

# MOUNT AIRY

MARYLAND

## COMPREHENSIVE MASTER PLAN

2023 - 2033

**DRAFT**

**Version 121824**

with

- Agreed Edits from Workshops #1 and #2  
Plus
- Suggested edits from 2 Council Members  
(via 5-hr mtg on 11/25/24)

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The logo for Mount Airy, featuring the words "MOUNT AIRY" in a stylized, serif font with a gold or yellow color and a slight shadow effect. The text is centered and appears to be part of a larger graphic element.

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## EXECUTIVE SUMMARY

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This Comprehensive Master Plan continues our efforts to wisely manage all growth, development, land use, and public services to ensure we provide our residents a high Quality of Life.

Between this Plan’s adoption and 2033, there will be significant challenges that will demand our smart balancing of adequate public facilities (e.g. water, sewer, schools, roads, etc.), residential growth (and what types of dwellings), commercial / industrial growth (to afford small business and employment opportunities), State-mandated legislation, and the ever-increasing costs in running a small town; all the while keeping the Town a community which retains its historical charm within a safe, walkable environment where families can grow and contribute to our legacy of being a close-knit and caring municipality.

### Our TOWN VISION for 2033

In 2033, the Town must remain a “small town” with the attributes of being unquestionably safe, where limited growth didn’t create congestion in our schools or on our roads, where adequate (or even surplus) water and sewer capacity exists, and where a revenue stream provided via that limited development has supported necessary increases in public services and amenities (e.g. public works, parks / recreation, library, and community center). All of these characteristics of the 2033 Town of Mt. Airy will reflect our unwavering determination to maintain a high quality of living, and to have every resident conclude that they are a part of a close-knit and caring community.

### REGIONAL SETTING

Mount Airy is a suburban town which is astride two counties; Frederick and Carroll. It is located approximately 1 hour outside of the Washington and Baltimore metropolitan job markets. Mount Airy is also located in the center of a four-county area, making it accessible to several local job markets. Because of our proximity to interstate I-70, many residents will continue commuting to all these job markets. This plan sees Mount Airy as both a unique community and as a vital member of these four counties. In that regard, the Plan seeks to help the Town excel at both its own development and as a contributor to the four-county region. In particular, the Town will always fully coordinate with Frederick and Carroll counties on proposed land uses adjacent to the Town.

### LAND USE, HOUSING AND ZONING

The Town of Mount Airy slowed its overall growth during the previous Plan period. Reasons for that limited growth include the inadequacy of critical public facilities (e.g. water, schools and sewer), the COVID/post-COVID slowdown of residential building, and most significantly, a

general desire of the residents to keep the Town small. In this Plan, the theme of limited growth continues with the recognition that our seven critical public facilities (reference Town Code §25-5) will be the single most important gauge of all growth decision-making. Where growth may occur, the Plan does advocate for 1) infill of vacant parcels within our Downtown Zone (DTZ); 2) infill within all other zoning districts; and 3) appropriate re-zoning and re-development of selected properties.

Regarding housing, the Plan acknowledges a demand for more rental inventory; affordable dwellings for first-time owners; “missing middle” dwellings for our school teachers, fire fighters, and police officers; and senior-appropriate housing to meet that increasing demographic. In other words, a variety of types which support “generational housing.” Realistically, these housing demands are not likely to be met within the current Town borders. So, the Plan’s proposed annexations aim to provide the additional land to meet those demands while also bringing-in opportunities for more water, rural buffering, open space, parks, and recreation. Therefore, it is important to understand that annexations can support wise growth, offering potential sites for an additional waste-water treatment facility, and offering additional water sources.

#### TRANSPORTATION NETWORK

The transportation network within Town includes two major State roads: MD 27 and MD 808. The first road functions as an eastern bypass to the historic downtown. MD 27 also bisects much of the Town and has become a significant challenge in providing safe pedestrian crossings. MD 808 is our historic downtown Main Street and intersects with MD 27 on the north side of the Town. There is significant traffic on both of these roads and therefore the Master Plan will include recommendations to achieve safer pedestrian crossings and sidewalks.

#### WATER AND SEWER INFRASTRUCTURE

Water availability and sewer capacity will continue to be the two most significant limiting factors for any new proposed growth. The Town’s water system depends upon a group of wells whose water appropriation is mandated by the Maryland Department of the Environment. There is one waste water treatment facility. Although several upgrade efforts have been made to advance its technologies and to reduce non-waste infiltration, the reality is that this single facility is approaching its State-allowed capacity. Therefore, any water and sewer expansion for new development will be borne by the property owner.

#### COMMUNITY FACILITIES

The Town will continue to improve and expand its existing community facilities such as parks, recreation facilities, library, and community center. Although the Town depends on Frederick and Carroll Counties for our schools, library, and community center, we have a strong influence on how these public facilities are improved, renovated, or rebuilt. For our library and Senior &

Community Center, the Town established a new Commission on Ageing and Livability (C.O.A.L.) to advocate for county improvements of those two facilities. The high demand for more athletic facilities continues and the Town’s Board of Recreation & Parks will continue to advocate for the completion of our Rails-To-Trails and additional park projects (e.g. Brittany Manor). Again, proposed annexations may offer solutions to our need for more recreational spaces.

#### CITIZEN PARTICIPATION

The amount of citizen participation from Town residents is remarkable. The Town has 13 commissions, boards, committees, and task forces -- all run by volunteers. Their dedicated efforts contribute significantly to the planning and development. Town residents’ participation in the 2020 Town Survey was considered in creating this Plan and their participation in Public Hearings when any growth is being considered will always be valued and considered.

#### A COMMITMENT TO GROW WISELY

This Plan has a clear Vision and Goals to enable the creation of a Mount Airy of 2033 that we can all admire. This Plan goes further to create specific Objectives and Implementing Tasks to help us achieve our Goals. Therefore, we believe this Plