
1748 the objective to encourage any developer who cannot meet the above requirements to:

1749 ○ provide forestation plantings on equal acreage on in-Town parcels; or

1750 ○ require any outside-Town Forestation Bank purchase by a developer to be provided
1751 on available land adjacent to the Town’s boundaries.

1752 ➤ In cooperation with the appropriate Town Commission and /or Board, assess those Town-
1753 owned areas where additional forestation or shrubbery can benefit residents. Then, use
1754 that list:

1755 ○ in the implementation efforts above, and

1756 ○ in cooperation with the Maryland Department of Natural Resources, Frederick
1757 County and /or Carroll County, seek a cooperative agreement on a reforestation
1758 project to fulfill those prioritized Town forestation/shrubbery needs. If necessary,
1759 use the 2008 effort in Watkins Park as a model and precedence case.

1760

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1761 CHAPTER FOUR: LAND USE, HOUSING AND
1762 ZONING

1763 Land use planning constitutes the “fabric” that makes a Town viable and unique. Development
1764 patterns established early-on in a Town can be a strong determination of future growth patterns.
1765 Land use during the previous Master Plan (2013-2023) can be generally characterized as slow-
1766 growth in the Residential, Commercial and Industrial districts, while also moving through the
1767 application process for two significant new developments in the newly created Mixed-Use
1768 districts. Today, the Town must continue to assess any growth against the limited water supply
1769 and our near-capacity waste water treatment facility.
1770 Because of this reality, this 2023 Town Master Plan
1771 will promote a conservative land use and
1772 development pace while advocating for capacity
1773 increases in those two critical Public Facilities. This
1774 chapter shall also respect the results of the 2020 Town
1775 Survey, public comments expressed during 2022-
1776 2023 public hearings held on two mixed-use developments, public comments offered on a recent
1777 residential-to-commercial rezoning application, and the generally positive public sentiment
1778 towards Accessory Dwelling Units (ADUs) as an option to create additional housing for both our
1779 senior and dependent residents. In summary, this Chapter aims to guide Land Use for the next 10
1780 years while continuing to protect and improve the area’s natural resources and quality of life for
1781 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.*

1782 In the Housing Element section, the Town affirms its state-required commitment towards
1783 furthering fair housing by assessing housing development trends, assessing urban development,
1784 advocating urban renewal towards candidate redevelopment properties (Chapter 5) and by
1785 addressing potential housing code amendments which may result from new or pending state
1786 legislation. It will then proceed to recommend specific property rezoning.

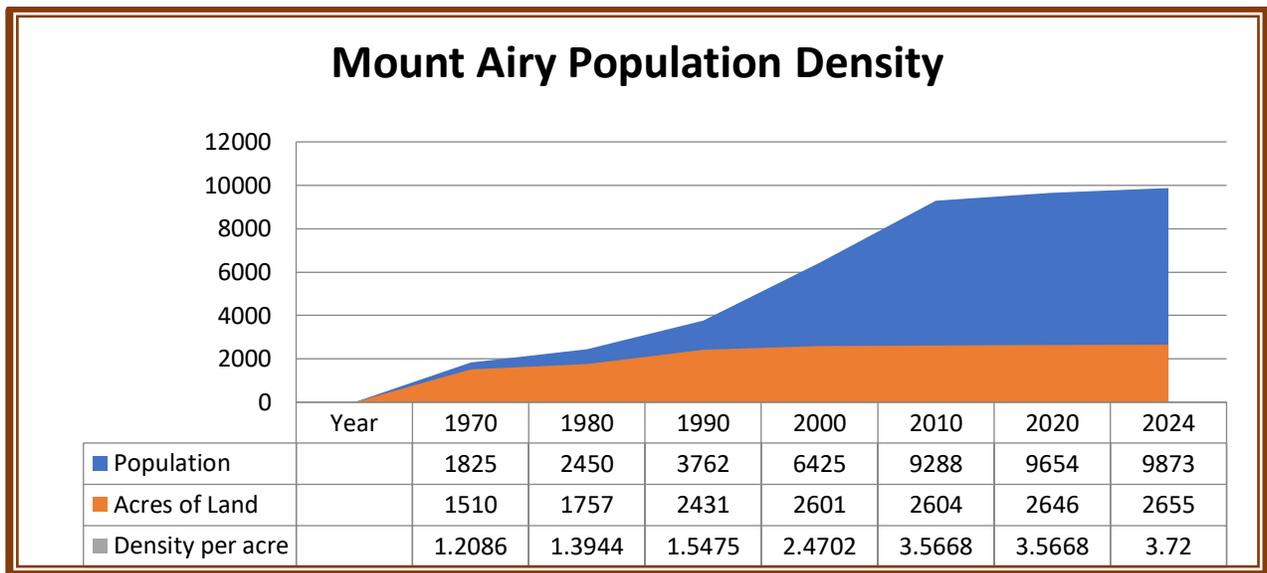
1787 Zoning ordinances and codes are essential in guiding future development and growth by regulating
1788 land use and shaping the appearance and functionality of new developments. They set standards
1789 for site design and manage the interaction between new and existing developments. Existing
1790 zoning ordinances, particularly those affecting commercial and industrial development,
1791 significantly impact the Town’s economic base. Similarly, residential zoning, including mixed-
1792 use, influences the overall character and community cohesion; affecting factors like density,
1793 housing affordability, diversity of dwelling types, and impacts on public facilities.

1794

1795 **REVIEW OF 2003-2023 LAND USE AND ZONING**

1796 The Town of Mount Airy has experienced a significant amount of residential land development in
 1797 the past two decades. During these twenty years, the majority of the development activity occurred
 1798 within the Carroll County portion of the Town. Between 2013 to 2023, there were two annexations
 1799 which occurred in 2016 -- the Full Property (8.336 acres) and 4010 Twin Arch Road (0.4677
 1800 acres). The increase of residential land inventory and subsequent development contributed to
 1801 substantial population growth in the past 10 years. According to the 2020 Census data, the Town’s
 1802 population grew by 366 citizens during 2010-2020.

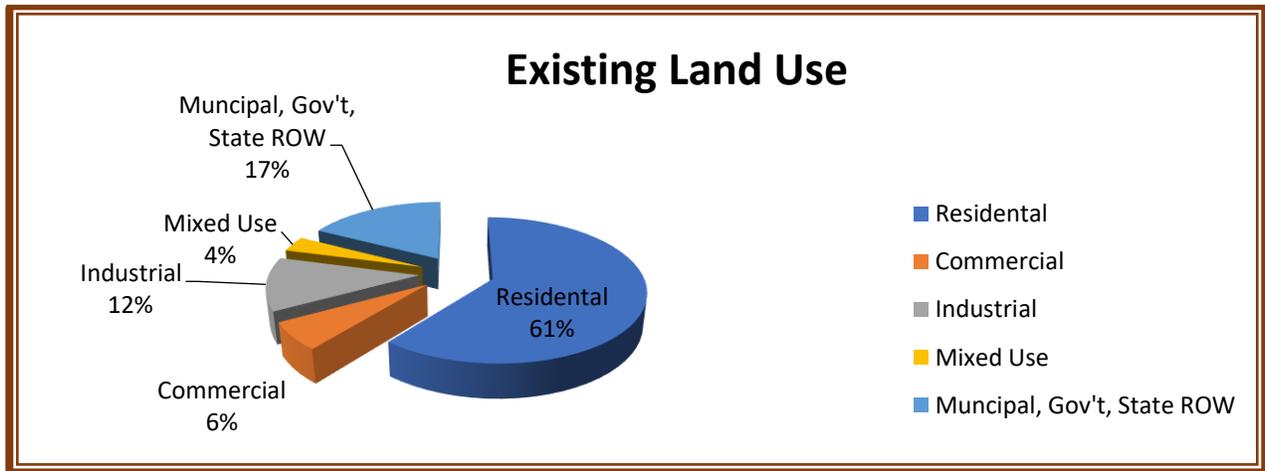
1803 As the tables below will show, the Town’s population density has risen steadily over the period
 1804 1990-2010. The growth rate plateaued from 2010 to 2023 with only an increase of 77 new dwelling
 1805 units between 2020 and 2024 -- with comparatively low increases in land inventory.



1806
 1807 During 2000-2020, the Town developed more than half of the vacant land inventory that was
 1808 present in 1994 (i.e. infill development).
 1809

1810 As depicted in the following chart, Residential is our largest land use category with 61% of the
 1811 total 2,651 acres within the Town’s current boundary.

- 1812 ■ Municipal, government and road rights-of-way represent about 17%.
- 1813 ■ Industrial land use totals about 12%.
- 1814 ■ Commercial use totals approximately 6%.
- 1815 ■ Mixed-use is approximately 4%.
- 1816 ■ Public uses (e.g. the library, community center, post office, etc.) constitute less than 1% of
- 1817 the Town’s total land uses.

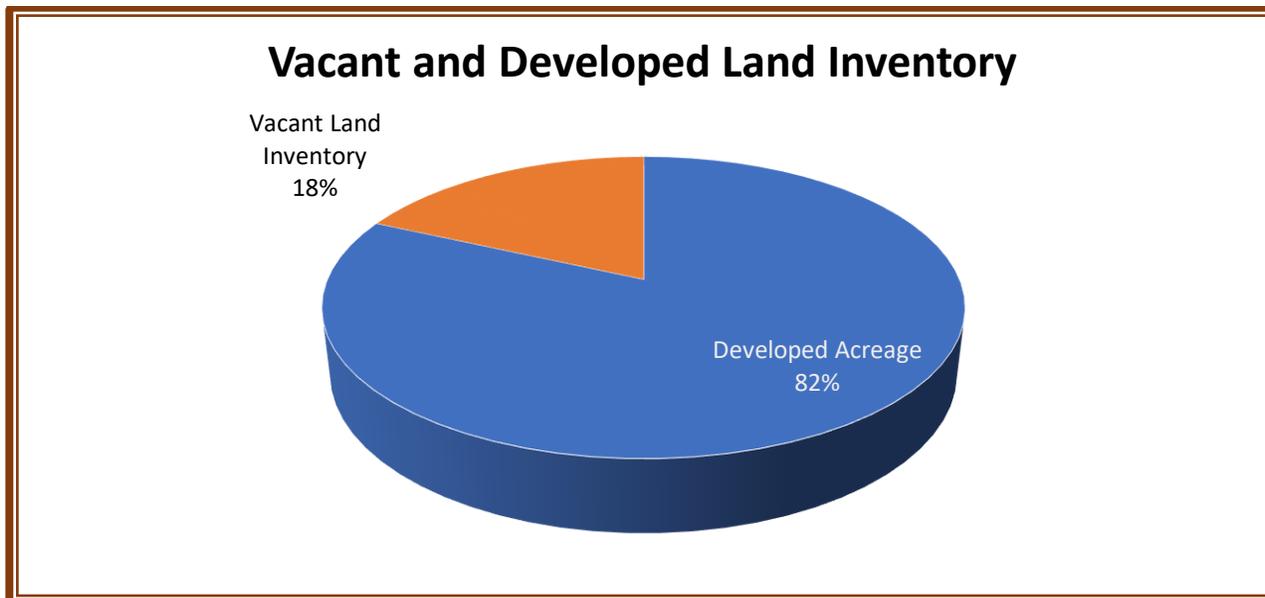


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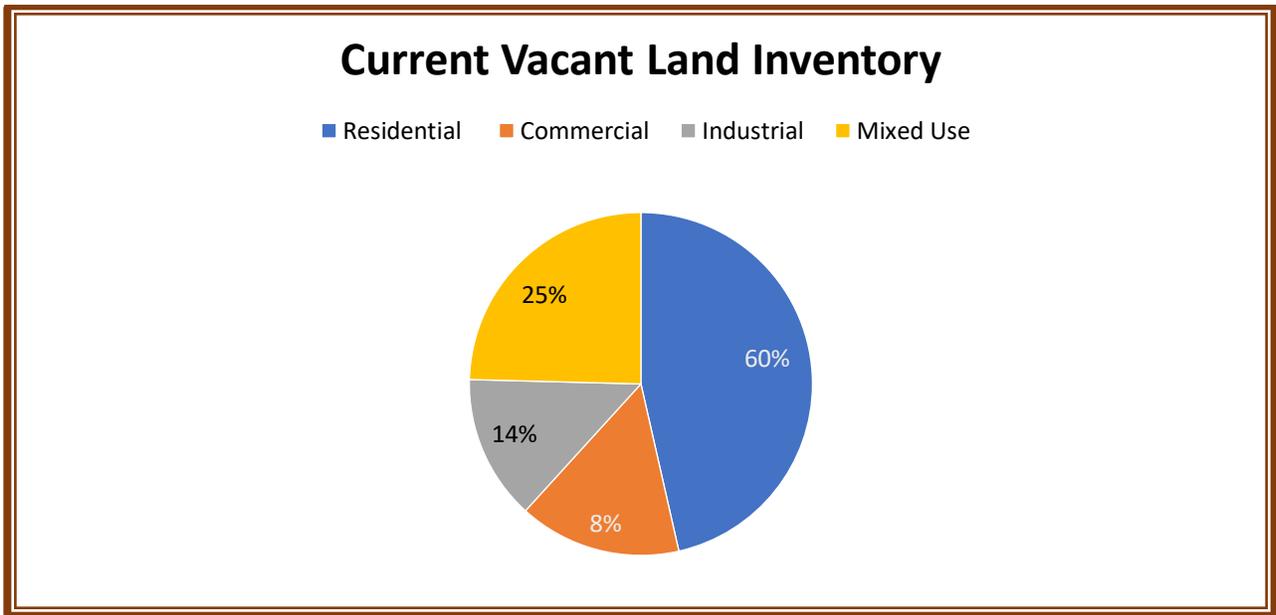
1819

1820 **Currently, only 18% of the zoned land inside the Town boundary is undeveloped.** Of this
1821 inventory, 32% is located within industrial zoning, 60% is in residential zoning and 8% is in
1822 commercial zoning. Taken as a whole, only a small percentage of the Town’s vacant land has an
1823 approved development plan, and 90% of all land use, including residential, mirrors the zoning
1824 category and comprehensive plan designation presented on the Mount Airy Existing Land Use
1825 Map. The large percentage of land use devoted to residential development is not unusual in a
1826 “bedroom community” such as Mount Airy, where a significant number of the local residents
1827 continue to commute to work locations outside of the Town.

1828



1829



1830

1831 For the past ten years, the majority of the Town’s commercial activity and larger retail
1832 establishments have been located near the interchange of I-70 and Maryland Route 27 (MD 27),
1833 and then extend north along MD 27 on predominantly the east side (e.g. Twin Arch Shopping
1834 Center) of that busy corridor. However, during this period there has also been some commercial
1835 development along Main Street (e.g. Liquidity Aleworks, Cle Doree Bakery Shop, and Concetta’s
1836 Bistro) and Center Street (e.g. LabCorp and Glamour Overhead Doors). Most of these new
1837 downtown commercial startups have consisted of redevelopment of long-vacant buildings or
1838 available floorspace within existing commercial buildings. The Town’s “flex space” use inventory
1839 has expanded in the industrially-zoned districts throughout the Town’s borders. While the supply
1840 of large parcels of commercially-zoned land is currently limited to a portion of our two large
1841 mixed-use districts (created during the previous Master Plan period), opportunities for commercial
1842 growth as infill development and redevelopment projects do still exist. Newly created zoning
1843 classifications (such as mixed-use), modification of existing classifications, and the rezoning of
1844 property altogether serve as possible tools to maximize the potential of existing vacant land
1845 inventory to benefit the community. Among our redevelopment tools, the Town Council’s new
1846 authority for urban renewal may be a viable tool to increase our commercial opportunities.

1847 Other examples of redevelopment tools:

- 1848 ■ The Town created new Mixed-Use districts for two large parcels; thereby increasing the
1849 potential inventory of commercial property to develop for the Town’s economic health. These
1850 two parcels now extend the commercial land opportunities to the north end of Main Street and
1851 to both sides of MD 27 near Watkins Park and the Twin Arch Shopping Center.

1852

1853 ▪ During the previous Master Plan, one large residential property along the MD 27 corridor was
1854 rezoned to commercial.

1855
1856 ▪ During the previous Master Plan, a residential property on the east side of MD 27 was rezoned
1857 to Neighborhood Professional (NP) and an optician business will soon reside there.

1858
1859 The 2023 Town of Mount Airy Comprehensive Master Plan will focus on the continued
1860 redevelopment of existing commercial areas, the possible commercial development within two
1861 mixed-use districts, and the continued development of infill areas.

1862 **PAST RESIDENTIAL ACTIVITY**

1863 Since 2000, seven major residential subdivisions have been constructed, resulting in a large
1864 number of residential construction permits during 2000-2003. Six of the subdivisions; Summit
1865 Ridge, Fields of Nottingham, Woodlands of Nottingham, Sterling Glen, Twin Arch Crossing, and
1866 Brittany Manor are single-family or multi-family developments. One subdivision, Wildwood
1867 Park, is strictly senior (age-restricted) housing. The last major subdivision plan approved by the
1868 Town was Brittany Manor (2019-2022).

1869 **PROPOSED RESIDENTIAL ACTIVITY**

1870 Mount Airy’s Municipal Growth Element (MGE) identifies land areas available for future
1871 residential development within the existing Town boundaries. These properties listed below have
1872 the potential to provide 73 additional dwelling units (DUs) to the Town’s residential inventory
1873 based on their current zoning. As of the Fall of 2023, only one residential parcel (i.e. Dennis
1874 Subdivision with 5 DUs) has received approval and one mixed-use (MXU-CC) parcel (e.g.
1875 GreenTree Village with 60 DUs) has proceeded to concept plan / pattern book review. The
1876 projected yield of 65 new dwelling units from these two developments is reflected in the currently
1877 approved pipeline development.

1878
1879
1880
1881

Subdivision Name	Total Proposed Residential Lots	Total Number of Residential Permits Issued as of Nov 2024	Remaining permits to be issued
Dennis Subdivision (Residential)	5	0	5
Greentree Subdivision (Mixed Use – MXU-CC)	60	0	60
Full Property, Buffalo Rd. Subdivision (Residential)	8	0	8
TOTAL	73	0	73

1882 HOUSING

1883

1884 AFFIRMATIVELY FURTHERING FAIR HOUSING

1885 As of January 1, 2023, HB 90 (2021) requires all housing elements for municipalities and non-
 1886 charter counties to “affirmatively further fair housing.”

1887

1888 HB 90 defines affirmatively furthering fair housing as, “taking meaningful actions...” to:

- 1889 • Overcome patterns of segregation;
- 1890 • Foster inclusive communities free from barriers that restrict access to housing and
 1891 opportunity based on protected characteristics;
- 1892 • Address significant disparities in housing needs and access to opportunity;
- 1893 • Replace segregated living patterns with truly integrated and balanced living patterns; and
- 1894 • Foster and maintain compliance with civil rights and fair housing laws.

1895

1896 The bill intentionally refrains from specifying the actions which jurisdictions must implement.
 1897 Rather, the Town can develop our own approach for furthering fair housing, given that our chosen
 1898 approach includes meaningful actions to address the issues listed above.

1899

1900 Specifically, HB 90 added the following text to §3-114 of the Land Use Article:

1901

- 1902 (1) Local jurisdictions have a duty to affirmatively further fair housing through their housing
 1903 and urban development programs.
- 1904 (2) The housing element of a comprehensive plan that is enacted or amended on or after January
 1905 1, 2023, shall include an assessment of fair housing to ensure that the local jurisdiction is

1906 affirmatively furthering fair housing.

1907 (3) On request of a local jurisdiction, the Maryland Department of Planning, in consultation
1908 with the Maryland Department of Housing and Community Development, shall provide
1909 technical assistance for the purpose of developing the housing element of a comprehensive plan.

1910
1911 Additionally, HB 1045 was passed by the Maryland General Assembly during the 2019 legislative
1912 session. It also required a master plan housing element to address low-income and workforce
1913 housing, and to assess various housing needs in the area.

1914
1915 **Accordingly, this Master Plan affirmatively furthers fair housing and provides the following**
1916 **required assessments.**

1917

1918 **FAIR HOUSING ASSESSMENT & ANALYSIS -- HOUSING HURDLES**

1919 The Town of Mount Airy is a little different from other municipalities. The town’s corporate limits
1920 are divided into two counties in Maryland (Carroll and Fredrick Counties). Moreover, the zip code
1921 for Mount Airy includes portions of four different counties (Carroll, Fredrick, Howard, and
1922 Montgomery Counties). On top of that, we are divided by two different Area Median Incomes
1923 (AMIs) within Maryland:

- 1924
- 1925 • 2024 AMI-Carroll (Baltimore-Columbia-Towson, MD) and
 - 1926 • 2024 AMI-Fredrick (Washington-Arlington-Alexandria, DC-VA-MF HUD Metro).
- 1927

1928 The Maryland Department of Planning dashboard indicates the area for 2024 AMI-Carroll
1929 (Baltimore-Columbia-Towson, MD) has a Housing Income level related to HB 1045, ranging
1930 from \$73,320 to \$146,640, with an average of \$122,200.

1931
1932 The Maryland Department of Planning dashboard indicates the area for 2024 AMI-Fredrick
1933 (Washington-Arlington-Alexandria, DC-VA-MF HUD Metro) has a Housing Income level related
1934 to HB 1045, ranging from \$92,820 to \$185,640, with an average area median income of \$154,700.

1935
1936 If you take the AMI from both areas, 2024 AMI-Carroll (Baltimore-Columbia-Towson, MD) with
1937 an average of \$122,200 and 2024 AMI-Fredrick (Washington-Arlington-Alexandria, DC-VA-MF
1938 HUD Metro) with an average of \$154,700. The average from the two areas will yield an overall
1939 average of the two separate AMIs of \$138,450.

1940
1941 The Town has a mix of large, medium, and small single-family homes; large, medium, and small

1942 attached duplexes; and cluster townhomes throughout the town. We have a very small number of
1943 apartments and condo-type housing structures.

1944

1945 The Maryland Department of Planning dashboard indicates that the town has 90.2% owner-
1946 occupied housing. The 2023 Census update to the 2020 Census reveals that Mount Airy has
1947 approximately 3,249 households. The Town of Mount Airy is a bedroom community near
1948 Washington DC, Baltimore City, and Frederick City. The median value of owner-occupied
1949 housing units, according to the 2023 Census update, is \$459,500.

1950 FAIR HOUSING ANALYSIS -- HOUSING BENEFITS

1951 The Town of Mount Airy has a small-town charm, even with a population of nearly 10,000. The
1952 community benefits from high-quality school facilities in both Frederick County and Carroll
1953 County. Most people who live here make more than 60% AMI. However, there is a lack of all
1954 types of housing availability within the Town of Mount Airy. There are residential projects in the
1955 town under current (2024) review that will offer a mixed type of housing units, ranging from larger
1956 single-family homes and villa single-family homes to clustered townhomes. There will also be a
1957 non-residential part of one subdivision project that might provide an area for public or private
1958 services for the community.

1959

1960 The town benefits from higher wages earned, higher property values, and lower crime. But there
1961 is a limited affordable housing inventory.

1962

1963 Mount Airy enjoys a low poverty rate. As a result, there is a lower demand for public/social
1964 services and assistance programs which can be costly to administer and fund. The lack of assistance
1965 programs also ensures a populace that can provide a reliable stream of tax revenue. The town
1966 collects income tax from those who reside within the town and property taxes from those who own
1967 real property. This revenue pays for such public services as the Police Department, Town
1968 administrative services, public works, water/sewer services, trash and recycling services.

1969

1970 Mount Airy has grown at a slow but steady pace over the last 10 or so years, with roughly 24 new
1971 homes per year. The Town code currently restricts any single development project to 24 building
1972 permits within a 12-month period. That being said, the Town Council can adjust that restriction if
1973 it finds that all seven critical facilities (i.e. the APFO) are, and will remain, adequate.

1974 FAIR HOUSING ANALYSIS -- HOUSING TOOLS

1975 The Town may implement tools to provide affordable housing relief while not undermining Mount
1976 Airy residents' desire to limit growth. Zoning and development incentives may create more

1977 affordable housing opportunities in several ways. The town’s ability to develop is most directly
1978 impacted by the availability of water resources to support proposed development projects. This
1979 does not allow the Town to incentivize more affordable housing effectively using higher density
1980 zoning. On a small scale, the town could achieve some success through accessory dwelling units
1981 (ADUs). ADUs allow a property owner to construct an independent accessory structure on their
1982 property for use as a rental unit or a dwelling unit for a family member who would not be able to
1983 afford housing in the rental market. This could afford property owners the opportunity to earn
1984 additional rental income while providing a more affordable housing option for others. This is
1985 possible without a large-scale impact on the available water resources of the Town. These units
1986 are typically smaller in scale and could be limited by the Town to a specific size.

1987
1988 The Town of Mount Airy has a process within the Town code to allow ADU-type units through a
1989 special exception family apartment⁸ or an accessory apartment.⁹ The town may also implement
1990 development agreements or incentives to ensure that new developments include more affordable
1991 options or styles typically not found in newer single-family detached residential subdivision
1992 projects. By offering water and sewer connection charge credits or other incentives, developers
1993 may be willing to construct more affordable dwelling units such as townhouses or duplex-style
1994 units, which typically do not yield sales prices as high as prices for single-family detached units.
1995 The Town may also use annexation agreements to require developers to build a specific number
1996 of different types of housing units, such as townhouses, duplex units, or multifamily dwelling
1997 units. This approach will likely encounter more resistance from developers who may otherwise
1998 partner with the Town unless the profit margins are exceptionally high. The Greentree subdivision
1999 will provide a mix of three different style homes as part of that plan. One option is to discuss with
2000 the developer such lower-pricing options as offering a lower (less costly) interior finish for a small
2001 percentage of all the Townhouse to allow for an entry-level starter home for some homebuyers.

2002
2003 Using these tools, the Town can provide opportunities for more affordable housing options and
2004 encourage more diverse communities that may otherwise be segregated along socioeconomic
2005 boundaries. The Town will continue to work with Federal, State, and County agencies to improve
2006 opportunities for more affordable housing within the Town of Mount Airy while maintaining the
2007 strong housing market that currently exists.

2008 FAIR HOUSING ANALYSIS -- MISSING MIDDLE HOUSING

2009 Our affordable fair housing analysis reveals that future residential site plans and redevelopment
2010 should encourage more “Middle Housing.” Middle Housing provides new home construction for

⁸ Town Code §112-62.F.17.

⁹ Town Code §112-62.F.22.

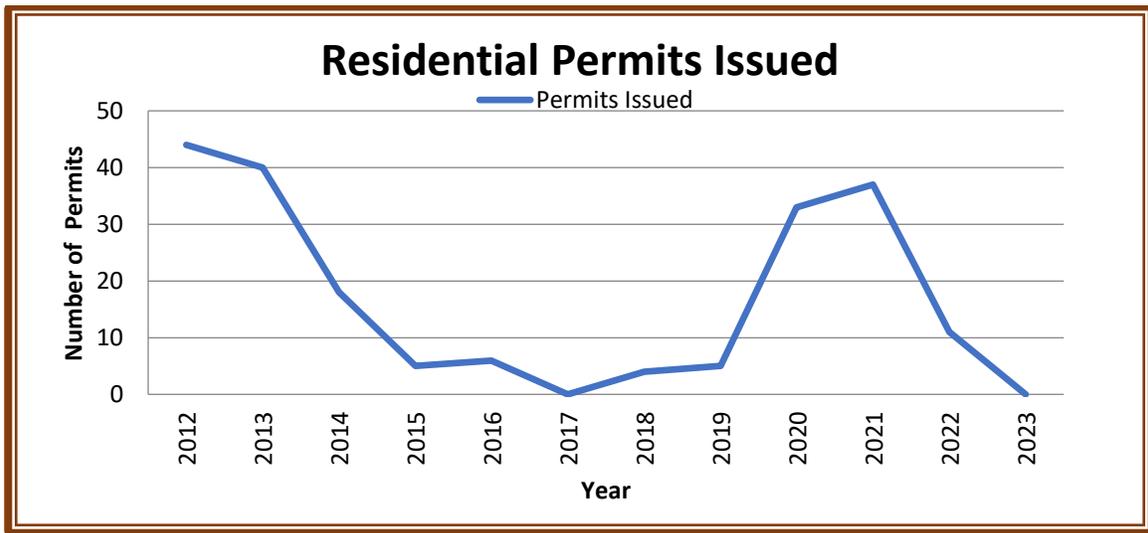
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2011 working class residents, starter homes, and retirees. It can include smaller houses, duplexes,
2012 multiplexes, cottages, courtyards, townhouses among others. It also encourages walkability in site
2013 developments. Such “missing” housing is lacking across the state and has become a focal point of
2014 the Maryland Department of Housing and Community Development.

2015 **RESIDENTIAL PERMIT ACTIVITY**

2016 In the late 1980’s, in order to control the amount of new housing construction in any one calendar
2017 year, Mount Airy passed an ordinance limiting each development to 40 residential permits per
2018 year. This worked well in allowing adequate facilities to keep pace with development ... until the
2019 late 1990’s. It was at that time that three to five residential subdivisions were being built
2020 simultaneously; causing a sharp increase in the issued permits for new residential construction.
2021 Consequently, in 2006, the Town passed a subsequent ordinance and the annual limit on issued
2022 residential permits was further reduced from 40 down to 24 permits per project per year.

2023 As illustrated below, this control measure was necessary during the significant residential growth
2024 in the earliest part of the decade. The steady and strong continued residential growth that the Town
2025 experienced during the late 1990’s motivated the reduction in annual allowed permits per project.



2026

2027 **ZONING**

2028

2029 **REVIEW OF EXISTING ZONING CATEGORIES**

2030 Residential zoning classifications have been established for Mount Airy with the intent of
2031 controlling dwelling density, traffic congestion, ensuring public safety, promoting health and

2032 general welfare, providing adequate light and air, promoting the conservation of our natural
 2033 resources, preventing environmental pollution, conserving historic buildings that continue to bring
 2034 (or have the potential to provide) great value, encouraging the orderly development and the most
 2035 appropriate use of land throughout the town, promote compatibility of site configuration and
 2036 design with surrounding areas and to promote protection of the architectural character of
 2037 neighborhoods and business districts within the community. The continued updating of zoning
 2038 classifications is necessary to meet all the intent stated above.

2039 As of 2023, the Town’s current zoning districts are:

2040 *RE-Residential Existing*: This zone provides a minimum lot size of 14,000 square feet, with an
 2041 average of 18,000 square feet. The zone is designated in the core areas of Town along Main Street,
 2042 North Main Street, Park Ave and Ridge Ave. It also includes the western portion of Mount Airy
 2043 including Twin Ridge, Village Gate, Mount Airy Village East/West, and the Westridge
 2044 Subdivision.

2045 *R1-Low Density Residential*: This zone provides a minimum area of 18,000 square feet with an
 2046 average of 24,000 square feet. It allows for low-density development with concentration on good
 2047 land management and harmony with the physical environment. This classification has not yet been
 2048 assigned to any land areas within the municipal limits, but may be used alone or in conjunction
 2049 with other residential densities on larger tracts of land. It may also be assigned to newly annexed
 2050 land where new residential use is to be located.

2051 *R2-Low Density Residential*: This zone provides for a minimum lot size of 11,000 square feet, with
 2052 an average of 14,000 square feet. The East Ridgeville Boulevard area, Summit Ridge, Twin Ridge
 2053 III and the residential zoning along the eastern portion of Watersville Road all fall within this
 2054 zoning designation. The majority of new low-density residential development is assigned an R-2
 2055 classification.

2056 *R3-Medium Density Residential*: This zoning designation represents smaller single-family lot sizes
 2057 of 6,000 - 10,000 square feet and is centered in a rather limited area. The primary area of R-3
 2058 residential zoning is located between Park Avenue and Ridge Avenue before entering the
 2059 downtown area. The designation is also currently being used for the senior housing community
 2060 (Wildwood) and the residential areas north of Park Avenue.

2061 *R5-Medium Density Residential*: This zone provides for a minimum lot size of 6,000 square feet,
 2062 with an average of 6,000 to 8,000 square feet. The zone was created in the 1998 Master Plan
 2063 update in an effort to create “Neighborhood Centers” and it targets specific areas of Town. The
 2064 zone allows for medium density detached and attached housing units, encouraging flexibility of
 2065 design to engender a variety of uses. The zone was intended to accommodate "community-based
 2066 uses” compatible with residential development, such as daycare centers, recreational centers, and

2067 non-profit organizational centers or churches. One such neighborhood center houses a nursing
2068 home/assisted living facility, while the other is dedicated to a recreational use; such as a
2069 community pool nestled among single-family homes.

2070 R7-High Density Residential: This zone provides maximum flexibility to design high-density
2071 residential neighborhoods in a safe, attractive and environmentally responsible manner. There are
2072 five areas of existing high-density housing located in the Town. Three of these areas reflect
2073 existing townhouse developments and the other two are vacant and undeveloped parcels.
2074 Otherwise, there is an intermingling of townhouses in small amounts in other scattered areas
2075 around the Town.

2076 CD-Conservation Zone: This zoning designation provides a minimum lot size of 24,000 square
2077 feet with an average of 40,000 square feet. It was adopted to allow for a very low-density district
2078 (minimum of 3 acres per home site overall) and strictly limited in use to certain environmentally
2079 sensitive areas. This zone is meant to provide maximum protection to the outlying residential
2080 areas surrounding the Town. It will not be used as a “stand alone” zone except where recommended
2081 to address specific environmental concerns.

2082 LC -Limited Commercial District: This zone is intended to provide areas for a limited number of
2083 retail and service establishments in close proximity to the residential areas around them. This
2084 district is also intended to be a transitional zone while protecting less intensive residential areas
2085 and the lower-level neighborhood professional office areas.

2086 NP-Neighborhood Professional District: The district encourages a transition in-between existing
2087 residences and more intensive commercial zoning. It allows the redevelopment of existing homes
2088 and structures for professional offices while protecting the lower intensity residential uses that
2089 adjoin the district. In the future, this zoning will likely be used in peripheral commercial areas
2090 around Town.

2091 CC-Community Commercial District: This zone allows a wide variety of commercial uses,
2092 including shopping centers and special uses within the commercial zone such as gas stations,
2093 hospitals, institutions and nursing home facilities. This zone is concentrated along MD 27 and on
2094 Ridgeville Boulevard. There are several areas of commercial zoning which abut existing
2095 residential development and cause conflicts as well as basic compatibility problems. This zone
2096 does not prevent the construction of big box retail if they have adequate land area. However, retail
2097 and commercial uses over 65,000 square feet require special exception approval.

2098 I-Industrial: The Town has one industrial classification that accommodates a wide variety of
2099 industrial uses. The main areas of industrial zoning are located in the five designated industrial
2100 parks located within the Town limits. Four of these parks are situated in the eastern portion of the
2101 Town in Carroll County and one is located in the Frederick County portion of Mount Airy.

2102 Commercial zoning is in short supply and some of the industrial parks have attracted commercial
2103 retail business. There have been some professional offices and "flex-space" type of buildings
2104 established in these parks that are compatible with other allowable uses within the zone.

2105 *DTZ – Downtown Zone:* Adopted in 2003, the Downtown Zone is intended to promote
2106 preservation and appreciation of the historic Town center, to strengthen the local economy and to
2107 enhance and preserve an atmosphere of small-town charm while combining business and
2108 residential uses. This zone encourages a pedestrian-oriented environment. Unlike other
2109 commercial zoning categories within the Town, this zone only permits uses that have been
2110 specifically enumerated.

2111 *MXD - Mixed-Use District:* The purpose of the Mixed-Use District (MXD) is to facilitate the
2112 integrated and orderly development of residential uses and nonresidential uses where high-quality
2113 mixed-use developments can occur in harmony with surrounding land uses. Among the objectives
2114 of this zoning is to create a mixture of office, retail, cultural, art, recreational, and residential uses,
2115 along with restaurants, eateries and cafes, where all related structures, parking, and open spaces
2116 are designed to establish and maintain a cohesive community while protecting the character of
2117 surrounding neighborhoods and the overall natural environment.

2118 *MXU-CC – Mixed-Use Development in Community Commercial (CC) District (special exception):*
2119 Like MXD, the purpose of the MXU-CC is to facilitate the integrated and orderly development of
2120 residential uses and nonresidential uses where high-quality mixed-use developments can occur in
2121 harmony with surrounding land uses. However, this district is a special exception because the
2122 MXU-CC district shall combine one or more of the uses listed in §112-39.1 of the Town Code.

2123 *OPE – Office Park Employment District:* This zone provides for advanced employment
2124 opportunities related to professional business, education, health, and science-oriented applications,
2125 which may include associated light fabrication and assembly operations, in addition to professional
2126 or business offices. The combined opportunities shall be available within a planned employment
2127 center environment and generally arranged in a business park, office park, or campus-style setting.

2128 FUTURE ZONING CODES

2129 For the next ten years, the Town does not foresee any need to add new zoning districts.

2130 However, during the 2023 session, the Maryland General Assembly passed legislation establishing
2131 the Accessory Dwelling Unit Policy Task Force with the purpose to study the placement of
2132 accessory dwelling units (ADU) on land zoned for single-family residential use and to survey and
2133 document the variety of ordinances, laws, codes, and policies regarding accessory dwelling units
2134 at the state and local level. The goal of the group is to develop legislative, policy, and local code

2135 recommendations. As discussed earlier in this chapter, the Town of Mount Airy has a process
2136 currently within our Town code to allow ADU-type units through a special exception family
2137 apartment¹⁰ or an accessory apartment.¹¹ Therefore, depending upon what recommendations are
2138 legislated, the Town may have to consider residential zoning changes with regard to ADUs.

2139 Similarly, the Maryland General Assembly passed the Housing Expansion and Affordability Act
2140 of 2024 (HB538). It will become effective Jan 1, 2025. This legislation will establish regulatory
2141 incentives to increase the affordable housing supply and address housing costs.

2142

2143 Specifically, the Housing Expansion and Affordability Act will:

- 2144 • Create Regulatory Incentives and Density Bonuses - This first component of the Act targets
2145 the most suitable locations to increase housing density, where the state feels it won't change
2146 the character of the surrounding area. These density bonuses, which allow increased residential
2147 density beyond the current local code, are limited to specific locations:
- 2148 ○ within a three-quarter mile of a passenger rail station,¹² and
 - 2149 ○ properties owned by a 501(c)(3) organization or formerly state-owned properties.¹³

2150

- 2151 • Modernize Code for Manufactured and Modular Homes - The second component of the Act
2152 focuses on construction costs. The state reasons that it can lower the cost-barriers by allowing
2153 cheaper pre-fabricated homes to be constructed in single-family zoned areas where traditional
2154 construction has been site-built (also known as “stick-built”). The state’s rationale is that this
2155 will reduce costs, reduce the lengthy time frame of typical site-built construction, and open the
2156 pathway to homeownership for many Marylanders; especially for first-time homeowners who
2157 can’t afford a down payment on a traditionally site-built home.

2158 Regarding the Act’s possible effect upon the Town’s current residential zoning codes, the Town’s
2159 Director of Planning and the Planning Commission will first look to what zoning amendments may
2160 occur within Carroll County and Frederick County. Those possible county-level amendments will
2161 guide any potential Town code amendments stemming from this Act.

2162 COMPREHENSIVE LAND USE PLAN

2163 These categories of comprehensive land use will remain the same in the continued effort to

¹⁰ Town Code §112-62.F.17.

¹¹ Town Code §112-62.F.22.

¹² The state’s focus on increased residential growth around existing transportation hubs, such as commuter rail stations, is often referred to as Transit Oriented Development, or TOD. And the state’s determination of a reasonable distance for these residents to walk to such a transportation hub is three-quarters of a mile.

¹³ An example of a “formerly state-owned property” is the old Springfield Hospital located in nearby Sykesville, MD.

2164 establish desirable land use activity. The classifications are as follows:

2165 Conservation: This category protects sensitive environmental areas and provides a possible
2166 limited low density residential area on our boundary where the maximum permitted density is one
2167 dwelling unit per 3 acres. For this master plan, Conservation has been proposed in future
2168 annexation areas (see Chapt 5). Some of these proposed areas don't strictly meet the intent of a
2169 Conservation designation with regard to its environmental features (e.g., wetlands). In these cases,
2170 these land areas are desired in order to retain the "rural feel" that the Town residents seek.

2171 Open Space and Public Use: This category is applied to land currently used for open space and
2172 public use, but includes school grounds and Town parks. Where land is identified as Open Space
2173 or Public Use but not currently developed, the dedication can be achieved through application of
2174 the residential zones in place.

2175 Low-Density Residential: This category corresponds to the RE-Residential Existing, R-1, or the
2176 R-2 zone. There are approximately 30 acres of this category.

2177 Medium-Density Residential: This category corresponds to our R-3 and R-5 neighborhood zoning.
2178 However, only 1 parcel of approximately 5 acres of R-3 is currently available. It can yield
2179 approximately 25 homes if it received a special exception use for age-restricted housing.

2180 High-Density Residential: This category corresponds to the existing R-7 zone. Only one site is
2181 vacant and has no current development plans. The remaining R-7 zoning classifications reflect
2182 existing developments or high-density subdivisions under development. The amount of R-7
2183 zoning still represents a small amount of the total housing inventory in Town.

2184 Community Commercial: This category corresponds to the existing Community Commercial Zone
2185 where more land intensive commercial operations are permitted. These existing areas exist along
2186 the corridor of Route 27 and intersecting collector roads such as Ridgeville Boulevard and
2187 Ridgeside Drive. General Commercial land use designations should be assigned to land areas that
2188 can appropriately minimize external effects or negative impact to adjoining land uses.

2189 Transitional Commercial (LC and NP): This category corresponds to parcels of land that abut
2190 more intense land uses meeting the zoning requirements of both the Limited Commercial (LC) and
2191 Neighborhood Professional (NP) zoning categories. Transitional Commercial land uses are
2192 intended to provide a level of flexibility to those properties in close proximity to more intense land
2193 uses in such a manner not to disrupt surrounding residential areas.

2194 Office Park/Employment: The Office Park/Employment (OPE) zoning is for comprehensively
2195 planned employment centers combining limited commercial uses, research and development,
2196 offices, and other uses governed by the zoning regulations. This designation intends to provide

2197 higher standards of development and a more flexible approach to design. Pedestrian compatibility
 2198 and open space are highly desired. Areas with direct access to major corridors are preferred.

2199 Light Industry/Research and Development: This category corresponds to the existing Industrial-
 2200 zoned areas of the Town. The vast majority of the Industrial land uses in the Town operate as
 2201 Industrial Parks with flex space opportunities for office, medical, skilled trade services, and other
 2202 uses. Heavier commercial uses not appropriate for commercial corridors are also seen in the
 2203 Town’s Industrial-zoned areas. Areas designated for Light Industry/Research and Development
 2204 should be located away from residential land uses whenever possible. If this land use is adjacent
 2205 to non-industrial areas, then abundant screening and/or raised border-berms should be required.
 2206 The Twin Arch Business Park is an example of this land use category.

2207 **BUILDABLE LAND AND POTENTIAL POPULATION INCREASE**

Category	Zoning	Approx 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/3 acre	0	0
Low Density Residential	RE	n/a	1.75 du/acre	n/a	0
	R-1	0	1 du/acre	0	0
	R-2	103	2 du/acre	155	425
Med. Density Residential	R-3	5	3 du/acre	11	31
	R-5	n/a	5 du/acre	n/a	0
High Density Residential	R-7	0	7 du/acre	0	0
Mixed-use Commercial + Residential	MXD / MXU-CC	216	7 du/acre	567	1,559
Totals:		263		733	2,015

2208 * These 88 acres comprise Windy Ridge Park which is assumed to have no residential capacity.

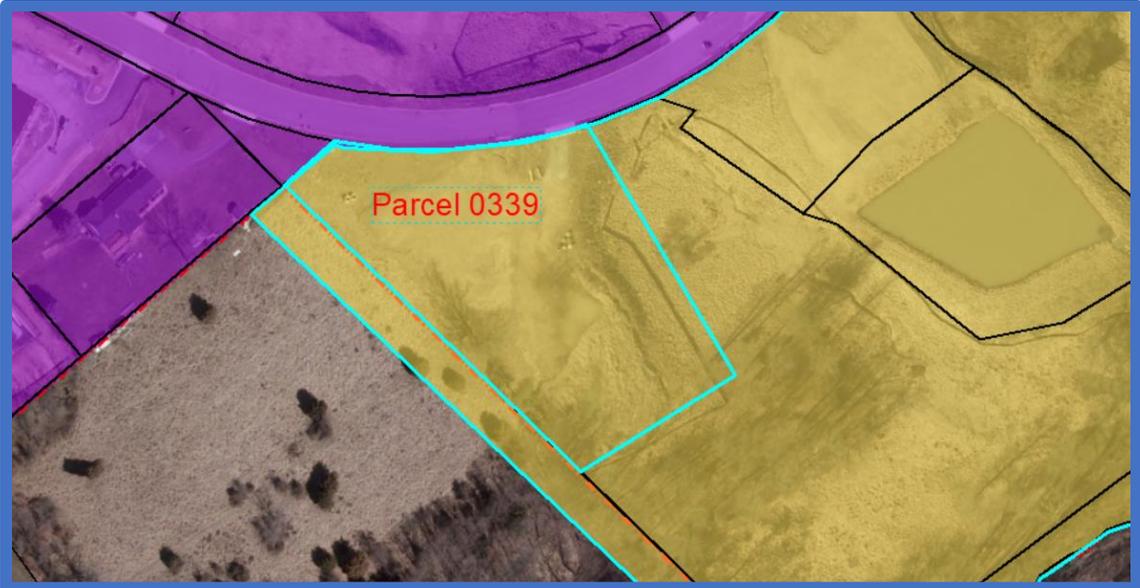
2209 **du** – Dwelling Unit

2210

2211 **REZONING RECCOMENDATIONS**

2212 Growth patterns were evaluated by the Director of Planning, the current Planning Commission,
2213 and earlier Planning Commissions. These 27 proposed rezonings are their result:

2214



2215

2216 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

2217



2218

2219 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



2220

2221 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
#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
#18 Benicase Property	1384	1904 South Main Street	25,000 sq. ft.	RE – Residential Existing	LC – Limited Commercial

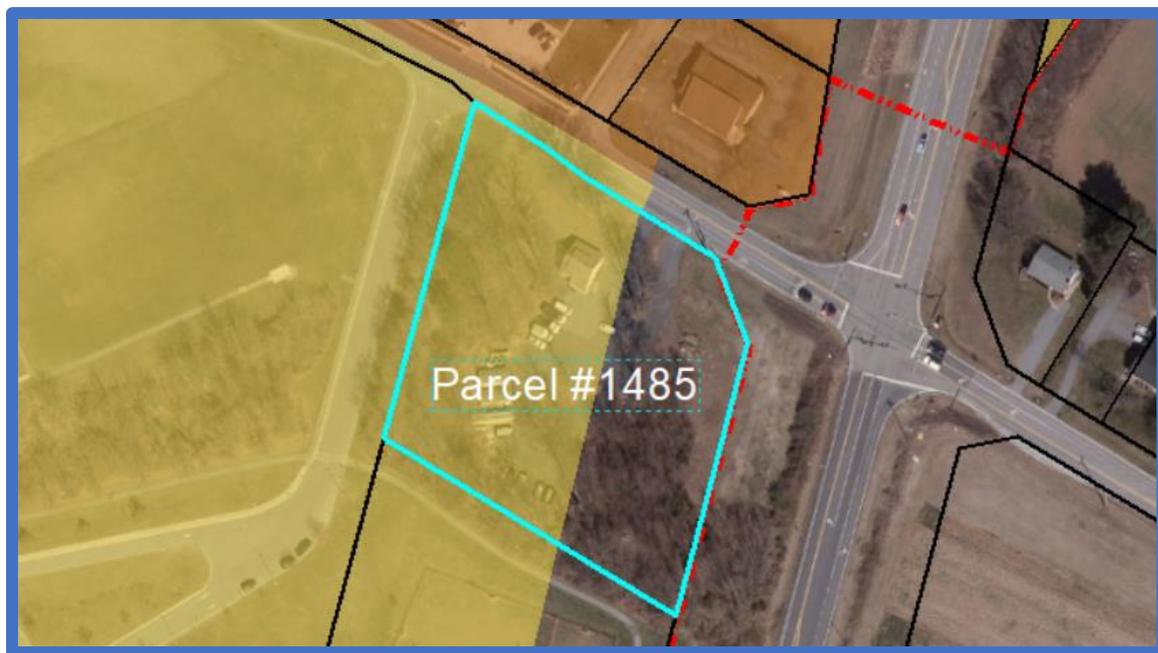
Oct 7, 2024 – Draft for Town Council

#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

2222

2223

2224



2230 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

2231

2232

2233



2234

2235 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”

2236

2237 LAND USE, HOUSING AND ZONING OBJECTIVES AND IMPLEMENTING
2238 STRATEGIES

2239

2240 **STRATEGIC GOAL A** - Achieve and Sustain Adequate Public Facilities: Improve the capacity
2241 and quality of all seven (7) areas of our Public Facilities so that we provide, at the minimum, an
2242 adequate Quality of Life for all residents.

2243

2244 **Objective A.4.1**: Reduce our Open Space deficit.

2245

2246 **Objective Lead**: Town Director of Planning and Zoning Administrator, in coordination with the
2247 Town Engineer.

2248

2249 **Implementation**:

- 2250 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.
- 2251 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties which
- 2252 can reduce or remove the deficit.
- 2253 ➤ Assess how smaller types of open-space options could be encouraged within communities.
- 2254 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
- 2255 property owners; then gain Town Council and Mayoral approval and guidance for implementing
- 2256 those engagements.

2257

2258

2259 **STRATEGIC GOAL B** - Responsible Growth: Provide growth through infill development,
2260 redevelopment and annexations while erasing our Open Space deficit, protecting our environment
2261 and preserving our cultural/historical resources and community identity.

2262

2263 **Objective B.4.1**: Pursue recommended rezoning of selected Town properties.

2264

2265 **Objective Lead**: Town Director of Planning and Zoning Administrator

2266

2267 **Implementation**:

- 2268 ➤ Establish a priority of properties (listed in this chapter) to be rezoned with rationale.
- 2269 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
- 2270 property owners; then gain Town Council and Mayoral approval and guidance for implementing
- 2271 those engagements to pursue rezoning.

2272

2273 **Objective B.4.2:** Complete the rezoning deliberations and process of those recommended
2274 properties depicted within this Master Plan.

2275

2276 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with
2277 the Planning Commission, Town Council, and applicable property owners.

2278

2279 **Implementation:**

2280 ➤ Gain Town Council approval to proceed with recommended rezonings within this Master
2281 Plan.

2282 ➤ For approved rezonings, make any necessary Land Use changes and advise the applicable
2283 County of those new Land Use designations.

2284 ➤ In preparation for possible annexations, discuss with the applicable county the
2285 determination of an appropriate land use designation and zoning classification for those
2286 Conservation areas which may have very low-density clustered residential developments
2287 in order to retain the agricultural character of the Town’s physical boundary and the “rural
2288 feel” that the Town seeks.

2289 ➤ Proceed, per the code, to initiate the rezoning process of Council-approved properties.

2290

2291 **STRATEGIC GOAL C - Residential Development and Housing diversity:** Provide an array of
2292 housing options to satisfy a wide range of income levels. Focus on 1) affordable entry-level
2293 housing and 2) senior housing communities and amenities (to address our aging population and
2294 enable them to remain active, healthy residents).

2295

2296 **Objective C.4.1:** Fully understand the potential residential infill development in order to gauge the
2297 potential demands upon critical public facilities.

2298

2299 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the
2300 Town Engineer.

2301

2302 **Implementation:**

2303 ➤ Update the Town’s potential capacity of vacant residential-zoned parcels (including MXD and
2304 DTZ).

2305 ➤ Using 2.75 persons-per-potential dwelling unit, maintain the calculations of future growth
2306 demands upon water, sewer, and police services.

2307

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2309

2310 **Objective C.4.2:** Encourage residential developments to include “Missing Middle Housing” types.

2311

2312 **Objective Lead:** Town Director of Planning and Zoning Administrator

2313

2314 **Implementation:**

2315 ➤ Make prospective developers aware of the concept and diversity of housing known as “Missing
2316 Middle Housing;” and encourage their consideration of such housing in their pre-concept and
2317 concept plans, and pattern books.

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2326 CHAPTER FIVE: MUNICIPAL GROWTH ELEMENT

2327 INTRODUCTION

2328 Legislation passed in 2006 under HB 1141 requires that all municipal comprehensive plans include
2329 a Municipal Growth Element (MGE). This planning element requires an examination of past
2330 growth trends and patterns, a projection of future growth in population, the resulting land needs
2331 (based upon an analysis of the effects of growth on our infrastructure and our natural features --
2332 both within and adjacent to the Town). This chapter also includes the proposed Future Annexation
2333 Areas along with the proposed land use designation for each of those parcels. The accompanying
2334 maps and charts provided in the MGE reflect the land use designations described in the previous
2335 chapter on Land Use and Zoning.

2336 The Town's coordination with Carroll and Frederick Counties is also an important component in
2337 monitoring the growth and development directly outside our Town's boundaries. The review of
2338 adjacent land development proposals and adjoining County comprehensive plans is essential to the
2339 Town's ability to evaluate whether such changes will affect the Town's existing infrastructure
2340 such as roads, parks, emergency services and other public facilities. The Town will also continue
2341 to monitor any development in the two other nearby counties (i.e., Howard and Montgomery) to
2342 assess their potential impacts on Mount Airy.

2343 This chapter analyzes land use and facilities' impacts that can be expected in the Town as a result
2344 of an increase in population growth over the next twenty years (2023 – 2043).

2345 Lastly, this chapter also analyzes the existing zoning and current land-use patterns. These
2346 evaluations lead to proposed changes to allowable uses in existing zoning districts and the
2347 proposed rezoning of some current properties.

2348 MUNICIPAL GROWTH

2349 PAST GROWTH PATTERNS OF THE MUNICIPAL CORPORATION

2350 The regional and town population growth during the last several decades has been significant.
2351 Mount Airy grew 44% each decade from 1940 to 1970. From 1970 to 1980, the growth rate
2352 increased 39%. From 1980 to 1990 the growth rate surpassed 50%. From 1990 to 2010, the growth
2353 rate was 149%. And, finally, from 2010 to 2020 the growth rate was 5.4%. According to the State
2354 of Maryland, Mount Airy was the fastest growing municipality in the State from 1990 to 1997.
2355 Mount Airy's location at a meeting point of the boundaries of four counties and its desirable
2356 commuting distance to the major employment centers of Baltimore and Wash DC set the stage for

2357 tremendous growth from 1980 to 2000. That trend has slowed down significantly in the past 5
2358 years due to a downturn in the economy (during the COVID and post-COVID periods), reduced
2359 inventories of diverse affordable housing, reduced groundwater supply, and a clear community
2360 desire to slow the pace of the Town’s growth (reference the Town’s 2020 Survey).

2361 The Washington-Baltimore job market impacts suburban areas, including Mount Airy. The Town
2362 of Mount Airy is a desirable place to live. Many families relocate to Mount Airy seeking a high
2363 quality of life and a convenient commuting distance to the Washington-Baltimore region. Mount
2364 Airy, while providing respectable services and commercial enterprises for its residents, continues
2365 to function for the most part as a “bedroom community” with low, controlled growth for the
2366 foreseeable future.

2367 THE RELATIONSHIP OF THE LONG-TERM DEVELOPMENT POLICY TO A
2368 VISION OF THE MUNICIPAL CORPORATION’S FUTURE CHARACTER.

2369 It is projected that the next decade’s (2023-2033) growth will concentrate on:

- 2370 ▪ Infill development within the Downtown Zone (focusing along Main and Center Streets);
- 2371 ▪ Infill development outside the Downtown Zone (including residential, mixed-use,
- 2372 commercial and industrial districts with undeveloped, vacant parcels);
- 2373 ▪ and redevelopment opportunities focused on stagnant and/or blighted properties.

2374 All of the above growth will be tempered by the adequacy of public facilities, the economic climate
2375 for developers, and the continued active role of the residents and Town Leadership (e.g., Mayor,
2376 Council, Commissions and Boards) to ensure any growth does, in fact, enhance our quality of life.

2377 The immediate future (2023-2028) is viewed as an opportunity for the Town to grow, but only if
2378 we carefully balance the increased demands that growth brings upon our already-stressed public
2379 facilities (particularly our Town’s water, sewer, schools and roads). It is unrealistic to presume
2380 that any of these specific public facilities will significantly expand in their capacity by the Town,
2381 County or State within this initial 5-year period. So, although some growth is welcomed, the risk
2382 is very real that too much growth will rapidly deteriorate our general quality of life.

2383 Future approved plans for developments and redevelopment will be encouraged to ensure
2384 amenities are designed first as a centerpiece to each project instead of an afterthought. Any shared
2385 open space amenities should have a development designed around it. Including well planned traffic
2386 safety and walkability in the beginning of planned developments will ensure future success for
2387 residents of the town.

2388 The Town embraces its small-town character while providing excellent opportunities for small
2389 local businesses to flourish. To this end, the majority of the future commercial growth is slated to
2390 take place in the commercial-zoned corridors. The Town continues to encourage downtown infill

2391 development and redevelopment, along with the redevelopment of existing commercial corridors.

2392 **PROPERTIES AVAILABLE FOR INFILL DEVELOPMENT WITHIN THE TOWN**

2393 This is an inventory of current (2024) buildable lots where no development has ever occurred:

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	5.25	R-3	R-3	16	2,000
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
Rimbey	2.5	R-2	R-2	4	1,000
Rimbey	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	1.9	R-2	R-2	4	1,000
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 the disapproved Pre-Concept Plan for Mt. Airy Crossing (Beck) dated December 20, 2023

2394
 2395
 2396

2397

2398 **FURTHER INFORMATION ON SELECTED INFILL OPPORTUNITIES**

2399 Harrison-Leishear: This is a 6.5-acre parcel already within the Town’s boundaries and is not to be
 2400 confused with the much larger County-owned parcels also referred to as Harrison-Leishear. This
 2401 relatively small parcel is located on the east side of MD 27 just north of Watersville Rd.

2402 Berman Property (Wildwood Park Section VII): This 5.25-acre property is slated to be the last
 2403 section of senior housing for the existing Wildwood Park Development. Zoning will remain as
 2404 R-3 residential.

2405 Mt. Airy Volunteer Fire Company (MAVFC Fairgrounds): This 36.7-acre parcel is south of Twin
 2406 Arch Rd. and east of MD 27. It is owned by the MAVFC and is zoned Community Commercial
 2407 (CC). The parcel has a large building which serves the community as a reception/meeting hall,
 2408 carnival grounds, community yard sales, fund-raising breakfasts and dinners, and as a general
 2409 event venue. The parcel also has several baseball/softball diamonds which support many
 2410 recreational teams.

2411 Beck Property: This 90-acre property is owned by the Beck Family and is divided by MD 27 with
 2412 almost equal acreage on the east and west sides of MD 27. The entire property was rezoned in
 2413 2021 to the new MXD (Mixed Use District) zone within the Town of Mount Airy.

2414
 2415 Pank Land LLC (2 parcels within the chart): Comprised of both a 40-acre parcel and a 10-acre
 2416 parcel, they are located directly east of the Mt. Airy Volunteer Fire Company (MAVFC)
 2417 Fairgrounds. These two parcels are currently zoned Industrial (I).

2418

2419

2420 **PROPOSED PROPERTIES FOR REDEVELOPMENT WITHIN THE TOWN**

2421
 2422 The chart below represents an inventory of current (2024) properties that are in need of
 2423 redevelopment. Such properties were developed at some past time, but are now in need of
 2424 revitalization and redevelopment.
 2425

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.)	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

2426
 2427 DTZ = Downtown Zone
 2428 CC = Community Commercial

2429 **FURTHER INFORMATION ON POTENTIAL REDEVELOPMENT PROPERTIES**

2430 **Cold Storage Property:** This property is currently zoned Downtown Zone (DTZ) and adjoins the
 2431 Main Street downtown corridor to the west (Frederick County side). It is located at the corner of
 2432 Hill St. and Prospect Ave. The old railroad right-of-way is also a part of this property and it is key

2433 to the Town’s completion of its overall rails-to-trails program. Mount Airy Cold Storage was a
2434 refrigerated warehouse and distribution center along the old rail line through the Town. In 2007,
2435 the owners (MHW Group based in Owings Mills MD) closed the operation and began razing the
2436 building. Today, all that remains are a large concrete building foundation, a tall retaining wall (on
2437 the east side of the old foundation) and a large parking lot off Hill St. adjacent to the old foundation.
2438 Aside from removing the significant amount of old concrete foundation, another challenge in
2439 redeveloping this property is resolving the suspected toxic chemical residue from its years of
2440 operation. The Town and the landowner have applied for State financial assistance towards the
2441 remediation of the toxic residue through the Maryland Brownfield Redevelopment Assistance
2442 Program. Unfortunately, that application was denied by the State.

2443 In late 2023, the owner and a developer applied for Town consideration of an age-restricted
2444 residential townhouse community. It was not approved.

2445 Today, the property is possibly the Town’s greatest challenge to redevelopment within the
2446 Downtown Zone. But it also represents the greatest opportunity for providing new business and/or
2447 residential growth into the Downtown Zone while also enabling the highly-desired completion of
2448 the Town’s rails-to-trails project (i.e., Phase-2, West)

2449 **Railyard-Gallager:** This parcel has a unique shape. The current property owner is proposing a
2450 multi-story building with retail space on the lower level and apartments on the upper two floors.

2451 **Railyard - Scranton:** This parcel includes the Patapsco Bicycles shop and Blossom and Basket
2452 Florist. The property owner has presented a possible redevelopment of this parcel with two new
2453 three-story buildings with retail on the first floor and two floors of apartments above.

2454 **Brewery - Scranton:** This parcel is the current location of Liquidity Aleworks, a new business in
2455 the old savings and loan bank building. This Bank building sat empty for over ten years before
2456 this brewing company came in and redeveloped this parcel into a cornerstone in the downtown
2457 area of Mount Airy.

2458 The Property owner has a possible plan for continued redevelopment of this parcel, creating an
2459 additional structure that will have retail on the first floor and apartments on the upper two floors.

2460 This possible building would be located toward Main Street. Still, it would have a plaza in front
2461 of the proposed building, creating an area that would allow for public use for the business and also
2462 showcase the town's caboose named Mackenzie from all directions traveling along Main Street.

2463 **Center St. Properties (aka “Shops of Yesteryear”):** This is an existing building located at the
2464 northeast rear of the municipal parking lot. The parcel is flanked on three sides by town-
2465 maintained roads; Lookout Street to the east, Cross Street to the west, and Center Street to the

2466 north. The building did contain an Antique Mall business, but is now the home to a wrestling
2467 group located in a portion of the building. The lower level is rented-out space for businesses within
2468 the Town for material storage.

2469 The owner of the property has ideas for redevelopment of the property, including storefronts facing
2470 the municipal parking lot and Cross Street, with the possibility of apartments on the upper floor.

2471 **Southern States (1 & 2):** These two parcels sit astride Center Street. The parcel on the north side
2472 (201 Center St.) is the former Southern States truck parking area with a long garage that is run-
2473 down. The southern parcel (101 Center St.) is the original Southern States store and loading dock.
2474 It currently houses a small business.

2475 **Fleming Furniture:** This property is currently unused and is located at a prime thoroughfare
2476 location with great potential for a new business.

2477 **Flat Iron Building:** See Chapter 7 for a description of this Town-owned building.

2478
2479 **Municipal Parking Lot:** In the future, the town might look to create an elevated parking area to
2480 expand the downtown area with additional parking for both businesses and additional overflow for
2481 events downtown and to support the increase in workers and patrons. These might need a metered
2482 or permitted parking area to help offset the cost of construction and continued maintenance.

2483 AUTHORITY TO PURSUE REDEVELOPMENT OR URBAN RENEWAL

2484 In July 2024, the Town Council granted itself the authority for urban renewal.¹⁴ This authority
2485 followed the 2023 State legislation (HB 561). This new authority allows the Town Council to
2486 focus on “blighted areas” or “slum areas.” The offered list (above) of potential redevelopment
2487 properties may be a viable starting point for exercising this new authority.

2488 TOWN POPULATION PROJECTIONS VIA SCENARIOS

2489 A low, middle, and high scenario of population growth was devised for the Town. These
2490 population projections were done based on the average number of building permits issued by the
2491 Town over the last 10 years. The Town’s current (2023) self-imposed limit for issuing new
2492 residential building permits is 24 building permits per project per year. An increase in this limit
2493 is possible within the Town Code through a waiver process initiated by a developer and considered
2494 by the Town’s Planning Commission and Director of Planning (Town Staff).

2495 With a baseline of 9,654 residents in 2020 (per the Census) and using an average of 2.75 persons

¹⁴ Charter Amendment Resolution 2024-02.

2496 per future dwelling unit, we can make projections for Town growth using low, mid and high growth
 2497 scenarios with 12 units/year, 24 units per year, and 36 units per year, respectively. For example,
 2498 the Low Scenario of only permitting 12 new dwelling units/year would add 33 residents per year.

Projection Year	Low Scenario Population (12 units/yr)	Mid Scenario Population (24 units/yr)	High Scenario 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

2499 **The Low Scenario population growth is projected for the next 10 years in this Master Plan.**

2500 The projected population for the Town at buildout (2032) under the Low Scenario will be
 2501 approximately 10,050 residents. The future allocation of available water and sewer capacity yield
 2502 for residential growth will be a predominant factor in the future pace of residential growth for the
 2503 10-year scope of this master plan cycle.

2504 A good deal of the future growth of the Town, within its current 2023 boundaries (i.e. no
 2505 annexations), will be oriented towards infill/redevelopment of the historic downtown area,
 2506 infill/redevelopment of other districts outside of the Downtown Zone, and possibly mixed-use
 2507 development (residential and commercial within the Beck Properties).

2508 **FUTURE ANNEXATION AREAS**

2509 The list of proposed future annexation areas has changed from the previous Master Plan. The
 2510 vision for many of these County areas is to allow low density residential growth, create rural
 2511 buffering, and add to our Town’s open space. A pull-out page labeled “Future Annexation Areas”
 2512 is offered to help with understanding the size and location of these areas around our current Town
 2513 boundary.

2514 The proposed outer growth boundary towards the east will include three separate parcels known
 2515 as the Doubs Property, Springwood Property, and the Spicer Property; totaling 203 acres.

2516 Annexation of one or more of these parcels would allow for low density residential development
2517 pursuant to the Town’s Conservation Zoning. The Mount Airy Water Service Area Map will
2518 categorize all potential annexation areas as future planned service areas.

2519 The following charts list the potential annexation properties. The charts show projected water
2520 yield under the proposed land use designation. Although there is no additional water or sewer
2521 capacity being planned for these future annexation areas, they could be considered as additional
2522 groundwater recharge areas for the Town within our watershed. Following these charts are more
2523 detailed descriptions of the properties and explanations as to the proposed land use and projected
2524 density.

CARROLL COUNTY – FUTURE ANNEXATION AREAS							
Map Area	Property	Acres	Current County Zoning *	Comprehensive Land Use Plan Designations	Projection of Dwelling Units		Proposed Water Yield (gpd)
				Proposed Town ****	Current ***	Proposed ****	
A	Knill Property	189	R-40,000	Conservation	200	63	25,000
B	Leishear Farm *****	162	R-40,000	Low Density Residential	160	TBD	TBD
	Harrison Farm *****	83		Conservation Mixed-Use (See map)	300		
C	Myers Property	0.46	R-40,000	Office Park/ Employment	n/a	0	0
D	Harne Property	6	R-40,000	Low Density Residential	12	6	1,500
E	Wagner Property	1.9	R-40,000	Low Density Residential	8	8	2,000
F	Dorseytown	13	R-40,000	Low Density Residential	14	14	3,500
G	Doubs Property	123	Ag/Conser- vation	Conservation	n/a	41	10,250
H	Springwood	52	Agriculture	Conservation	n/a	17	4,250
I	Spicer Property	28	Agriculture	Conservation	n/a	9	2,250
J	Nell Property	6.9	R-40,000	Low Density Residential	0	12	3,000

CARROLL COUNTY – FUTURE ANNEXATION AREAS (Cont'd)							
Map Area	Property	Acres	Current County Zoning *	Comprehensive Land Use Plan Designations	Projection of Dwelling Units		Proposed Water Yield (gpd)
				Proposed Town *****	Current ***	Proposed *****	
K	Warfield Property	51	R-40,000	TBD	TBD	TBD	TBD
L	Pank Property	1.2	R-40,000	Industrial	n/a	0	250

2525
 2526
 2527
 2528
 2529
 2530

* Carroll County Zoning Map - 2014

** Bureau of Comprehensive Planning – 2006 Mount Airy Environs Community Comprehensive Plan. Proposed Land Use

*** Town of Mount Airy – 2003 Master Plan, Chapter 4.

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

***** 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 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 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.

FREDERICK COUNTY – FUTURE ANNEXATION AREAS							
Map Area	Property	Acres	Current County Zoning *	Comprehensive Land Use Plan Designations	Projection of Dwelling Units		Proposed Water Yield (gpd)
				Proposed Town****	Current ***	Proposed ****	
M	S. Main St. Properties	130	Agriculture	Office Park / Employment	0	0	18,000
N	Rigler Property	25	Agriculture	Low Density Residential	24	24	6,000
O	Kraft Property	128	Agriculture	Conservation	42	26	6,500

2531

2532 * Frederick County Government. Community Development Division, 2012 Comprehensive Plan & Zoning Review - New Market Region Plan. September 13, 2012

2533 ** Frederick County Government. Community Development Division, 2012 Comprehensive Plan & Zoning Review - New Market Region Plan. September 13, 2012.

2534 http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap_201209141428035325.pdf

2535 *** Town of Mount Airy – 2003 Master Plan, Chapter 4.

2536 **** Town of Mount Airy – 2013 Master Plan, Chapter 5.

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2537 CARROLL AND FREDERICK COUNTY FUTURE ANNEXATION AREAS

2538 (PLEASE REFERENCE THE PULL-OUT ANNEXATION MAP AT THE BACK)

2539

2540 A. Knill Property: The property totals 189 acres and is currently in Agricultural use within the
2541 County. The existing use of the property as a farm market is compatible with the proposed
2542 Conservation designation similar to other future annexation areas. The Knill Property is a
2543 desirable location for the incorporation of pedestrian and bike friendly paths.

2544

2545 B. Leishear and Harrison Properties: This total parcel contains 245 acres within Carroll County
2546 bordering MD 27. In this plan update, the proposed land use is split (see Map). The two
2547 Low Density Residential areas are adjacent to existing county residences along Jacks Court
2548 and Boteler Rd. The proposed Conservation area, which is not ideal for development, is in
2549 the northeast portion of the Leishear Farm. The remaining area from MD 27 to the eastern
2550 boundary of this parcel is proposed for Mixed-Use. It is noted that the County has
2551 designated this property with an “Employment Campus” Land Use Designation in its 2014
2552 Carroll County Master Plan. The prior 2013 Master Plan proposed OP/E for this parcel.
2553 The Harrison (southern) portion of this total property contains 4 potential well sites with
2554 one having a significant production yield. If annexed, those wells may benefit the Town
2555 and are key to any development on this large site.

2556

2557 C. Myers Property: This parcel, located on the northeast corner of Watersville Road and MD
2558 27, contains 0.46 acres of land. The Town has identified the land use designation of this
2559 property as Office/Park Employment.

2560

2561 D. Harne Property: This 6-acre property is currently developed with one single-family
2562 residence. The topography of the land is very rolling and steep. Potential redevelopment for
2563 the parcel could support a maximum of six houses. The land use designation identified in
2564 this master plan cycle for this property is Low Density Residential.

2565

2566 E. Wagner Property: This is a 1.9 +/- acre parcel located on the east side of North Main Street
2567 with no road frontage onto North Main Street. This parcel does have road frontage on MD
2568 27 and the Maryland Department of Transportation is the authority to grant or deny its
2569 access to MD 27. This parcel is currently zoned for R-40,000 in Carroll County. If this
2570 parcel is annexed into the Town, it should come in with an R-1 zoning.

2571

2572 F. Dorsetown: This is approximately 13 acres of a cluster of 14 residential dwellings located
2573 at the north end of Town along North Main Street and Ellis Road. There are three larger

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2574 parcels that have the potential to be subdivided. These properties are situated between Town
2575 limits and the Mount Airy Baptist Church, which is within the Town boundary. Also, there
2576 is a row of 4 houses situated on the east side of Main Street directly across from the Mount
2577 Airy Baptist Church. This area has been identified for possible annexation into Town limits
2578 since the 2003 Master Plan. The recommended land use designation for this annexation
2579 area is Low Density Residential.

2580
2581 G. Doubs Property: This 123-acre parcel abuts the eastern portion of the Woodlands
2582 Subdivision. Currently undeveloped, this parcel is zoned Agricultural and Conservation in
2583 Carroll County. The Doubs Property has approximately one mile of frontage along the
2584 South Branch of the Patapsco River. Along this one-mile stretch lies the original “B&O
2585 Old-Line Spur;” branching from the main line and heading into downtown Mount Airy. The
2586 land is mostly wooded with a rolling topography containing a stream which extends north-
2587 to-south; bisecting the property. This property has the strong potential to provide additional
2588 passive parkland and is an important component in the Town’s vision for trail connectivity.
2589 The Doubs Property has been depicted as a future recreation area in both the 1994 and 2003
2590 Master Plans. Due to the physical features of the property and the environmentally sensitive
2591 areas along the river, the proposed land use designation is Conservation.

2592
2593 H. Springwood Property: This 52-acre parcel lies north of the Doubs Farm. Currently under
2594 Agricultural Use, the property is surrounded by the Doubs Property to the south and west.
2595 The western boundary of this property is bordered by a 50’ fee simple strip owned by the
2596 Doubs Property. The Springwood Property has the potential to expand the Town’s trail
2597 network and passive recreation areas. This property is not contiguous to the Town limits
2598 and would therefore only be eligible for annexation if the Doubs Property is annexed. A
2599 land use designation of Conservation has been applied to this future annexation parcel.

2600
2601 I. Spicer Property: This 28-acre parcel lies east of the Springwood Property and north of the
2602 Doubs Property. This parcel is currently being farmed under Agricultural Zoning in the
2603 County and has the potential to serve as an agricultural buffer between the Town and County
2604 jurisdictional border. A land use designation of Conservation has been applied to this
2605 parcel. There is no contiguity between this parcel and the existing Town limits. This
2606 property would only be eligible for future annexation if the Doubs Property and Springwood
2607 Property are annexed.

2608
2609 J. Nell Property: This parcel is located between North Main Street and MD 27. This parcel
2610 does not have direct access to either North Main Street or MD 27. This parcel does have
2611 road frontage to MD 27 and MDOT has the authority to grant or deny access. This parcel is

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2612 6.9 +/- acres and is currently zoned for R-40,000 in Carroll County. If this parcel is annexed
2613 into the Town, it should come in with an R-2 zoning.

2614
2615 K. Warfield Property: TBD – Pending discussions with property owner and Council
2616

2617 L. Pank Property: This parcel is a 1.2 +/- acre parcel with access to Twin Arch Road. This
2618 parcel is currently (Sep, 2024) working toward Annexation with the Town Council. This
2619 parcel is adjacent to a 10-acre and 40-acre parcel owned by the same company. The request
2620 is to bring this into the Town as an Industrial zoned parcel.

2621
2622 M. South Main Street Area: This area contains multiple parcels that total approximately 130
2623 acres of development opportunity. Currently the parcels are zoned Agricultural and lie
2624 between MD 144 and Interstate 70. The proposed split-zoning includes Low Density
2625 Residential and MXD. This is a logical annexation area to the Town due to its proximity to
2626 the I-70 highway interchange with MD 808 (Main Street).

2627
2628 N. Rigler Property: This parcel totals 25 acres and is currently zoned for Agricultural use in
2629 Frederick County. The property is proposed for Low Density Residential development by
2630 the County. Recently, there has been discussion of preserving the property for open space
2631 use, providing a primary or secondary entrance into the Town-owned property now master
2632 planned for a regional passive park. The vast majority of the properties lying in Frederick
2633 County west of the Town boundaries are zoned R-1 while the predominant zoning of
2634 properties to the east is Agricultural. This property is identified in this plan with a Low-
2635 Density Residential land use designation.

2636
2637 O. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation in
2638 previous Master Plans as Conservation/open space usage. These land use designations
2639 would serve the same purpose as referenced above with the Zeltman property, as a buffer to
2640 Frederick County development and serve as an additional water recharge area. In addition,
2641 this parcel also adjoins the Town-owned Windy Ridge Park; a parcel of 88 acres that is
2642 currently being master planned by Frederick County into a regional park complex. There
2643 may be a future opportunity to provide access to Windy Ridge Park through this property.

2644
2645 OPPORTUNITIES AND CONSTRAINTS OF FUTURE ANNEXATION AREAS

2646 The Town recognizes that our future growth area is significant. Certain parcels serve as a water
2647 recharge area for existing Town wells and have been retained in the outer growth area for this
2648 purpose. To ensure the most efficient use of land, future development of these areas should, at
2649 minimum, cluster any future residential units, generate open space, and create a “physical rural

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2650 edge” of the community.

2651 There is no obligation on the part of the Town to annex additional property. If a decision to annex
2652 additional land were made, it would be a decision by the Town Council to permit additional
2653 development, increase park or open space inventory, and/or gain infrastructure within our
2654 corporate boundaries.

2655 The accompanying map entitled “Future Annexation Areas” breaks down these future potential
2656 annexations into parcels.

2657 CONTROLLING GROWTH

2658 Three major tools are implemented by the Town to control the timing and pace of all growth.

2659 Adequate Public Facilities Ordinance (APFO): As the first tool, and used for residential and
2660 mixed-use growth, the Town instituted an APFO in 1989. In 2003, 2006, and again in 2023,
2661 detailed standards were added that required Planning Commission certifications of “adequacy” for
2662 seven critical public facilities; water, sewer, schools, roads/traffic control devices, fire/EMS,
2663 parks/open space, and police services. In 2023, additional guidance was provided, via a code
2664 amendment, to the Planning Commission’s task in that body deciding any open space waiver to a
2665 development.

2666 Each development, whether it is zoned residential, mixed-use, commercial or industrial, must be
2667 thoroughly evaluated to see if water allocation units can be assigned. The Town will continue to
2668 track water allocations given for each approved development. The remaining six APFO areas are
2669 reviewed and evaluated at the concept plan stage of development so there is clear direction early
2670 on the adequacy of all seven public facilities.

2671 Because our schools and roads/traffic devices involve both Counties and the State, the Town must
2672 work closely with those two entities when assessing their adequacy.

2673 Limits on the Issuance of Building Permits: The second tool available to set the pace and limit
2674 growth is the limited issuance of building permits per project per year. As discussed earlier, that
2675 limit will continue from the previous Master Plan cycle and is 24 permits per project per year.
2676 This limit aligns with the projected Low Growth Scenario (only 12 permits per project per year)
2677 and lowers the risk of exceeding our bi-annual water appropriations from our well-heads. It also
2678 “paces” growth to prevent an undesired surge in development which could also quickly exceed the
2679 capacity of our roads, schools, fire/EMS, open spaces/parks and police services.

2680 Capital Improvements Program (CIP): The third tool available for the Town to plan for future
2681 infrastructure improvements is the Capital Improvements Program. The yearly update of the CIP

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2682 occurs in the annual budget process. It allows the Town to consider capital infrastructure projects
 2683 for Town-owned streets and roads, water and sewer, parks and recreation, and public works
 2684 projects. These public improvements are funded primarily through water and sewer revenues,
 2685 general fund revenues and any fee-in-lieu funds provided by developers when land is not dedicated
 2686 towards their open space requirement. Other capital facilities such as schools and libraries are
 2687 planned and funded by both Frederick and Carroll counties and serve the Town of Mount Airy.

2688 **COMMUNITY FACILITIES ELEMENT**

2689 **PUBLIC SCHOOLS**

2690 Both Carroll and Frederick County school systems serve Mount Airy. In Frederick County, we
 2691 have Twin Ridge Elementary, Windsor Knolls Middle and Linganore High School. In Carroll
 2692 County, we have Parr’s Ridge primary school, Mount Airy Elementary, Mount Airy Middle, and
 2693 South Carroll High School. Resident children are divided between these two school systems. Most
 2694 municipalities the size of Mount Airy have their own high schools. Mount Airy has not had a high
 2695 school within its Town boundary since 1967.

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

2696

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Projected Enrollments (Percent of State Rated Capacity)						
	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%)

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

= Carroll County Schools
 = Frederick County Schools

2697
 2698
 2699
 2700
 2701
 2702

2703 As can be seen in the tables above, all Frederick County schools supporting our Frederick County
 2704 residents are in trouble. Applying a typical APFO standard that a 100-110% capacity is
 2705 “Approaching Inadequate,” then the Frederick County elementary and middle schools for Mt. Airy
 2706 are “Approaching Inadequate.” If the typical APFO threshold for “Inadequate” is above 110%
 2707 capacity, then the Windsor Knolls Middle School is projected to be “Inadequate” in 2028 (at **112%**
 2708 capacity) and the Linganore High School will be “Inadequate” in 2028 (at **111%** capacity).

2709 The Town Adequate Public Facilities Ordinance does not allow any residential subdivision to
 2710 move forward if any of the schools in the Town are above 100% of State Rated Capacity.

2711 **WATER AND SEWERAGE FACILITIES**

2712 The Town has historically used groundwater wells for its primary water supply. The primary
 2713 procurement of these wells has been through the residential development process. The Town
 2714 currently controls 11 production wells. Four wells are in the Carroll County side of Mount Airy

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2715 and seven are within the Frederick County side of Mount Airy.

2716 The Town was under a consent order for public water supply from 2006 to 2013. This consent
2717 order was a requirement from MDE to reach certain milestones in water capacity supply and new
2718 water sources in order to meet current and future demand on the Town water system. The total
2719 future water demand assumes that everything within the growth area boundary builds out
2720 according to the adopted land use plan. If this were to occur, the total future water supply demand
2721 for our system would be 1,189,000 gpd. With the addition of well #11 and re-appropriations for
2722 wells #5 and #6, the Town’s new total appropriations are 927,000 gpd based on a daily average
2723 and 1,386,500 gpd based on a month of maximum use.

2724 The Town will continue to rely upon groundwater resources within the municipal boundaries. Most
2725 importantly, the ultimate water supply side must not exceed the design capacity of our WWTP,
2726 permitted at 1.2 million gallons per day processing.

2727 The Town’s only wastewater treatment facility discharges to the South Branch of the Patapsco
2728 River. Environmental and physical limitations preclude the plant from further expansion beyond
2729 the current 1.2 mgd capacity. There are no plans for expansion or a second facility.

2730 The total future wastewater capacity assumes that everything within the growth area boundary
2731 builds out according to the adopted land use plan. If this were to occur, the total future wastewater
2732 capacity, based on annual average use, for the Mount Airy WWTP would be 1,064,000 gpd
2733 anticipated demand plus 120,000 gpd Inflow and Infiltration (I&I), or a total use of 1,184,000 gpd.

2734 STORMWATER MANAGEMENT SYSTEMS

2735 The Town follows the State of Maryland guidelines for stormwater management that is
2736 implemented in the Town by the Carroll County Office of Stormwater Management. The State of
2737 Maryland revised their stormwater management regulations in 2009 and started implementation in
2738 2010. Carroll County also updated their regulations to follow the State and they have been enforced
2739 for the past ten years. Any updated regulations are automatically adopted by the Town and
2740 enforced by the County.

2741
2742 The revised Stormwater Management Chapter of the County Code increased the area subject to
2743 stormwater management compliance, expressed a preference for non-structural stormwater
2744 management practices, and addressed review, inspection and maintenance issues. Simultaneously,
2745 a Water Resource Management chapter was created that designated water resource management
2746 areas and led to the creation of a Water Resource Management Manual. Water resource impacts
2747 now are reviewed as part of the development review process. Carroll County also instituted a
2748 floodplain management program to review all activities within and affecting any designated
2749 floodplains within the Town’s boundaries. Other revised and updated County Ordinances include
2750 grading, erosion and sediment control.

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2751 The Town-County Agreement provides a review and implementation process for Town projects
 2752 through County Offices for both Stormwater Management, and Grading/Sediment Control.

2753 **FIVE-YEAR CAPITAL BUDGET**

2754 Along with the annual budget process, the Town of Mount Airy approves a five-year capital
 2755 budget. Capital expenditures are broken into three categories; General Fund, Water, and Sewer
 2756 projects. Within the General Fund, capital projects involve parks and recreation, road projects,
 2757 storm sewer improvements, storm water management facilities, building improvements, and
 2758 equipment replacement. Water and Sewer projects include capital expenditures for upgrades or
 2759 major replacements within those systems. Capital projects for extending water and sewer
 2760 infrastructure may also involve a new water source for the Town. Any extensions of infrastructure
 2761 shall be financed via developer fees. All other capital projects are budgeted annually as per the
 2762 following:

Fund	Category Description	Annual
Water	Water Treatment / Booster Pump Stations	\$ 110,670
	Wells and Wellhouses	\$ 37,670
	Elevated Tanks	\$ 47,000
	Distribution System	\$ 301,600
	Equipment	\$ 7,580
	Total Water CIP:	\$ 504,520
Sewer	Wastewater Treatment Plant	\$ 324,870
	Lift Stations	\$ 204,320
	Collection System	\$ 124,610
	Equipment	\$ 14,330
	Total Sewer CIP:	\$ 668,130
General	Buildings	\$ 79,500
	Parks	\$ 41,500
	Storm Sewers and Stormwater Management	\$ 61,000
	Equipment	\$ 43,750
	Paving	\$ 496,580
	Total General CIP:	\$ 722,330

2763 **NOTE:** The above CIP data does not include costs associated with PFAS mitigation.

2764 Any new water and sewer infrastructure costs, as it relates to subdivision development and any
 2765 necessary new water source infrastructure to serve the new development, are borne by the
 2766 developer. The same is true of commercial development, where the developer of the property is
 2767 responsible for the extension of all utilities into the site, consistent with approved Planning
 2768 Commission guidelines and Water and Sewer Commission recommendations.

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2769 SERVICES AND INFRASTRUCTURE FOR DEVELOPMENT OUTSIDE THE
2770 MUNICIPAL GROWTH AREA

2771 The Town of Mount Airy does not provide water and sewer services beyond the municipal limits,
2772 unless specifically approved by Maryland Department of the Environment in the case of a public
2773 health and safety exception. Other municipal services that are provided by the State, County and
2774 other volunteer organizations transcend the municipal boundaries and serve the four-county area
2775 surrounding the Town. Fire, EMS and police service the four-county area, and the school boards
2776 in Frederick and Carroll Counties serve the municipal student population.

2777 OPEN SPACE

2778 Open space is more than a legal requirement; it is a vital component of community welfare and
2779 quality of life. By thoughtfully integrating natural resources with community needs, we can
2780 mitigate the environmental impact of development. For instance, while building homes generates
2781 revenue, it also increases population density, which in turn demands enhanced quality of life
2782 measures.

2783 Therefore, open space should be an integral part of future designs, not merely an afterthought.
2784 Incorporating well-designed open spaces into planning demonstrates foresight and enhances
2785 overall community benefit. Rather than leaving areas as blank spaces on a concept plan, a strategic
2786 approach to their use will provide lasting advantages for the town.

2787 RURAL BUFFERS AND TRANSITIONAL AREAS.

2788 The Town has been very diligent in following their comprehensive plan for development, open
2789 space, and infrastructure to support the Town’s residential and commercial growth over time.
2790 Because the Town resides in two counties and is actually bounded by four counties, defining the
2791 Town boundaries and future growth areas has become increasingly important.

2792 This 2023 Comprehensive Master Plan Update includes future annexation areas around our current
2793 borders in order to create physical borders and green space to serve as a rural buffer between the
2794 municipal growth limits and the Counties. Implementation of this annexation plan is vitally
2795 important. The Town has a conservation zone in their zoning ordinance that can provide adequate
2796 protections to annexed land areas on the periphery of the Town. Some of these parcels that lend
2797 themselves to conservation and open space type of zoning classifications are suitable to create a
2798 buffer type of area.

2799 These new buffer areas also create an opportunity to serve as additional water recharge areas for
2800 our municipal well system. Passive (e.g. parks) and active recreational opportunities (e.g. sports
2801 fields) would also be well served on those conservation-zoned properties.

2802 In terms of transitional areas of development, the Town has created three transitional types of

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2803 commercial zoning to protect residential areas that are adjacent to existing commercial zones. The
2804 Towns three transitional zones are the downtown zone (DTZ), which allows a mixture of
2805 commercial retail development along with the opportunity for housing in the downtown area;
2806 limited commercial (LC) which is a lower-level commercial zone used between the heavier
2807 commercial zones and Main Street, and the last is neighborhood professional (NP) which is much
2808 more restrictive and fundamentally protects long-standing residential areas in close proximity to
2809 major commercial corridors.

2810 PROTECTION OF SENSITIVE AREAS THAT COULD BE IMPACTED BY
2811 DEVELOPMENT WITHIN THE PROPOSED MUNICIPAL GROWTH AREA.

2812 The Natural Resources chapter of this Master Plan addresses the location and protection of
2813 sensitive areas within the Town limits. These areas include well-head protection areas and
2814 floodplains. The Town’s development application review process ensures the identification and
2815 protection of environmentally sensitive areas on a parcel-by-parcel basis. Carroll County
2816 implements the protection of any affected floodplain areas during the site development review
2817 process.

2818 FUTURE MUNICIPAL GROWTH AREAS OUTSIDE THE MUNICIPAL LIMITS

2819 This 2023 Comprehensive Master Plan update includes changes to the future growth boundary.
2820 But the proposed land use designations of those future annexations will continue to push for
2821 conservation land use and maximize open space in other land use designations, where possible.
2822 This emphasis is due to two factors. The first is the limitation on public water supply (due to our
2823 dependence upon groundwater sources) and wastewater processing capacity due to standards set
2824 by MDE. Secondly, there is a clear, strong desire to reduce our open space deficit and to create
2825 new recreational opportunities. The Town will continue to promote the most efficient use of land
2826 for all land use designations in accordance with of the State of Maryland’s Smart Growth
2827 Principles.

2828

2829 MUNICIPAL GROWTH OBJECTIVE AND IMPLEMENTING STRATEGIES

2830 **STRATEGIC GOAL D - Commercial Development:** Focus our commercial economic
2831 development and redevelopment along the Center Street, Main Street, and MD 27 corridors while
2832 exploring suitable sites for 1) a new senior-focused medical facility or same-day surgery center,
2833 and 2) a new police station. Grow our commercial districts while reducing our Open Space deficit,
2834 protecting our environment, and preserving our cultural/historical resources and community
2835 identity.
2836

2837 **Objective D.5.1:** Begin the urban renewal (aka “redevelopment”) of properties considered as
2838 “blighted areas” or “slum areas.”
2839

2840 **Objective Lead:** Town Council or Council-designated committee acting under the
2841 Council’s authority for urban renewal.
2842

2843 **Implementation:**

- 2844 ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-
2845 point, determine what properties require urban renewal or redevelopment. In this
2846 assessment, use approved criteria for what constitutes “blighted” or “slum.”
- 2847 ➤ Prioritize the final assessment results to begin the Town’s engagement with property
2848 owners to begin urban renewal or redevelopment. Property prioritization is to be based
2849 upon criteria set by the Town Council or by its designated committee.
- 2850 ➤ Establish a new process (to become approved Town Code) for property-owner
2851 engagement to begin urban renewal/redevelopment, and gain Town Council and Town
2852 Attorney approval before its use.
- 2853 ➤ With Town Council approval, begin the approved process for urban renewal.
2854
2855

2856 **Objective D.5.2:** Drive commercial districts’ infill development.
2857

2858 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the
2859 Economic Development Commission (EDC), and Planning Commission.
2860

2861 **Implementation:**

- 2862 ➤ Update the Town’s inventory of vacant commercially-zoned parcels and develop (with assistance
2863 from the Economic Development Commission) outreach strategies to vacant parcel owners to
2864 encourage commercial development.
- 2865 ➤ The EDC develops a marketing strategy to commercial developers (with an emphasis on new
2866 medical services’ facilities) to invite commercial development within the Town. Implementation
2867 of the marketing strategy to be recommended by the EDC and approved by the Town Council.

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2868 =====

2869 **STRATEGIC GOAL E** - **Industrial Development**: Create world-class industrial campuses
2870 within our two existing Industrial Districts (Twin Arch Business Park and Rising Ridge Industrial
2871 Park). Grow our industrial districts while protecting our environment, and preserving our
2872 cultural/historical resources and community identity.

2873
2874 **Objective E.5.1**: Drive industrial districts’ infill development.

2875
2876 **Objective Lead**: Town Director of Planning and Zoning Administrator, in coordination with the
2877 Economic Development Commission and Planning Commission.

2878
2879 **Implementation**:

- 2880 ➤ Update the Town’s inventory of vacant industrial-zoned parcels and develop (with assistance
2881 from the Economic Development Commission) outreach strategies to vacant parcel owners to
2882 encourage industrial development.

2883 **CHAPTER SIX: TRANSPORTATION**

2884 INTRODUCTION - LAND USE AND TRANSPORTATION

2885 The relationship between transportation and land use provides the foundation for all of the
2886 principals of transportation planning. Daily lifestyle and commuting to work travel patterns
2887 influence the use and need for primary and secondary roadways. In the Town of Mount Airy, the
2888 established patterns of travel to and from home and work, and the heavy use of major routes (e.g.,
2889 I-70) to regional employment centers outside of the Town boundary continue to burden our
2890 primary and secondary roadways.

2891
2892 Economic development across the four-county community and the regional development and
2893 growth of the Washington-Baltimore corridor have continued to make Mt. Airy an attractive home
2894 to many residents. The road network in Mount Airy not only services the Town residents, but also
2895 accommodates many commuters traveling from points north of the Town into southern
2896 employment centers. Therefore, the land uses along these traffic corridors must provide alternative
2897 modes of transportation to accommodate non-work travel for our residents simply trying to do
2898 local shopping, utilizing parks and recreation, and safe busing to schools. Therefore, the
2899 transportation challenge is to design and expand adequate north-south corridors (e.g. MD 27) for
2900 a transiting workforce while also designing and building a community-focused road network with
2901 safe pedestrian and bicycle access across the Town.

2902
2903 A complete understanding of the current (2024) condition of the transportation network in the
2904 Town is important in predicting the future impact of land use decisions on traffic in the Town.
2905 These predictions can lead to better planning of future development projects and capital projects
2906 funded through collaborative county, municipality, and development partnerships that ensure
2907 interconnectivity, multimodal transportation opportunities and adequate road and intersection
2908 capacity that ensure interconnectivity of neighborhoods to major thoroughfares, multimodal
2909 transportation opportunities (e.g., pedestrian, biking and vehicular) and adequate road and
2910 intersection capacity.

2911 TOWN ROAD SYSTEM DESCRIPTION

2912 The Mount Airy Town road system is approximately 126 state and local roads on the Carroll
2913 County side and 62 roads on the Frederick side.

2914
2915

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2916 ROADWAY FUNCTIONAL CLASSIFICATIONS

2917 The Functional Classification is a general guide for roadway design and access control. In
2918 addition, it is used to analyze capacity with respect to function. The Town utilizes the 2017 Carroll
2919 County criteria for functional road classifications. While typical roadway design is based upon
2920 traffic volumes, speed and other engineering factors, not all roadways designated with the same
2921 classification will have the same design. A roadway’s classification is also based upon its daily
2922 traffic volumes and purpose. Thus, its classification may change over time.
2923

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.

2924
2925 As explained above, roadways are classified into six categories: Interstate Principal
2926 Arterial/Freeway and Expressway, Other Principal Arterial, Minor Arterial, Major Collector,
2927 Minor Collector, and Local Roadways.
2928
2929

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2930 Below are descriptions of each major and minor roadway of the primary and secondary road
2931 network of the Town of Mount Airy. Each description includes the functional classification
2932 assigned to that roadway.

2933
2934 *Interstate 70: Classified as a Principal Arterial/Freeway* – This interstate highway provides the
2935 primary east-west route throughout the State. Our location adjacent to the interstate provides
2936 significant opportunities for direct access to job centers to the east (Baltimore) and west (Frederick
2937 City). This location also attracts businesses which flourish around the interchange of I-70 and MD
2938 27. The highway proximity also results in development pressure due to the excellent access.
2939 Mount Airy sits at the convergence of four counties and the road network facilitates commuter
2940 traffic flow through and around the Town. The challenge continues to be how to handle the
2941 development pressure, while still enjoying access to larger job centers and commercial markets.

2942
2943 *MD 27: Classified as an Intermediate Arterial*- This State Road was constructed in the early 1970’s
2944 and was originally intended to function as a “bypass” east of the Town and provide volume relief
2945 from the use of MD 808 (e.g., Main Street) going through our downtown zone. MD 27 has become
2946 a major transportation corridor for many north-south commuters.

2947
2948 As the population has grown, the volume of traffic utilizing MD 27 has become increasingly
2949 congested within the Town limits. The road is functioning in two primary ways: to move people
2950 daily between work and home and to provide access to the main commercial center businesses in
2951 town.

2952
2953 The last major study of this critical artery was the *MD 27 Corridor Study – Future Conditions*
2954 *Report, April, 2017.*

2955
2956 *MD 808/Main Street: Classified as a Major Collector* – Historically, Main Street functioned as
2957 the main route through town for all local traffic and north/southbound commuter traffic. Presently
2958 it serves more as an access to the downtown zone, Mount Airy Elementary and Middle Schools,
2959 and centrally located homes and subdivisions. It is also a “relief route” for peak-hour commuter
2960 traffic. There is a lack of sidewalks along North Main Street and South Main Street requires
2961 sidewalk improvements; including the removal of redundant mailboxes. The right-of-way and
2962 paving width for Main Street is very narrow and pedestrian accessibility must be addressed.

2963 EXISTING SECONDARY ROAD NETWORK

2964 The secondary road network feeds the needs of local traffic and in addition provides collective
2965 routes to the primary road system that is meant to facilitate through traffic and move commuters
2966 from work to home. Most of the secondary road system in Mount Airy has been in existence for a
2967 long period of time and received minimal upgrades to the existing infrastructure. Most of these

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2968 roads lead from Carroll and Frederick County into the primary road network. The following is an
2969 evaluation of these roads.

2970

2971 Ridgeville Boulevard: Classified as a minor arterial. This road connects both Carroll County and
2972 Frederick County residents with MD 27 and MD 808 (Main Street). Ridgeville Boulevard (the
2973 original Maryland Route 144) is not only a historic and scenic by-way, but is also one that serves
2974 the region’s residents for essential commercial services and major shopping areas. It will continue
2975 to function as a collector connecting residents to Main Street and MD 27. There are sidewalks
2976 along portions of the north side and portions of the south side of this road.

2977

2978 Twin Arch Road: Classified as a minor arterial. This road serves a variety of commercial,
2979 industrial and residential uses. It is the only access for the Twin Arch Shopping Center, Mount
2980 Airy Carnival Grounds, multiple industrial parks, the Twin Arch Crossing townhouses, and
2981 Brittany Manor. There are no sidewalks on the south side of the road going eastbound. Several
2982 annual events at the Mt. Airy Volunteer Fire Company (MAVFC) Fairgrounds highlight the need
2983 for:

- 2984 a) improved east-west pedestrian crossing of MD 27 from/to Park Ave. and Twin Arch Rd.;
- 2985 b) better pedestrian access along the south side of Twin Arch Rd. between MD 27 and the
2986 entrance to the MAVFC Fairgrounds; and
- 2987 c) a new north-south pedestrian crossing the 4 lanes of traffic to the south side of Twin Arch Rd.

2988

2989 Watersville Road: Classified as a major collector. Watersville Road is a collector for Carroll
2990 County residents and services the Nottingham Community. It also serves the Knill property (a
2991 large parcel that is considered a possible future annexation area of the Town). On the west side of
2992 MD 27, Watersville Road provides access from MD 27 to three of Mt. Airy’s schools, MD 808
2993 (Main Street), the Mt. Airy Volunteer Fire Company, and the Summit Ridge subdivision.

2994

2995 Park Avenue: Classified as a major collector. Park Avenue assists in transporting residents from
2996 the western portions of Mount Airy and downtown traffic east towards MD 27. It also provides
2997 western movement from MD 27 to the downtown area and MD 808. This road also provides access
2998 to Lorien Life Center Nursing Home and Assisted Living Facility, Wildwood Park, Wildwood
2999 Senior Community, and the Mount Airy Post Office. The road section varies in width between its
3000 connection with MD 27 and South Main Street on the western end.

3001

3002 Ridge Avenue: Classified as a minor collector. Ridge Avenue assists in transporting residents from
3003 the western portions of Mount Airy and downtown traffic east towards MD 27. This road also
3004 provides access to Lorien Life Center Nursing Home and Assisted Living Facility as well as access
3005 to the Public Library.

3006

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3007 Merridale Blvd: *Classified as a minor collector.* Merridale Boulevard is a collector for Carroll
3008 County and allows a connection from Park Avenue to Ridge Avenue for residents who live along
3009 Merridale Boulevard. This road also provides access to Lorien Life Center Nursing Home and
3010 Assisted Living Facility as well as the Public Library.

3011
3012 Prospect Road: *Classified as a major collector.* This road connects the western part of the Town
3013 and Frederick County into the downtown area and terminates at South Main Street. It allows
3014 access to Rising Ridge Road, which provides a western bypass alternative to Main Street.

3015
3016 Buffalo Road: *Classified as a minor collector.* This road is maintained by the Town in the section
3017 closest to Main Street. Frederick County maintains the middle section and Carroll County
3018 maintains the northern section that intersects with MD 26 near the community of Taylorsville.
3019 Buffalo Road provides access primarily for Frederick County residents coming into our downtown
3020 or into our western residential subdivisions (e.g., Sterling Glen and Summit Ridge). Projected
3021 growth in eastern Frederick County will likely make this road a major collector.

3022
3023 Rising Ridge Road: *Classified as a major collector.* Rising Ridge Road provides access to the
3024 Twin Ridge Elementary School and our western-most subdivisions within the Town limits.

3025
3026 Century Drive: *Classified as a minor collector.* Century Drive is an established collector road that
3027 services an existing industrial/commercial corridor and residential developments. The road is
3028 shown on the master plan to retain its collector standard with a possible extension to Center St.
3029 (contingent upon Council approval of the pre-concept plan for Mt. Airy Crossing).

3030
3031 Ridgeside Drive: *Classified as a minor collector.* Ridgeside Drive is a local road built to an in-
3032 town closed section standard of 40 ft. It connects South Main Street with East Ridgeville
3033 Boulevard. It has multiple entrances providing access to major commercial/retail areas of town. It
3034 is constructed to its final standard, with no additional right-of-way available.

3035
3036 Candice Drive: *Classified as a minor collector.* Ownership of this road is split between Carroll
3037 County and the Town. Candice Drive connects Buffalo Road and North Main Street. This allows
3038 traffic to flow from residential areas both inside and outside of the Town limits.

3039
3040 Aaron Lane: *Classified of a minor collector.* Aaron Lane serves as an access and exit point for a
3041 commercial/industrial area within the Town. This could also be used as an alternative route for the
3042 adjacent residential area, providing access to the Twin Arch shopping center and MD 27.

3043
3044

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3045 ASSESSING EXISTING ROAD NETWORK PERFORMANCE

3046 The cumulative effects of increasing traffic flow on the main highway system and secondary roads
3047 within the Town are taking its toll in several ways. The most visible effect are traffic congestion
3048 problems during morning and evening rush-hours. As the outer suburban areas of Mount Airy
3049 continue to develop residentially and commercially, the MD 808, MD 144, and MD 27 routes have
3050 become increasingly overloaded with pass-through traffic. Due to growth within and surrounding
3051 the Town boundary, traffic congestion will continue to occur and driving conditions are expected
3052 to deteriorate. A comprehensive, long-term road system improvement plan is much needed. The
3053 aforementioned MD 27 Corridor Study is outdated and any road system improvement plan will
3054 require a more contemporary study which considers the region’s growth.

3055 An inventory and analysis of the existing capacity and condition of the Town’s area roadway
3056 system are important steps towards projecting future roadway system needs and developing a long-
3057 term transportation management plan. To analyze the existing roadway network capacity and
3058 efficiency, and in order to develop an improvement plan, this process includes:

- 3059 1) assessing the capacity and performance of the existing roadway system; and
- 3060 2) identification of opportunities for capacity-increasing improvements using a number of
- 3061 alternatives.

3062 Two performance measures are used to demonstrate how well the roadway system is functioning
3063 to meet the goals and expectations of the roadway network. These performance measures include:

- 3064 1) an assessment of signalized intersection capacity, and
- 3065 2) an assessment of exiting road system capacity.

3066
3067 Measuring performance can help determine whether the efficiency of the roadway system is
3068 currently adequate and whether this efficiency will get better or worse over time.

3070 ASSESSMENT OF EXISTING SIGNALIZED INTERSECTION CAPACITY

3071 In order to plan for immediate and long-term system-wide improvements, the Town continuously
3072 assesses the existing capacity of the road system and its major signalized intersections.
3073 Intersection capacity is characterized by the Level of Service (LOS), or delay time, required for a
3074 vehicle to pass through the intersection. Essentially, the more traffic that passes through a
3075 signalized intersection, the longer the delay for a vehicle. While delay issues can often be corrected
3076 through optimization of signal timing, other improvements, such as additional turning lanes and
3077 through lanes, are required to improve the level of service. The next table provides the delay
3078 characteristics experienced by a driver passing through a signalized intersection under different
3079 Level of Service (LOS) conditions:

3080
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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 to 40.0	Influence of congestion becomes more noticeable
E	30.1 - 45.0	Very long delays	40.1 to 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.

3082

3083 For new developments, Traffic Impact Studies are analyzed by Town staff and traffic engineers to
 3084 determine if the signalized intersections and the road system are functioning adequately. The
 3085 Town of Mount Airy collects intersection capacity analysis data from Traffic Impact Studies
 3086 required as part of the new development proposals per the Town’s Adequate Public Facilities
 3087 Ordinance (APFO). In addition, the Maryland State Highway Administration (MSHA) maintains
 3088 traffic volume counts for its road network. For the state roads within the Town boundary, the
 3089 MSHA traffic counts are updated on an annual basis.

3090

3091 The following table provides information from recent traffic studies and SHA traffic counts for
 3092 heavily used intersections involving the Town’s primary highway system. Most of the heavily
 3093 used signalized intersections around Mount Airy operate in the morning peak hour at an “C” level
 3094 of service, meaning there is a delay of up to 35 seconds. However, the in-town roads experience
 3095 more traffic in the evening rush hour, often starting at 3:30 p.m. Town intersections are all rated
 3096 lower during the PM rush hour, with South Main Street at Ridgeville Blvd. receiving an “E” and
 3097 both Main St. at Prospect Rd. and MD 27 at Park Ave./Twin Arch Rd. both receiving “D” (per the
 3098 *MD 27 Corridor Study – Future Conditions Report, April, 2017*).

3099

Critical Lane Volumes – Mount Airy Road Network		
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

3100
 3101
 3102

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

3103 **ASSESSMENT OF EXISTING ROAD SYSTEM CAPACITY**

3104 Determining the existing and future capacity of the road system and predicting when road
 3105 improvements should be made to increase capacity are also key facets of any transportation
 3106 planning effort. The existing capacity of a road system is based on the road classification and the
 3107 existing level of traffic on the road. Using data on the existing number of travel lanes and existing
 3108 traffic volumes, the service volume capacity can be determined. A comparison of the service
 3109 volume capacity to the measured Average Daily Traffic (ADT) can be used to identify road
 3110 systems over capacity and needing widening.

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3111 The next table provides the standard service volume for roads with two, four and six travel lanes.
 3112

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

3114 ¹Transportation Research Board (TRB), 2000. ADT = Avg Daily Traffic

3115 The next table provides Average Daily Traffic (ADT) values and the corresponding number of
 3116 travel lanes required for adequate service capacity for a number of road systems in the Town.
 3117

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

3118
 3119
 3120 As illustrated in the previous table, the majority of the primary and secondary road systems in the
 3121 Town that have recently been assessed for daily volume counts (ADTs) are meeting the minimum
 3122 service volume capacity for their current design. However, MD 27 at Leishear Road is currently
 3123 not meeting an adequate service capacity. In addition, traffic conditions on MD 27 north of I-70

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3124 and near the intersections of Ridgeville Blvd and MD 808 (N. Main St.) are at a critical point
3125 where widening (as requested by Carroll County in 2024) is necessary. During peak rush hours,
3126 both morning and evening, when commuting traffic is the heaviest and competition for resident
3127 access to the commercial opportunities is the greatest, congestion on MD 27 poses the greatest
3128 problem. Some drivers divert, utilizing MD 808 (N. Main Street) to travel north or south. But
3129 conflict with peak hour commuting traffic is inevitable if the commercial sectors are to be accessed.
3130 Over the last ten years, increasing residential development north of Mount Airy has caused the
3131 volume of traffic traveling MD 27 and MD 808 to increase dramatically. In addition, although
3132 there is no reported ADT data available to perform the volume capacity analysis, the Town staff
3133 concludes that Twin Arch Road is currently built below standard for the volume of traffic it is
3134 handling.

3135
3136 With the limited data available a complete picture of the existing traffic conditions in the Town is
3137 not obtainable. Some primary and secondary signalized intersections and road systems do not
3138 have current Traffic Impact Studies completed. It is recommended that these studies be completed
3139 and that the Town invest in the development of a model of the Town’s transportation network. A
3140 corridor analysis of MD 27, from north of I-70 to north of Leishear Road, should also be
3141 performed. Both the transportation network model and the corridor analysis can be used to assess
3142 long-range impacts using growth trends and anticipated development projects. This computerized
3143 model is useful for comparing the impacts of various growth assumptions and for evaluating
3144 alternative transportation improvement programs.

3145 RECOMMENDATIONS FOR ROAD SYSTEM IMPROVEMENT

3146 Recommendations for future road system improvement can be developed to address existing and
3147 future congestion levels and create opportunities for increased connectivity. Capacity can be
3148 improved through increase in volume capacity (e.g., widening) and through creation of new roads
3149 to foster interconnectivity.

3150

3151 IMPROVING CAPACITY – PROPOSED FUTURE ROAD WIDENING

3152 The following are recommendations for future road widening based on analysis performed to date:

3153

3154 MD 27: The Town will continue to work with MD SHA to communicate any volume or
3155 signalization issues affecting rush hour traffic. The traffic flows in this area of the Town are very
3156 significant and should continue to be monitored. In particular this will become necessary as full
3157 build-out conditions are reached along the MD 27 corridor.

3158

3159 In 2024, Carroll County submitted to the State a prioritized list of much-needed county road
3160 improvements. Number 5 priority among the 5 roads on that submission is the widening of MD

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3161 27 to a consistent four lanes from the southern-most limit of the County to the intersection of
3162 Leishear Road. If funded, this widening will provide some relief to the congestion along that
3163 corridor within the limits of the Town. Additional improvements are targeted, including
3164 dedicated turn lanes, signalized traffic control, boulevard separation of lanes, and controlled
3165 intersections to allow pedestrian crossings. However, real relief will occur when MD 27 is
3166 widened all the way north to the intersection with MD 26.

3167
3168 Twin Arch Road: As previously indicated, Twin Arch Road currently does not meet the Town
3169 design standards to accommodate the current volume of traffic nor does this road provide safe
3170 pedestrian access. On the east side of MD 27 and the south side of Twin Arch Rd. there's an
3171 urgent need for:

- 3172 • New sidewalks between the southeast corner of the MD 27/Twin Arch Rd. intersection and
- 3173 the MAVFC Fairgrounds' entrance,
- 3174 • a new, safe pedestrian crossing between the northeast corner of the intersection and the
- 3175 southeast corner, and
- 3176 • the widening of Twin Arch Rd. eastward past the Twin Arch Industrial Park entrance.

3177
3178 Buffalo Road: Sectional improvements for widening and upgrading this road to in-town standards
3179 will occur along with the development for the proposed Full Property. It is recommended the
3180 Town continue to work toward widening and upgrading this road as development continues within
3181 eastern Frederick County and within the current Town boundaries, and as annexations occur along
3182 this road.

3183 South Main Street Traffic Circle: This project, scheduled to begin in 2024, aims to provide a new
3184 roundabout connecting S. Main St. and Rising Ridge Rd. in a manner that will allow faster and
3185 easier access to MD 27 and the I-70 interchange from the busy Ridgeside Drive and Ridgeside
3186 Court.

3187 IMPROVING CONNECTIVITY – PROPOSED FUTURE ROAD CONNECTIONS

3188 As growth continues within and beyond the Town limits, traffic conditions will warrant the
3189 necessity of providing additional road connections. Future connections and the way they are
3190 executed should be evaluated for their positive and potentially negative impacts to existing primary
3191 and secondary road systems and overall quality of life. These connections will become essential
3192 to reducing the burden of increased traffic volume on the primary road systems. Future connections
3193 and the way they are executed should be evaluated for their positive and potentially negative
3194 impacts to existing primary and secondary road systems, and overall quality of life for existing
3195 and new developments.

3196
3197 Center Street Extended: The extension of Center Street from Main Street to MD 27 has been in
3198 the Mount Airy Master Plans for many years. It is still considered to be a critical connection for

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3199 the Town as it will serve as the last commercial corridor entering the downtown area from MD 27.
3200 This connection also affords downtown area residents a direct road to Watkins Park. The road is
3201 envisioned as functioning as a boulevard type of entrance into Main Street.

3202
3203 Rising Ridge Road extension northward to Buffalo Road: The northern extension of Rising Ridge
3204 Road is planned to be the last section of the “Western bypass” for Mount Airy. This roadway
3205 needs to be carefully designed to deal with any environmental areas that may affect the road
3206 alignment or design. The roadway connection is slated to traverse in a northern direction and
3207 connect with Buffalo Road near Old Bohn Road.

3208
3209 Rising Ridge Road extension south to Main Street: Consideration should be made to provide a
3210 south end connection to Main Street and MD 27. This connection would provide the first section
3211 of the “Western bypass”.

3212
3213 Century Drive Extended: This road is planned to extend through the remaining industrial park for
3214 the Twin Arch Industrial Park. The road exists as a collector from Twin Arch Road, there is a leg
3215 of the road unconstructed that will connect to MD 27 on the eastern side of the Town. This last
3216 piece of roadway is considered a valuable connection to access two industrial parks and a major
3217 residential townhouse community. Design considerations should be considered for this road
3218 alignment to accommodate a future “Rails to Trails” pathway that would parallel the road for a
3219 short distance.

3220
3221 Beck Drive Extension into Center Street: This short road extension is expected to take place when
3222 the residentially zoned portion of the Beck Property to the west of MD 27 is developed. This road
3223 extension will provide an access point from the new residential development to the Center Street
3224 corridor. A pathway is recommended to allow pedestrian access from Park Avenue and Beck Drive
3225 to Center Street.

3226
3227 MD 27 Corridor Analysis: The development of the vacant land situated on the east side of Route
3228 27 has the potential to create a substantial increase in traffic (and congestion) given the current
3229 limitations of the road infrastructure network in this area. Again, as stated earlier, the April 2017
3230 MD 27 Corridor Study¹⁵ is outdated and any road system improvement plan will require a more
3231 contemporary corridor analysis.

3232 IMPROVING ROAD SYSTEM DESIGN FOR SAFETY

3233 “COMPLETE STREETS”

3234 Maryland “Complete Streets” is focused on encouraging pedestrian and bicycle safety using Co

¹⁵ MD 27 Corridor Study – Future Conditions Report, Sabra, Wang & Associates, Inc., April, 2017.

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3235 designs which ensure improved safety for drivers, pedestrians, and bicycle users. The goal is to
3236 encourage well rounded commuting and safety for all citizens.

3237 **TRAFFIC CALMING AND ROAD MAINTENANCE**

3238 The primary purpose in the design of a road is to ensure safe transit. Design standards are in place
3239 to ensure adequate roadway width, curvature, and sight distance exist and to provide safe for
3240 pedestrians crossing and traveling along the road. The Town utilizes the design standards of
3241 Carroll County for all new roads constructed within the Town boundaries. State-owned and
3242 maintained roads are designed with Maryland State Highway Administration (MSHA) standards.
3243 The Town ensures all road design standards are met in the land development approval process.

3244

3245 **TRAFFIC CALMING**

3246 The Town of Mount Airy should consider incorporating traffic calming into its road design
3247 standards for Minor Collector streets and Local Roadways. Traffic calming designs are
3248 recommended to reduce speeds at intersections or along roadways. The Institute of Transportation
3249 Engineers (ITE) and the Federal Highway Administration (FHWA) provide insights as to how to
3250 properly implement traffic calming tactics.

3251

3252 **ROAD MAINTENANCE**

3253 An inventory of existing physical conditions of the primary in-town roads is kept by the Town of
3254 Mount Airy and updated regularly. The Town of Mount Airy performs capital improvements
3255 yearly to keep the Town's roads in good condition. An annual paving contract involves different
3256 stretches of roads each year. It includes patching the road where there may be cracks or shifting of
3257 asphalt and resurfacing the section of road that is patched. This annual task allows the roads to be
3258 repaired properly and typically includes approximately two of the roughly fifty miles of the
3259 Town's roadway network to be upgraded annually. Transportation maintenance also requires
3260 continued maintenance and improvement of the storm drainage systems to remove runoff water
3261 and to prevent flooding of the Town streets. Lastly, road surface maintenance also should be
3262 coordinated with other projects such as pipeline repairs or installations, upgrading or installing
3263 sidewalks, repairing or adding curbs, and storm drain gutter replacement for every stretch of road
3264 that goes through its annual paving. This helps the Town keep the roadway network maintained as
3265 well as enhance the safety of cyclists and pedestrians.

3266 **IMPROVING MULTI-MODAL TRANSPORTATION OPPORTUNITIES**

3267 To implement the Town's goal of a more walkable community, it is important to incorporate other
3268 modes of transportation into the Town's overall transportation network planning in order to have
3269 a diverse and balanced system. In addition to the road system, the Town must plan to integrate for
3270 other bicycle and pedestrian access. Improvements should be made to help increase pedestrian

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3271 and bicycle safety throughout the town.

3272

3273 The Town has concentrated on increasing the opportunities for pedestrian and bicycle paths
3274 through the design of good subdivision layouts that provide for pedestrian and bicycle non-
3275 motorized interconnections between neighborhoods. It is equally important in the development of
3276 the Town’s park system, the downtown area, and any commercial development that alternatives
3277 for pedestrian and non-vehicle access are seriously considered in the site design process. This also
3278 is a vital component in promoting interconnectivity for newly revitalized areas and redevelopment
3279 corridors.

3280

3281 Town-wide Pedestrian Pathways (also reference Chapter 7 for the section on Parks): The first
3282 Central section of “Rails to Trails” has been completed and it connects Watkins Park to Main
3283 Street at the Railyard. The West section is partially completed with a connection from the Twin
3284 Ridge neighborhood (Rambling Sunset Circle) to Hill Street. The West section will be completed
3285 when the section through the Cold Storage property is done. The East section from Watkins Park
3286 eastward faces challenges; including the safe crossing of MD 27 and the Town’s access along
3287 Waste Water Treatment Rd. The East section will eventually connect the Eastern-most residential
3288 developments (e.g. Nottingham) with the Downtown and our Western-most developments. In
3289 addition, the Town should continue connecting neighborhoods with walkways to enable a more
3290 walkable community. These connections allow pedestrians and bicycles to avoid traffic and major
3291 highways. The Sterling Glen pathway connection to Summit Ridge and the East Ridgeville
3292 Boulevard sidewalk installation from Conestoga Court connecting to the commercial area near
3293 MD 27 are two locations in which these improvements are being considered.

3294

3295 Pedestrian Tunnel Walkway: It is imperative that for any infill development on the east and west
3296 sides of MD 27 in the vicinity of Center Street, and the extension of Center Street from Main Street
3297 to MD 27, there be a safe means for pedestrians to cross MD 27. Given the traffic volumes (e.g.,
3298 estimated at 24,000 vehicles per day as of 2016), accident history, and intersections with marginal
3299 level of service ratings in this vicinity of MD 27, traditional pedestrian signal and crosswalk
3300 technologies may not suffice. Discussions between the town, Carroll County, and State Highway
3301 Administration have taken place that identified the preference for an underground, or tunnel,
3302 crossing. Pedestrian tunnels improve safety, access, and connectivity to a community. They
3303 enhance mobility and promote pedestrian safety by minimizing the risk of accidents and collisions.
3304 They also evoke an emotional response from users due to enhanced security and aesthetic appeal.
3305 A pedestrian tunnel would also afford the safe connection of the town’s rails to trails pedestrian
3306 and bicycle recreational amenity which is strategically important for the current and future
3307 recreational and economic vitality of the town.

3308

3309 Carroll County has also placed emphasis on a safe pedestrian crossing of MD 27 at Center Street.

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3310 In its March, 2024 letter¹⁶ to the Maryland Department of Transportation the Board of County
3311 Commissioners stated, “It is imperative that there be a safe means for pedestrians to cross MD 27
3312 in this vicinity (of Center St.)”

3313
3314 Sidewalk Improvements: General sidewalk improvements along roadways are another
3315 enhancement for pedestrian travel. The Town continues to work with the MSHA to provide
3316 Americans with Disabilities Act (ADA)-related sidewalk improvements in the Downtown Zone
3317 along Main Street. These improvements will give pedestrians a safe, adequate walking space and
3318 provide a more welcoming travel path. The narrowing of road intersections, due to wider
3319 sidewalks, is another way to help pedestrians. It makes drivers more cautious of their surroundings
3320 and pressures them to drive slower, which creates a safer neighborhood road and lets pedestrians
3321 cross streets safely. These options help create safe travel for pedestrians as well as encourage
3322 walking. Lastly, with cluster mailboxes installed along S. Main St., the redundant original
3323 mailboxes should be removed.

3324
3325 Pedestrian Crossing Signals: A pair of yellow flashing lights, which are push button-activated, are
3326 installed near the intersection of Main Street and Park Avenue. When activated, these provide an
3327 additional warning to drivers that a pedestrian is about to enter the designated pedestrian walkway.
3328 The Town may install similar signals at other locations where pedestrian traffic or children walking
3329 to/from school may need to cross safely. One potential candidate location is the intersection of
3330 Main Street and Cottonwood Road for children crossing N. Main Street to get to the three schools
3331 on the east side of N. Main Street.

3332
3333 Electric Vehicle (EV) Charging Stations: Level-2 EV charging stations are located:

- 3334
- 3335 ▪ in the Municipal Parking Lot adjacent to Park Ave,
 - 3336 ▪ at our Public Library,
 - 3337 ▪ within Watkins Park, and
 - 3338 ▪ on the east side of MD 27, at E. Ridgeville Blvd. and Ridge Court.

3339
3340 As EV use increases, the Town should increase the number of charging stations.

3341

3342

3343

¹⁶ Board of Carroll County Commissioners letter dated March 14, 2024 to the Maryland Department of Transportation,
Subject: Re: FY 2025-2030 Consolidated Transportation Program – Carroll County, Maryland, pg. 5.

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3349 TRANSPORTATION OBJECTIVES AND IMPLEMENTING
3350 STRATEGIES

3351 **STRATEGIC GOAL A** - Achieve and Sustain Adequate Public Facilities: Improve the capacity
3352 and quality of all seven (7) areas of our Public Facilities so that we can provide, at the minimum,
3353 an adequate Quality of Life for all residents.

3354
3355 **Objective A.6.1**: Pedestrian focus -- Increase the Town’s safe walkability by adding sidewalks
3356 and pedestrian crossing zones along highly-traveled roadways and/or between residential areas
3357 and popular venues.

3358
3359 **Objective Lead**: Streets & Roads Commission.

3360
3361 **Implementation**:

- 3362 ➤ Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection
3363 and the entrance to the MAVFC Fairgrounds.
3364 ➤ Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.
3365 ➤ Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection
3366 and GreenTree subdivision limits.
3367 ➤ Improve the current pedestrian crossings along Main Street.
3368 ➤ Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

3369
3370
3371 **Objective A.6.2**: Advocate and assist in the design, solution development, and construction of a
3372 pedestrian crossing under MD 27 to connect the rails-to trails pathway to the east.

3373
3374 **Objective Lead**: Streets & Roads Commission, in coordination with Recreation & Parks
3375 Commission and the Town Engineer.

3376
3377 **Implementation**:

- 3378 ➤ Task organize a committee integrating members of the Streets & Roads and Parks &
3379 Recreation Commissions with the Town Engineer and other needed engineering and traffic
3380 safety expertise to establish optimal location, design criterion, and possible solutions.
3381 ➤ Partner with Carroll County, the State Highway Administration, developers, and other
3382 stakeholders to deliver shared solutions for funding and implementing a pedestrian tunnel
3383 crossing.

3384
3385 **Objective A.6.3**: Assist in the design and solution development for improvements to Twin Arch Road
3386 congestion.

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3397

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).

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3398 **CHAPTER SEVEN: COMMUNITY FACILITIES &**
3399 **PUBLIC SERVICES**

3400 One of the goals of long-range planning is to also identify, coordinate and plan the growth of vital
3401 community infrastructure and public services. Community infrastructure which supports an array
3402 of public services is essential to the Town. Our continued efforts to provide and improve upon
3403 necessary public services for Mount Airy residents are critical to attaining our Town’s 2033
3404 Vision¹⁷. As such, these services must be thoroughly considered when planning for any growth
3405 and infrastructure improvements.

3406 Small municipalities, such as Mt. Airy, face a challenge when it comes to matching public facility
3407 growth with residential, mixed-use, commercial, and industrial growth. It’s fair to state that the
3408 growth of community facilities and public services in small towns such as ours typically lags the
3409 growth of residents and businesses. As a consequence, we face the reality of an ageing community
3410 with lagging services, infrastructure, and delayed financial support from the County and State.
3411 Certainly, community services need to be provided to support any new development, but it is the
3412 long-term maintenance and incremental growth/expansion of that infrastructure that becomes a
3413 financial challenge to a small local government. For these reasons, long-term community services
3414 infrastructure planning is essential to anticipate growth, build a plan and seek funding solutions.
3415 Two traditional tools by which public services are scheduled to keep pace with new land
3416 development are the Adequate Public Facilities Ordinance (APFO) and the Capital Improvements
3417 Program (CIP).

3418 The APFO intends to work in conjunction with the CIP, by providing specific timing of essential
3419 infrastructure which is based on a level of service currently observed by the jurisdiction.

3420 The Capital Improvements Program is a long-range planning implementation tool by which needed
3421 public improvements are placed into a specific time frame for funding, design, engineering, and
3422 construction. The CIP is an adopted document that delineates a schedule of the improvements for
3423 public facilities such as water and sewer, roads and traffic devices, parks and open space, fire and
3424 emergency medical services (EMS), local police, and schools. The typical time frame for a capital
3425 improvements program is five years, with a yearly update to reprioritize needed facilities and
3426 associated funding within the municipal fiscal budget for the listed projects.

3427 The continuous effort to schedule needed infrastructure construction and maintenance allows the
3428 Town to maintain a high quality of life. The Town of Mt. Airy continues to adjust to changing
3429 infrastructure needs as the community demands certain public services.

3430 The Community Facilities and Public Services to be discussed in this chapter and which are

¹⁷ The Vision for the Town of Mt. Airy is found in the *Introduction*.

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3431 necessary to serve the Town’s residents are listed below:

3432

- | | | | |
|------|------------------------|------|--------------------------------|
| 3433 | • Parks and Recreation | 3437 | • Town Government Facilities |
| 3434 | • Public Schools | 3438 | • Libraries and Senior Centers |
| 3435 | • Public Safety | 3439 | • Water, Sewer, and Wastewater |
| 3436 | • Emergency Services | 3440 | • Solid Waste and Recycling |

3441 PARKS AND RECREATION

3442 The Town of Mount Airy provides for various active and passive recreational opportunities at
3443 several locations from many sources. The Town currently (2023) owns and maintains 13 active
3444 parks. Several private organizations own recreational fields, and both Carroll and Frederick
3445 County Boards of Recreation own recreational fields within the Town boundaries. As a result of
3446 the population increase over the past decades, the Town of Mount Airy has the greatest need for
3447 ed fields and courts to support baseball, softball, pickleball, soccer, and football.

3448 The Town’s Adequate Public Facilities Ordinance requires 3 acres of open space/park land for
3449 every 100 citizens. Currently (April, 2024) the Town has an open space deficit of 74.7 acres. Two
3450 of the largest undeveloped parcels within the Town are zoned mixed-use (MXU-CC and MXD)
3451 are presently the greatest potential
3452 contributors towards reducing this deficit.
3453 Other than these remaining undeveloped
3454 parcels, the open space/park land deficit will
3455 have to be addressed via future annexations.



3456 While open space has been required for new
3457 residential developments, neither
3458 commercial development and industrial
3459 subdivisions have been required to provide
3460 open space. As the Town implements its
3461 vision for pedestrian accessibility and
3462 connectivity through trail networks throughout the Town, there is an opportunity to extend this
3463 requirement to non-residential development.

3464

3465

3466

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3468

TOWN OF MOUNT AIRY PARK AND RECREATION FACILITIES

Park	Acreage	Amenities	
<i>East/West Park</i>	20.77 acres	<i>baseball field playground equipment</i>	<i>multi-use trail basketball court parking area</i>
<i>Watkins Regional Park</i>	21 acres	<i>Gazebo 2 large pavilions 3 covered picnic tables 2 tennis courts (lighted) 1 basketball court (lighted) walking trail 1 soccer field 1 softball field parking area</i>	<i>exercise stations traditional and inclusive playgrounds skate park gaga ball pit (coming soon) dog park trail connection sand volleyball court modern restroom facilities</i>
<i>Summit Ridge Park</i>	8 acres	<i>2 baseball fields large pavilion</i>	<i>playground equipment parking area</i>
<i>Summit Ridge Soccer Field</i>	3 acres	<i>soccer field</i>	<i>parking area</i>
<i>Community Garden</i>	2.58 acres	<i>gardens</i>	
<i>Village Gate Park</i>	17.7 acres	<i>2 tennis courts 1 soccer field walking path</i>	<i>playground trail connection parking area</i>
<i>Prospect Park</i>	10 acres	<i>pickleball / roller hockey court playground large pavilion</i>	<i>basketball court fishing pond parking area</i>
<i>Vest Pocket Park</i>	½ acre	<i>Gazebo</i>	<i>benches and gardens</i>
<i>Twin Ridge Park</i>	5 acres	<i>1 soccer field</i>	<i>1 baseball field (lighted)</i>
<i>Windy Ridge Park</i>	91.85 acres	<i>multi-use trail system</i>	
<i>Wildwood Park</i>	3 acres	<i>Gardens Gazebo walking path</i>	<i>fountain playground parking area</i>
<i>Twin Arch Park</i> <i>(serving Twin Arch Crossing and Brittany Manor)</i>	6 acres	<i>2 soccer fields basketball court parking area</i>	
<i>Rails-To-Trails</i> <i>(Central – Phase 1)</i>	1 acre	<i>completed portion of a 3-phase linear park parking walking path</i>	
<i>Partial Rails-To Trails</i> <i>(West – Ph 2)</i>	8 acres avail now w/partial completion	<i>walking path</i>	

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3469 There are also a number of Carroll and Frederick County facilities, both public and private, that
3470 are available to Mount Airy residents. This includes Old National Pike District Park and Russell
3471 Windsor Field; two facilities located just 3 miles west of town. The Old National Pike District
3472 Park has baseball and soccer fields with future plans for other recreational additions.

3473 Local sports leagues, to include the Mount Airy Youth Athletic
3474 Association (MAYAA) and the Four County Little League
3475 (FCLL), make use of baseball and soccer fields at schools located
3476 within the Town. Schools outside the Town’s boundaries are
3477 generally too distant to be of much use to the leagues serving the
3478 community.



3479 Another private set of fields at the Fire Company Carnival grounds has been used primarily by
3480 MAYAA over the years. These fields are privately owned by the Mount Airy Volunteer Fire
3481 Company. There are four baseball fields at this complex and during the
3482 winter months, two of the fields are used for football. If any development of
3483 this privately-owned land were to occur, the community could lose the sports
3484 fields located there. The Town should therefore actively pursue an
3485 alternative location to replace those fields as well as create additional fields
3486 to meet current shortfalls caused by increased demand in recent years.



3487 While there is still an emphasis on ensuring adequate playing fields to accommodate sports related
3488 events, there is an increased focus to coordinate community-oriented events in the Town’s Park
3489 facilities. The past decade has revealed a strong desire to take part in local events that build a
3490 community connection. Well-attended events include Camp Night, Movie Nights, benefit races
3491 and walks, as well as concerts and performances by local artists.

3492 **NEED FOR A MOUNT AIRY SPORTS COMPLEX**

3493 The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field
3494 Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. In response
3495 to the 2007 Town Survey, and 2012 Community Needs Assessment, an active search was started
3496 to acquire the additional land specifically for a regional sports complex to make up the shortfall.
3497 The results of the 2020 Town Survey (as the second-most desired recreational amenity) continue
3498 to underscore this need.

3499 In the meantime, the Town has been getting by with community and school parks spread all around
3500 the Town, causing parents of young athletes to consistently complain about the need to travel back
3501 and forth to fields in different locations. This situation presents a particular hardship for families
3502 with multiple children involved with sports. Clearly, the best long-term solution to these needs is
3503 a single sports complex of sufficient size to accommodate multiple games at the same location.
3504 Such a complex could also offer the opportunity to bring the community together and enable the

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3505 hosting of playoffs and tournaments in various sports.

3506 The vision is that regional sports complex off of a major artery would be the perfect complement
 3507 to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational
 3508 area at Watkins Park.

3509 The 2007 property search ended in 2011 with the optimism that such a complex could be developed
 3510 as part of the Town’s negotiations with Carroll County on the annexation of the nearby Harrison-
 3511 Leishear property. Unfortunately, in February of 2021 those negotiations were terminated and the
 3512 possibility of a sports complex (among other items) on that property ended. That property is still
 3513 proposed as a future annexation in this Master Plan (ref: Chapter 4 and Master Plan Proposed
 3514 Annexation Map). If negotiations reopen on the annexation of Harrison-Leishear, then fresh
 3515 conversations on a much-needed sports complex should be restarted.

3516 **PLANS FOR FUTURE PARK FACILITIES**

3517 Parks and recreational facilities are important to the perception of the Town’s character. Attractive
 3518 and accessible facilities encourage use and are symbols of civic pride. Town parks should be
 3519 visible, inviting and accessible from public roads. The landscaping and furnishing of park facilities
 3520 should be done with quality and care. There are always a variety of park types available within a
 3521 certain community and demand for certain types of recreation is greater in some locations than
 3522 others. In 2020, a town survey provided feedback on the “most needed” recreational facilities.
 3523 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%

3524 **Ref:** 2020 Town Survey, Question #8

3525 Approximately 62% of the survey responses indicated their top desired was for Nature Trails and
 3526 Walking/Biking Paths. Consequently, the Town redoubled its efforts to design and construct the
 3527 three-phase Rails-To-Trails Project.

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3528 The second desired recreational amenity was more Wooded Areas and Open Space (45%). In
3529 response, the Town has focused on closing its Open Space deficit and increased the Open Space
3530 acreage requirement for the newest zoning district, Mixed-Use (MXD).

3531 Lastly, the 2020 Survey also asked residents what were the Top-4 “likes” about living in the Town.
3532 Only 4 out of 1,740 responses placed our recreational facilities as their #1 response. Clearly, our
3533 Town and its Board of Recreation & Parks are motivated to address all of these survey responses.

3534 **Guidelines for Parkland Acquisition and Categories:** There are general guidelines for creation
3535 of park facilities for a municipal population sizes. Listed below are some general standards for
3536 providing parkland. A municipality should generally comply with these standards and monitor
3537 their acquisition of parkland over time to see if it meets the standard criteria.

3538 **Neighborhood Parks** – 5 Acres/ 1,000 pers. Avg size = 1-10 acres with ½ mile service area.

3539 **Community Parks** – 10 Acres/1,000 pers. Avg size = 20-75 acres with 2+ miles of service area.

3540 **District Parks** – 10 Acres/1,000 pers. Avg size = 100+ acres in a Regional Location.

3541 There are also more specialized Regional/Resource types of parks, which may traverse several
3542 counties and provide hiking, biking or camping opportunities. Two examples of this type of park
3543 would be the Gillis Falls Watershed area located northeast of the Town and the Carroll County
3544 Rails-to-Trails Greenway that continues to be designated on their current Master Plan. These
3545 greenways are not developed, but both have been included in long-range planning at the County
3546 level.

3547 **NEW NEIGHBORHOOD PARK: BACK ACRE CIRCLE (TO BE NAMED)**

3548 As a result of the Brittany Manor subdivision, and separate from the playfield at Twin arch Park,
3549 a parcel of 1.15 acres located along Back Acre Circle was deeded to the town and can be developed
3550 into a Town Park. A Town-owned trail, also as a result of this development, connects this Back
3551 Acre parcel to the Rails- to-Trails Project east of the Waste Water Treatment Plant.

3552 **NEW NEIGHBORHOOD PARK: RAILS-TO-TRAILS (WEST AND EAST PHASES)**

3553 The Rails-to-Trails pathway runs along the right-of-way of the old B&O railroad. The entire trail
3554 will be designated as a hiking and biking path and will link up most of the residential developments
3555 in the town along the way to make Mount Airy a walking/biking community interconnected to the
3556 downtown and to most of the town parks along water and sewer easements. The Town’s
3557 development of this linear park is a three-phase effort:

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- 3558 ➤ Rails-To-Trails (Central – Phase 1) was completed in 2023. It is an approximately 1/3-mile
3559 path which extends from the Downtown “Rail Yard” and historic train depot eastward to
3560 Watkins Park. It includes an elevated
3561 boardwalk and concrete ramp providing
3562 accessibility over a creek.
- 3563 ➤ Rails-To-Trails (West – Phase 2) is more
3564 than half completed. It extends westward
3565 from our Downtown “Rail Yard” to
3566 Tempest Lane. The section which connects
3567 Hill Street to Main Street runs through the
3568 Cold Storage lot which is not owned by the
3569 Town and therefore not completed. The
3570 Frederick County Bikeways and Trails Plan
3571 shows an on-street bikeway along MD 144.
- 3572 ➤ Rails-To-Trails (East – Phase 3) is not
3573 completed. It extends eastward from
3574 Watkins Park across MD 27 and along the Waste Water Treatment Facility access and runs
3575 one more mile to the main rail line traveling east to Baltimore. This is shown in the Carroll
3576 County Comprehensive Plan to continue to Sykesville.



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

3577 **PUBLIC SCHOOLS**

3578 Both the Carroll and Frederick County school systems serve Mount Airy.

3579 Elementary school offerings: In Carroll County, the students are served by Parr’s Ridge
3580 Elementary and Mount Airy Elementary schools. In Frederick County, the Town’s students are
3581 served by Twin Ridge Elementary.

3582
3583 Middle school offerings: In Carroll County, the middle school students are served by Mount Airy
3584 Middle School. In Frederick County, the middle school students are served by Windsor Knolls
3585 Middle School.

3586
3587 High school offerings: In Carroll County, the Town’s high school-aged students are served by
3588 South Carroll High School. In Frederick County, these students are served by Linganore High
3589 School. Both of these high schools are some distance from the Town.

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3594 PUBLIC SAFETY

3595

3596 POLICE PROTECTION

3597 In 2015 The Town established its own Police Department to provide police services for the Town.
3598 The staffing level of the department (as set by the Town Code) is 1.1 officers per 1,000 residents.
3599 The Town’s population in 2023 is 9,873 residents. The Mount Airy Police Department is currently
3600 budgeted for 11 Sworn Officers (including the Chief) and 2 civilian staff. The current staffing
3601 levels allow for 20 hours of daily police service. These hours and other services are supplemented
3602 by the Carroll County Sheriff’s Office, Frederick County Sheriff’s Office, and Maryland State
3603 Police via Mutual Aid Agreements.

3604

3605 The Mount Airy Police Department is currently (2023) located in a rented commercial office space
3606 at 205 Center Street. This is a commercial office building with a mixture of medical and vacant
3607 suites. The rented space is inadequate for all the required functions of the Police Department
3608 including Administrative Offices and functions, Evidence/Property Storage, Patrol Squad Room,
3609 Conference/Training Room, Fleet Parking and Storage, and Prisoner Holding Facilities. The space
3610 also accommodates the Town’s Code Enforcement employee. The location provides good access
3611 to the downtown area and our Main Street corridor. This location does not provide direct access to
3612 the MD 27 corridor sections of the Town, nor does the current facility adequately support the
3613 functions of a full-service police agency. Space is limited and the facility does not meet accepted
3614 standards. A new police station must be budgeted, designed, and constructed within this Master
3615 Plan cycle to assure the Mount Airy Police Department can continue to meet the Town’s public
3616 safety needs and comply with all acceptable standards for municipal police facilities.

3617

3618 FIRE AND RESCUE EMERGENCY SERVICES

3619 Emergency Medical, Fire, and Rescue Services are provided by the Mount Airy Volunteer Fire
3620 Company Inc. (MAVFC). The fire company personnel include approximately 25-30 volunteer
3621 responders, numerous volunteer support personnel (non-responders) and 32 career personnel
3622 assigned by the Carroll County Department of Fire and EMS (DFEMS). These personnel work a
3623 24 hour on/72 hour off rotating shift. The station is staffed 365 days a year, 24 hours a day by the
3624 DFEMS career personnel. There is currently a minimum of 6 personnel assigned each day, two to
3625 staff each of our two paramedic units, and 2 to staff the first large unit out. There are two
3626 paramedics, one shift Lieutenant, one apparatus driver (FADO), and two firefighter/EMT’s
3627 assigned each day. This number of personnel will increase as DFEMS grows. Volunteers
3628 supplement the contingent of career personnel at various levels. Currently, the primary focus of
3629 DFEMS is to provide full time EMS service at the paramedic level. This sometimes cannot be
3630 maintained due to numerous calls at a given time or temporary lack of paramedic trained personnel.
3631 These personnel may also be used to staff their apparatus if necessary.

3632

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3633 The current fire station was constructed in 1991-1992 and was occupied in late 1992. The station
3634 is located at 702 North Main Street.

3635
3636 The “first due” service area, or area where the MAVFC is expected to respond first, extends well
3637 beyond the Town limits into Carroll and Frederick counties and a small portion of Howard County.
3638 In addition, the MAVFC responds outside the first due response area to assist departments in any
3639 of the four surrounding counties, and occasionally to other Maryland counties and surrounding
3640 states on “mutual aid” calls. Call totals have been into the 2,000’s over the past several years. The
3641 incident total for 2023 is 2,397. The number of alerts was 2,765. These numbers are expected to
3642 continue to increase. Approximately 65.5% of the incidents were in Carroll County, 27% in
3643 Frederick County, 4.5% in Howard County, and 2.5% in Montgomery County. There was 1 call
3644 in Baltimore County. The average response time to calls in the first due area from dispatch to
3645 arrival on the scene is between 5 and 10 minutes. Monitoring of response times is done frequently
3646 and updated when necessary.

3647
3648 **GOVERNMENT FACILITIES**

3649
3650 **MOUNT AIRY TOWN HALL**

3651 Situated in the heart of the downtown area, the Mount Airy Town Hall is located at 110 South
3652 Main Street. At this location, the administrative offices for the Mayor, Water and Sewer, Finance,
3653 Engineering, and Community Planning are accessible to the public. Last renovated in 2007, the
3654 Town Hall was expanded slightly to accommodate adequate office and meeting room space.
3655 Regularly scheduled Town Council meetings are held
3656 at this location. The Town Council Room also serves
3657 as the primary venue for various Town Commission
3658 and Board Meetings, and many Public Hearings. In
3659 addition, the Town Hall also serves as the location for
3660 an Operations Center when the need arises for the
3661 coordination of emergency management services for
3662 the Town.



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3663 **FLAT IRON BUILDING**

3664 Built by William E.T. Smith in 1903, the Smith Building
3665 (commonly known as the Flat Iron building) has stood at
3666 the heart of downtown, Main Street, Mount Airy, for over
3667 120 years. The town maintains ownership and stewardship
3668 of the building and property. The building served
3669 prominent businessmen in the early years and was the first
3670 meeting place of the American Legion following WWII. It
3671 has also served as Town Hall, the local police station, a
3672 military museum, and the home of the town’s Historical
3673 Society. The building’s design is unique, adds to the
3674 historic streetscape of Main Street, and contributes to the
3675 town’s listing on the National Register of Historic Places as designated by the National Park
3676 Service. Accordingly, the building’s history, location and condition warrant preservation. The
3677 town, in cooperation with other organizations, intends to draw from a wide variety of funding
3678 sources including grants, bonds, nonprofit fundraising, and municipal funds to pursue a path to
3679 preserve the building and the property in a manner which facilitates pedestrian access, promotes
3680 historical tourism and enhances economic development for Main Street businesses.



3681 **MOUNT AIRY MAINTENANCE FACILITY**

3682 The Mount Airy Maintenance Facility is located just west of Prospect Park. This facility serves
3683 as the central operations location for the Department of Public Works. This facility is regarded
3684 as a public facility in that it also offers residents the opportunity for used motor oil drop-off and
3685 recycling. The current facility sits on 2.5 acres with another four-acre parcel owned by the Town
3686 connected to its northwest corner for future expansion.

3687 **CABOOSE VISITOR CENTER**

3688 The C-2095 Caboose, lovingly nicknamed Mackenzie,
3689 serves as the Mount Airy Visitor Center and has information
3690 on many of the local businesses and amenities. Retired from
3691 service in 1978, Mackenzie was sent to the B&O Railroad
3692 Museum for restoration in 2014 and was returned to Mount
3693 Airy in 2016. It serves as a showpiece of the Town's railroad
3694 history and is often the hub of many downtown events.



3695
3696 **MOUNT AIRY BRANCH LIBRARY**

3697 The Carroll County Public Library (CCPL)/ Mt. Airy branch provides numerous services and
3698 community programs. Activities include youth programs, book clubs, and history programs
3699 specific to our home state of Maryland. In addition to three study rooms, the library offers two

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3700 meeting rooms available by reservation for civic, hobbyist, crafts and other group meetings.

3701
3702 In the 30+ years since the current library was opened, the Town’s growth and increased demand
3703 for library services has exceeded the size and services currently provided. In addition, the demand
3704 on the current library is further increased by its location adjacent to three adjoining counties (i.e.,
3705 Frederick, Montgomery and Howard). As a result, as of early 2024, CCPL reports that Mt. Airy is
3706 the second busiest library in Carroll County in
3707 number of items checked out and it leads CCPL
3708 in the level of patron use of meeting and study
3709 rooms.



3710
3711 Aside from the 2014 renovations, the current
3712 library has not received any major funding to
3713 expand within its current location or to explore
3714 a larger replacement building to accommodate
3715 the Town’s growth and steady increase in
3716 regional use. The Town recognizes there is
3717 limited State and County funding for libraries.

3718 But the metrics on Town patrons and regional use underscore the reality that the current library
3719 underserves our Town and region. The Town and the surrounding county library systems need to
3720 initiate a partnership to find a solution during this Master Planning cycle to provide a library
3721 facility which better meets our current community and four-county regional needs.

3722

3723 MOUNT AIRY SENIOR AND COMMUNITY CENTER

3724 Currently located on the same site and same building with the Mount Airy Branch Library, but
3725 operating as a separate facility, is the Mount Airy Senior and Community Center. Supported by
3726 the Carroll County Bureau of Aging and Disabilities, a variety of programs such as nutrition,
3727 recreation, education, health and socialization are offered Monday through Friday. The center is
3728 centrally located and also adjacent to the Wildwood senior housing community.

3729

3730 In addition, our listening sessions in recent years with Mount Airy residents and others who utilize
3731 the services provided by the Library and Senior Center increasingly indicate that our local citizens
3732 want to see multi-generational activities offered (e.g., a stage and a gym, as well as space for more
3733 classes and various forms of recreation). The more versatile and capable the services provided by
3734 a Mount Airy facility that incorporates a public library, senior center, and community center, the
3735 better.

3736

3737 The Town currently lacks this type of facility and past Town surveys and Community Needs
3738 Assessments have produced a clear signal that it is needed. The most recent 2020 Town Survey

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3739 comments consistently advocate for a center which offers after-school and weekend programs for
3740 both children and adults. Our residents look to adjoining counties' community/recreation centers
3741 and the positive impact it brings to the sense of "community." the various programs that can
3742 become available during the winter months (when outside recreation opportunities diminish), the
3743 place for art exhibitions from our residents, and a general indoor "gathering place" for clubs and
3744 social groups. The harsh reality is that the inventory of existing buildings within the Town limits
3745 to provide a center is discouraging and any discussion of county-funded construction of a new
3746 dedicated building is very difficult in the current tight budget environment (which exists at all
3747 levels -- State, County and Town). Nonetheless, going beyond a survey and into more detailed
3748 criteria for such a center is wise so that the Town can be poised to move forward if the opportunity
3749 arises and funding issues are less onerous. Optimistically, perhaps a future annexation may
3750 provide part of the solution (e.g., Harrison-Leishear), or a developer's agreement to construct such
3751 a center (within a proposed project as infill development) could be another solution.

3752 **SOLID WASTE AND RECYCLING**

3753 Solid Waste disposal is considered a critical public service. The Recycling and Sanitation
3754 Commission was created in 1990 to address State legislation requiring mandatory recycling. This
3755 commission, of up to nine members, has directed the collection and disposal of solid waste and
3756 monitored the ever-changing landscape of recyclables over the past 23 years. Town Code requires
3757 mandatory recycling within the Town. Curbside recycling has been in operation since 1992. All
3758 paper, glass, plastic and cardboard continue to be collected once weekly for town residents located
3759 in Carroll County and on a bi-weekly basis for town residents located in Frederick County. The
3760 "single-stream" curbside method used allows all recyclables to be "commingled" in the same
3761 recycling container. In 2008, the Town participated in a pilot program with Frederick County that
3762 provided 65-gallon bins with lids and wheels; more than tripling the container size. Recycling
3763 efforts dramatically increased, resulting in a decrease in landfill tipping fees. The Town extended
3764 the pilot program to the Carroll County side of Town
3765 in the spring of 2009, experiencing the same degree of
3766 success. This method is still in place today.

3767 Solid waste removal within the entire incorporated
3768 boundaries of Mount Airy, as well as recycling
3769 collection on the Carroll County side of Town, is
3770 contracted to a commercial hauler on a tri-annual
3771 basis. The Frederick County Division of Solid Waste
3772 Management provides recycling collection to those
3773 residents on the Frederick County side of the Town.



SINGLE STREAM BLUE RECYCLING BINS
LINE TOWN STREETS ON RECYCLING DAY

3774

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3775 Mount Airy also provides yard waste pick-up approximately every other week, April until
3776 December. Every year, right after the New Year holiday, Christmas trees are collected and
3777 recycled.

3778 A yearly large item bulk pick-up is normally scheduled in the Spring for larger items such as lawn
3779 mowers, grills, and items that aren't allowed to be collected on a weekly basis.

3780 The Town maintains a Downtown Trash and Recycling Center to help with the logistics of solid
3781 waste and recycling collection in the downtown environment. The combination of residential and
3782 commercial collections in the historic downtown zone led to this innovative solution to solve the
3783 problems of the different needs of these two entities. Our commercial hauler collects the one trash
3784 dumpster and two comingled recycling dumpsters three times each week. These dumpsters are
3785 contained in a locked-fence area with access to only those authorized individuals and commercial
3786 enterprises that have been issued a key.

3787 Mount Airy is committed to state-of-the-art recycling and sanitation programs in the future. Open
3788 relationships with the Frederick County and Carroll County Divisions of Public Works will allow
3789 Mount Airy to collaborate in efforts to take advantage of the potential savings of increased
3790 recycling percentages and decreased solid waste disposal. As new technologies are implemented,
3791 Mount Airy's award winning Recycling and Sanitation programs will be ready to lead into the
3792 future.

3793 Short term goals for recycling in Mount Airy involve informing the residents as more types of
3794 waste become recyclable. Plastic shopping bags, dry cleaning bags and plastic clothing bags are
3795 currently recycled separately. As new processes are developed to handle more recyclables,
3796 information will be distributed.

3797 A large portion of the costs associated with the solid waste and recycling collection process are
3798 the per ton tipping fees paid by the Town. Reducing the tipping fees paid at the landfill or transfer
3799 station will save money for the Town and its residents. The Town should explore the viability of
3800 implementing a composting program for biodegradable wastes with a commercial company as part
3801 of the waste collection program. A second option the town should explore is a program where
3802 residents pay a fee based on the amount of waste they dispose of on a weekly basis (pay as you
3803 throw). Such a program may encourage more residents to recycle items since they would pay a
3804 higher fee for waste disposal.

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3812 COMMUNITY FACILITIES & PUBLIC SERVICES OBJECTIVES AND
3813 IMPLEMENTING STRATEGIES

3814 **STRATEGIC GOAL A** - Achieve and Sustain Adequate Public Facilities: Improve the capacity
3815 and quality of all seven (7) areas of our Public Facilities so that we provide at the minimum, an
3816 adequate Quality of Life for all residents.

3817 **Objective A.7.1**: Relocate the Mount Airy Police Department (MAPD) from its current leased
3818 building to an acceptable, permanent building at an optimal location for best response throughout
3819 the Town.

3820 **Objective Leader**: Town Council, in coordination with the Chief, MAPD and Town Staff.

3821

3822 **Implementation**:

- 3823 ➤ Document the nationally-accepted standards required for a municipal police station.
3824 ➤ Town Staff identify prospective buildings within Town limits to meet those standards. If
3825 none are available, shift the effort towards the design of a new building and prospective
3826 Town infill locations to build it.

3827

3828

3829 **Objective A.7.2**: Complete the Rails-to-Trails project.

3830

3831 **Objective Leader**: Recreation & Parks Commission.

3832

3833 **Implementation**:

- 3834 ➤ Document the remaining work necessary for completion of all phases.
3835 ➤ Establish a program (of specific work and schedule) to complete the work.

3836

3837

3838 **Objective A.7.3**: Complete the planned new park at Back Acre Circle.

3839

3840 **Objective Leader**: Recreation & Parks Commission, in coordination with Town Staff.

3841

3842 **Implementation**:

- 3843 ➤ Coordinate with the Town Staff to document the current status of effort towards that new
3844 park.
3845 ➤ Provide recommendations for park design, amenities, pathways and parking to the
3846 construction plan.
3847 ➤ Establish a program (including specific work and scheduling) for completion of the new
3848 park.

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3849 **Objective A.7.4:** Continuously redevelop and improve existing parks.

3850

3851 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.

3852

3853 **Implementation:**

3854 ➤ Update the documentation of all parks regarding size, amenities, parking, maintenance
3855 required and annualized costs.

3856 ➤ Provide prioritized recommendations for improvements for each park. Annotate any
3857 safety-related recommendations and urgency to remedy that issue.

3858 ➤ Coordinate through Council Liaison these recommendations for inclusion in the Capital
3859 Improvement Program/Budget.

3860

3861

3862 **Objective A.7.5:** Establish the need and design criteria for a new Regional Sports Complex.

3863

3864 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Council and
3865 Town Staff)

3866

3867 **Implementation:**

3868 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports
3869 Complex and what such a complex would include (e.g., ball fields, parking, pathways,
3870 field lighting, other amenities, etc.).

3871 ➤ Based upon input, develop and provide a Proposal for this complex to the Town Council
3872 for their guidance. Include in that Proposal the prospective locations for the complex.

3873

3874

3875 **Objective A.7.6:** Improve the Mount Airy Senior and Community Center.

3876

3877 **Objective Leader:** Commission On Aging & Livability (COAL)

3878

3879 **Implementation:**

3880 ➤ COAL will establish quarterly communications with both county's Departments of
3881 Citizen Services.

3882 ➤ Collectively develop a shared solution strategy to improve services, the building and
3883 parking lot. This strategy should include a comprehensive Town Survey targeting the
3884 Center's 60+ yr old patrons as well as the Town's 60+ yr old residents. The purpose of
3885 these surveys is to reveal the preferences and desires as well as the similarities and
3886 differences of the two groups. The strategy should also include coordination with both
3887 Carroll County and Frederick County to better understand the complete array of available

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3888 Senior Citizen and Community Center services that are being offered in other
3889 communities, and to ensure that all of these services are included within the survey in
3890 order to determine those most desired by the Town’s 60+ residents as well as the general
3891 community.

3892
3893

3894 **Objective A.7.7:** Improve the Town’s current Carroll County Branch Library.

3895

3896 **Objective Leader:** TBD by Council.

3897

3898 **Implementation:**

- 3899 ➤ In coordination with the Branch Librarian Staff, document the current library’s amenities,
3900 programs and offerings. (i.e. Services Inventory) along with any metrics on library use
3901 and patronage.
- 3902 ➤ Gain resident input on the success of current library offerings (e.g., programs, study
3903 rooms, material availability, meeting rooms, etc.) along with residents’ desires for
3904 additional programs. Also gather patron feedback on any issues with the current facility
3905 (e.g., location, parking, lighting, etc.).
- 3906 ➤ Provide a Proposal to the Town Council, through Council Liaison, for a new library and
3907 receive Council guidance regarding next-steps. Include in the Proposal the inventories of
3908 both available and desired new services, the usage metrics, and your options for both
3909 enlarging the current library and constructing a new, larger library.

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3918 **CHAPTER EIGHT: COMMUNITY DESIGN**
3919 **GUIDELINES**

3920 A person's perception of his or her community comes from experiences that are in part shaped by
3921 the structure and elements of the public realm. A tree-lined street provides peaceful setting for
3922 evening walks. Main Street, the Rail Yard, Park Avenue and the Fairgrounds host festive
3923 community events. The mere presence of religious and historic civic buildings can bring both
3924 comfort and inspiration. Preserved historic sites help us recall the roots of our past and instill pride
3925 in “our hometown.” All of these elements serve a purpose greater than the bricks, mortar, or
3926 landscaping from which they are made. It is this ability of the man-made environment to evoke
3927 emotional responses that obligates us to manage the public realm in a responsible and thoughtful
3928 manner. Lastly, a small-town environment is more of a culture than a physical number of buildings
3929 and people. It has similar values, welcoming, engaging, people know each other, and shared events
3930 and experiences.

3931
3932 The public realm is the network of places, spaces, and buildings which tie our residents to their
3933 sense of a community. It is not enough for new development solely to provide good roads, expand
3934 water and sewer systems, or meet building codes. New development should respect the qualities
3935 and character of the town. Any new features, facades and elevations must be compatible with the
3936 old and contribute to citizens’ pride in their community. Design guidelines help assure this
3937 outcome.

3938
3939 The Master Plan can play an important role in providing design guidelines which preserve and
3940 enhance the Town’s character and encourage environmentally responsible designs, building
3941 construction, and landscapes.

3942 **DESIGNING FOR THE SHARED VISION OF THE COMMUNITY**

3943 In response to the policy recommendations set forth in the 2003 Comprehensive Master Plan, The
3944 Town adopted two separate Design Guidelines in 2010:

- 3945
- 3946 • **The Design Guidelines:** *Additions and New Construction for the Town of Mount Airy,*
3947 *Maryland, and*
 - 3948 • **Design Guidelines:** *Rehabilitation of Historic Properties*
- 3949

3950 These Design Guidelines reflected the residents’ desires during the 2008-2010 period for new

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3951 construction architecture. The primary objective of these guidelines was to encourage aesthetic
3952 compatibility in building design and to work in concert with the Subdivision and Zoning
3953 Regulations to maximize high-quality results in both form and function.

3954 **IMPROVED DESIGN GUIDELINES**

3955 Preceding the submission of this Master Plan for Town Council review / approval, the Director of
3956 Planning and the Planning Commission has reviewed many site plans, pre-concept plans, concept
3957 plans, and site plan amendments. In all of these reviews, building design, building facades and
3958 streetscape design are examined against the questions of:

- 3959 ✓ “Is that proposed building’s exterior design and materials appropriate for the surrounding
3960 area?”; and
3961 ✓ “Can the proposed design be improved to enhance walkability, open space for the
3962 residents, and traffic routing?”

3963 These questions, and others like them that are focused on achieving an optimal design with
3964 developers, could be addressed and codified via updated Town Design Guidelines. The new
3965 guidelines would include considering such concepts as “Complete Streets” (briefly discussed in
3966 Chapter 6), the deliberate focus on Open Space at the forefront of a subdivision’s layout (rather
3967 than “seeing what space is left over and declaring it as open space”), and other contemporary
3968 community design concepts to ensure the Town’s overall function and form are appealing.

3969 Therefore, the following Objective is necessary to improve our future proposed development
3970 designs, concepts, and plans.

3971

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3973 COMMUNITY DESIGN GUIDELINES OBJECTIVES AND IMPLEMENTING
3974 STRATEGIES

3975

3976 **STRATEGIC GOAL B - Responsible Growth:** Provide growth through infill development,
3977 redevelopment and annexations while erasing our Open Space deficit, protecting our environment
3978 and preserving our cultural/historical resources and community identity.

3979

3980 **Objective B.8.1:** Review/Revise the 2010 Design Guidelines.

3981

3982 **Objective Leader:** Planning Commission

3983

3984 **Implementation:**

3985 ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town
3986 Planning Commission establishes a separate, temporary *Design Guidelines’ Review*
3987 *Committee* comprised of two (2) Commission members, one (1) Town resident (appointed
3988 by the Mayor and approved by the Council), the Town Zoning Administrator, and the
3989 Town Engineer.

3990

3991 ➤ The Committee establishes a 6-month workplan to review all existing Town Design
3992 Guidelines and provide update(s) for the Planning Commission’s review/approval. In their
3993 review, the committee will survey other existing design guidelines such as:

3994

3995 ▪ *Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001);*

3996

3996 ▪ any Carroll County design guidelines;

3997

3997 ▪ the *Frederick County Design Guidelines (Updated Jan, 2010);*

3998

3998 ▪ the *Frederick Town Historic District Design Guidelines (2019);*

3999

3999 ▪ any environmentally responsible designs, building construction, and

4000

4000 landscapes; and

4001

4001 ▪ Complete Streets concept and designs.

4002

4003 ➤ Upon Planning Commission approval, the revised draft Design Guidelines are delivered

4004

4004 to the Town Council for their review/approval.

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

4267
4268 The purpose of this chapter is to summarize the preceding chapters' Objectives and Implementing
4269 Strategies.
4270

4271 **THE TOWN OF MT. AIRY'S VISION**

4272 **VISION STATEMENT (From previous 2013 Master Plan):** To provide a future for Mount
4273 Airy that builds on the features of the community and guides development in a way that is
4274 beneficial to the Town's citizens while respecting and protecting the environment.

4275 **VISION STATEMENT (Proposed for Council consideration):** Mt. Airy will be a high-quality
4276 environment for living, working, learning, and playing. It's a Town with a rich array of housing,
4277 businesses, industrial, and recreational offerings with more-than-adequate public facilities; where
4278 land use policies (and decisions) have protected our environment and strengthened our heritage of
4279 being a close community with small town charm.

4280 **STRATEGIC GOALS**

4281 The Town's five (5) Strategic Goals are:

4282 **A. Achieve and Sustain Adequate Public Facilities:** Improve the capacity and quality of all
4283 seven (7) areas of our Public Facilities so that we provide, at the minimum, an adequate Quality
4284 of Life for all residents.

4285 **B. Responsible Growth:** Provide growth through infill development, redevelopment and
4286 annexations while erasing our Open Space deficit, protecting our environment and preserving our
4287 cultural/historical resources and community identity.

4288 **C. Residential Development and Housing diversity:** Provide an array of housing options to
4289 satisfy a wide range of income levels. Focus on 1) affordable entry-level housing and 2) senior
4290 housing communities and amenities (to address our aging population and enable them to remain
4291 active, healthy residents).

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4264 **D. Commercial Development:** Focus our commercial economic development along Center
4265 Street (in concert with Goal B) and the South Main Street corridors while exploring suitable sites
4266 for 1) a new senior-focused medical facility or same-day surgery center, and 2) a new police
4267 station.

4268 **E. Industrial Development:** Create world-class industrial campuses within our two existing
4269 Industrial Districts (Twin Arch Business Park and Rising Ridge Industrial Park). Grow our
4270 industrial districts while protecting our environment, and preserving our cultural/historical
4271 resources and community identity.

4272
4273 **GOAL A SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4274
4275 **Achieve and Sustain Adequate Public Facilities:** Improve the capacity and quality of all seven
4276 (7) areas of our Public Facilities so that we provide, at the minimum, an adequate Quality of Life
4277 for all residents.

4278
4279 **Objective A.3.1:** Increase the Town’s well water reserve.

4280
4281 **Objective Leader:** Town Engineer.

4282
4283 **Implementation:**

- 4284 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application
4285 of existing wells where source capacity already exists.
4286 ➤ Require large developments to provide ample water capacity with their development to
4287 support the Town’s calculation of proposed demand and drought reserve (Category 11).
4288

4289
4290 **Objective A.3.2:** Continuously improve water testing technology.

4291
4292 **Objective Leader:** Town Engineer

4293
4294 **Implementation:**

- 4295 ➤ Implement the installation of better PFAS monitoring technology at all of the Town’s
4296 Water Treatment Plants.
4297 ➤ Replace existing equipment with newer monitoring technology for all known
4298 contaminants.
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4264 **Objective A.4.1:** Reduce our Open Space deficit.

4265
4266 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the
4267 Town Engineer.

4268
4269 **Implementation:**
4270 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.
4271 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties which
4272 can reduce or remove the deficit.
4273 ➤ Assess how smaller types of open-space options could be encouraged within communities.
4274 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
4275 property owners; then gain Town Council and Mayoral approval and guidance for implementing
4276 those engagements.

4277
4278
4279 **Objective A.6.1:** Pedestrian focus -- Increase the Town’s safe walkability by adding sidewalks
4280 and pedestrian crossing zones along highly-traveled roadways and/or between residential areas
4281 and popular venues.

4282
4283 **Objective Lead:** Streets & Roads Commission.

4284
4285 **Implementation:**
4286 ➤ Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection
4287 and the entrance to the MAVFC Fairgrounds.
4288 ➤ Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.
4289 ➤ Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection
4290 and GreenTree subdivision limits.
4291 ➤ Improve the current pedestrian crossings along Main Street.
4292 ➤ Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

4293
4294
4295 **Objective A.6.2:** Advocate and assist in the design, solution development, and construction of a
4296 pedestrian crossing under MD 27 to connect the rails-to-trails pathway to the east.

4297
4298 **Objective Lead:** Streets & Roads Commission, in coordination with Recreation & Parks
4299 Commission and the Town Engineer.

4300
4301 **Implementation:**

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- 4264 ➤ Task organize a committee integrating members of the Streets & Roads and Parks &
4265 Recreation Commissions with the Town Engineer and other needed engineering and traffic
4266 safety expertise to establish optimal location, design criterion, and possible solutions.
4267 ➤ Partner with Carroll County, the State Highway Administration, developers, and other
4268 stakeholders to deliver shared solutions for funding and implementing a pedestrian tunnel
4269 crossing.

4270
4271

4272 **Objective A.6.3:** Assist in the design and solution development for improvements to Twin Arch Road
4273 congestion.

4274
4275

Objective Lead: Streets & Roads, in coordination with the Town Engineer.

4276
4277

Implementation:

- 4278 ➤ Task organize a committee integrating members of the Streets & Roads with the Town
4279 Engineer to establish design criterion, and possible solutions to that criterion, for mitigating
4280 the congestion on Twin Arch Rd.
4281 ➤ Communicate your ideas to appropriate Carroll County and MDOT authorities to encourage
4282 solution adoption and funding for the improvement(s).

4283
4284

4285 **Objective A.7.1:** Relocate the Mount Airy Police Department (MAPD) from its current leased
4286 building to an acceptable, permanent building at an optimal location for best response throughout
4287 the Town.

4288 **Objective Leader:** Town Council, in coordination with the Chief, MAPD and Town Staff.

4289
4290

Implementation:

- 4291 ➤ Document the nationally-accepted standards required for a municipal police station.
4292 ➤ Town Staff identify prospective buildings within Town limits to meet those standards. If
4293 none are available, shift the effort towards the design of a new building and prospective
4294 Town infill locations to build it.

4295
4296

Objective A.7.2: Complete the Rails-to-Trails project.

4297
4298

Objective Leader: Recreation & Parks Commission.

4299
4300

Implementation:

- 4301 ➤ Document the remaining work necessary for completion of all phases.

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- 4264 ➤ Establish a program (of specific work and schedule) to complete the work.

4265

4266

4267 **Objective A.7.3:** Complete the planned new park at Back Acre Circle.

4268

4269 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.

4270

4271 **Implementation:**

- 4272 ➤ Coordinate with the Town Staff to document the current status of effort towards that new
4273 park.

- 4274 ➤ Provide recommendations for park design, amenities, pathways and parking to the
4275 construction plan.

- 4276 ➤ Establish a program (including specific work and scheduling) for completion of the new
4277 park.

4278

4279

4280 **Objective A.7.4:** Continuously redevelop and improve existing parks.

4281

4282 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.

4283

4284 **Implementation:**

- 4285 ➤ Update the documentation of all parks regarding size, amenities, parking, maintenance
4286 required and annualized costs.

- 4287 ➤ Provide prioritized recommendations for improvements for each park. Annotate any
4288 safety-related recommendations and urgency to remedy that issue.

- 4289 ➤ Coordinate through Council Liaison these recommendations for inclusion in the Capital
4290 Improvement Program/Budget.

4291

4292

4293 **Objective A.7.5:** Establish the need and design criteria for a new Regional Sports Complex.

4294

4295 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Council and
4296 Town Staff)

4297

4298 **Implementation:**

- 4299 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports
4300 Complex and what such a complex would include (e.g., ball fields, parking, pathways,
4301 field lighting, other amenities, etc.).

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- 4264 ➤ Based upon input, develop and provide a Proposal for this complex to the Town Council
4265 for their guidance. Include in that Proposal the prospective locations for the complex.

4266
4267

4268 **Objective A.7.6:** Improve the Mount Airy Senior and Community Center.

4269
4270
4271

Objective Leader: Commission On Aging & Livability (COAL)

4272 **Implementation:**

- 4273 ➤ COAL will establish quarterly communications with both county’s Departments of
4274 Citizen Services.
- 4275 ➤ Collectively develop a shared solution strategy to improve services, the building and
4276 parking lot. This strategy should include a comprehensive Town Survey targeting the
4277 Center’s 60+ yr old patrons as well as the Town’s 60+ yr old residents. The purpose of
4278 these surveys is to reveal the preferences and desires as well as the similarities and
4279 differences of the two groups. The strategy should also include coordination with both
4280 Carroll County and Frederick County to better understand the complete array of available
4281 Senior Citizen and Community Center services that are being offered in other
4282 communities, and to ensure that all of these services are included within the survey in
4283 order to determine those most desired by the Town’s 60+ residents as well as the general
4284 community.

4285
4286

Objective A.7.7: Improve the Town’s current Carroll County Branch Library.

4287
4288
4289

Objective Leader: TBD by Council.

4290 **Implementation:**

- 4291 ➤ In coordination with the Branch Librarian Staff, document the current library’s amenities,
4292 programs and offerings. (i.e. Services Inventory) along with any metrics on library use
4293 and patronage.
- 4294 ➤ Gain resident input on the success of current library offerings (e.g., programs, study
4295 rooms, material availability, meeting rooms, etc.) along with residents’ desires for
4296 additional programs. Also gather patron feedback on any issues with the current facility
4297 (e.g., location, parking, lighting, etc.).
- 4298 Provide a Proposal to the Town Council, through Council Liaison, for a new library and
4299 receive Council guidance regarding next-steps. Include in the Proposal the inventories of
4300 both available and desired new services, the usage metrics, and your options for both
4301 enlarging the current library and constructing a new, larger library.

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4264 **GOAL B SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4265

4266 **Responsible Growth:** Provide growth through infill development, redevelopment and
4267 annexations while erasing our Open Space deficit, protecting our environment and preserving our
4268 cultural/historical resources and community identity.

4269

4270 **Objective B.3.1:** Continuously improve water testing technology.

4271

4272 **Objective Leader:** Town Engineer

4273

4274 **Implementation:**

- 4275 ➤ Implement the installation of better PFAS monitoring technology at all of the Town’s
4276 Water Treatment Plants.
4277 ➤ Replace existing equipment with newer monitoring technology for all known
4278 contaminants.

4279

4280 **Objective B.3.2:** Document and enforce stormwater runoff within the Town.

4281

4282 **Objective Leader:** Town Engineer, in coordination with the Public Works Director.

4283

4284 **Implementation:**

- 4285 ➤ Continue to work with Carroll County to meet the State-mandated NPDES and stormwater
4286 management improvements and mapping on existing land development.
4287 ➤ Ensure all new development is thoroughly reviewed by Carroll County’s stormwater
4288 management office to meet the requirements of the State and Town code.
4289 ➤ Establish new metrics to measure and monitor the impact of climate change on the current
4290 stormwater infrastructure. Apply those results towards increased funding of more robust
4291 and/or improved stormwater management infrastructure.

4292

4293

4294 **Objective B.3.3:** Increase forested land within and adjacent to the Town.

4295

4296 **Objective Leader:** Town Engineer.

4297

4298 **Implementation:**

- 4299 ➤ Ensure all new development is thoroughly reviewed to determine compliance with the
4300 20% forested (residential) and 15% forested (industrial) requirements for the minimum
4301 amount of forested land in those districts.

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

4278 **Objective B.4.1:** Pursue recommended rezoning of selected Town properties.
4279

4280 **Objective Lead:** Town Director of Planning and Zoning Administrator
4281

4282 **Implementation:**

- 4283 ➤ Establish a priority of properties (listed in Chapter 4) to be rezoned with rationale.
4284 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
4285 property owners; then gain Town Council and Mayoral approval and guidance for implementing
4286 those engagements to pursue rezoning.
4287
4288

4289 **Objective B.4.2:** Complete the rezoning deliberations and process of those recommended
4290 properties depicted within this Master Plan.
4291

4292 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with
4293 the Planning Commission, Town Council, and applicable property owners.

4294 **Implementation:**

- 4295 ➤ Gain Town Council approval to proceed with recommended rezonings within this Master
4296 Plan.
4297 ➤ For approved rezonings, make any necessary Land Use changes and advise the applicable
4298 County of those new Land Use designations.
4299 ➤ In preparation for possible annexations, discuss with the applicable county the
4300 determination of an appropriate land use designation and zoning classification for those
4301 Conservation areas which may have very low-density clustered residential developments

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4264 in order to retain the agricultural character of the Town’s physical boundary and the “rural
4265 feel” that the Town seeks.

- 4266 ➤ Proceed, per the code, to initiate the rezoning process of Council-approved properties.

4267

4268

4269 **Objective B.5.1:** Redevelop or begin urban renewal of properties considered as “blighted areas”
4270 or “slum areas.”

4271

4272 **Objective Lead:** Town Council or Council-designated committee acting under the Council’s
4273 authority for urban renewal.

4274

4275 **Implementation:**

- 4276 ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-point,
4277 complete a Town-wide assessment to determine what properties require urban renewal or
4278 redevelopment. In this assessment, use approved criteria for what constitutes “blighted”
4279 or “slum.”

- 4280 ➤ Prioritize the final assessment results to begin the Town’s engagement with property
4281 owners to begin urban renewal or redevelopment. Property prioritization is to be based
4282 upon criteria set by the Town Council or by its designated committee.

- 4283 ➤ Establish a written transparent process for property-owner engagement to begin urban
4284 renewal or redevelopment, and gain Town Council and Town Attorney approval before
4285 its use.

- 4286 ➤ With Town Council approval, begin the approved process for urban renewal.

4287

4288

4289 **Objective B.8.1:** Review/Revise the 2010 Design Guidelines.

4290

4291 **Objective Leader:** Planning Commission

4292

4293 **Implementation:**

- 4294 ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town
4295 Planning Commission establishes a separate, temporary *Design Guidelines’ Review*
4296 *Committee* comprised of two (2) Commission members, one (1) Town resident (appointed
4297 by the Mayor and approved by the Council), the Town Zoning Administrator, and the
4298 Town Engineer.

4299

- 4300 ➤ The Committee establishes a 6-month workplan to review all existing Town Design
4301 Guidelines and provide update(s) for the Planning Commission’s review/approval. In their
4302 review, the committee will survey other existing design guidelines such as:

4303

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- 4264 ▪ Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001);
- 4265 ▪ any Carroll County design guidelines;
- 4266 ▪ the Frederick County Design Guidelines (Updated Jan, 2010);
- 4267 ▪ the Frederick Town Historic District Design Guidelines (2019);
- 4268 ▪ any environmentally responsible designs, building construction, and
- 4269 landscapes; and
- 4270 ▪ Complete Streets concept and designs.
- 4271
- 4272 ➤ Upon Planning Commission approval, the revised draft Design Guidelines are delivered
- 4273 to the Town Council for their review/approval.
- 4274
- 4275

GOAL C SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES

4277

4278 **Residential Development and Housing diversity:** Provide an array of housing options to satisfy

4279 a wide range of income levels. Focus on 1) affordable entry-level housing and 2) senior housing

4280 communities and amenities (to address our aging population and enable them to remain active,

4281 healthy residents).

4282

4283 **Objective C.4.1:** Fully understand the potential residential infill development in order to gauge the

4284 potential demands upon critical public facilities.

4285

4286 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the

4287 Town Engineer.

4288

4289 **Implementation:**

- 4290 ➤ Update the Town’s potential capacity of vacant residential-zoned parcels (including MXD and
- 4291 DTZ).
- 4292 ➤ Using 2.75 persons-per-potential dwelling unit, maintain the calculations of future growth
- 4293 demands upon water, sewer, and police services.
- 4294

4295 **Objective C.4.2:** Encourage residential developments to include “Missing Middle Housing” types.

4296

4297 **Objective Lead:** Town Director of Planning and Zoning Administrator

4298

4299 **Implementation:**

- 4300 ➤ Make prospective developers aware of the concept and diversity of housing known as “Missing
- 4301 Middle Housing;” and encourage their consideration of such housing in their pre-concept and
- 4302 concept plans, and pattern books.
- 4303

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4264 **GOAL D SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4265
4266 **Commercial Development:** Focus our commercial economic development along Center Street
4267 (in concert with Goal B) and the South Main Street corridors while exploring suitable sites for 1)
4268 a new senior-focused medical facility or same-day surgery center, and 2) a new police station.

4269 **Objective D.5.1:** Begin the urban renewal (aka “redevelopment”) of properties considered as
4270 “blighted areas” or “slum areas.”

4271
4272 **Objective Lead:** Town Council or Council-designated committee acting under the
4273 Council’s authority for urban renewal.

4274
4275 **Implementation:**

- 4276 ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-
4277 point, determine what properties require urban renewal or redevelopment. In this
4278 assessment, use approved criteria for what constitutes “blighted” or “slum.”
- 4279 ➤ Prioritize the final assessment results to begin the Town’s engagement with property
4280 owners to begin urban renewal or redevelopment. Property prioritization is to be based
4281 upon criteria set by the Town Council or by its designated committee.
- 4282 ➤ Establish a new process (to become approved Town Code) for property-owner
4283 engagement to begin urban renewal/redevelopment, and gain Town Council and Town
4284 Attorney approval before its use.
- 4285 ➤ With Town Council approval, begin the approved process for urban renewal.

4286
4287
4288 **Objective D.5.2:** Drive commercial districts’ infill development.

4289
4290 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the
4291 Economic Development Commission (EDC), and Planning Commission.

4292
4293 **Implementation:**

- 4294 ➤ Update the Town’s inventory of vacant commercially-zoned parcels and develop (with assistance
4295 from the Economic Development Commission) outreach strategies to vacant parcel owners to
4296 encourage commercial development.
- 4297 ➤ The EDC develops a marketing strategy to commercial developers (with an emphasis on new
4298 medical services’ facilities) to invite commercial development within the Town. Implementation
4299 of the marketing strategy to be recommended by the EDC and approved by the Town Council.

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4264 **GOAL E SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4265

4266 **Industrial Development:** Create world-class industrial campuses within our two existing
4267 Industrial Districts (Twin Arch Business Park and Rising Ridge Industrial Park). Grow our
4268 industrial districts while protecting our environment, and preserving our cultural/historical
4269 resources and community identity.

4270 **Objective E.5.1:** Drive industrial districts’ infill development.

4271

4272 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the
4273 Economic Development Commission and Planning Commission.

4274

4275 **Implementation:**

4276 ➤ Update the Town’s inventory of vacant industrial-zoned parcels and develop (with assistance
4277 from the Economic Development Commission) outreach strategies to vacant parcel owners to
4278 encourage industrial development.

4279

4264

APPENDIX – MAPS

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MOUNT AIRY

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MASTER PLAN

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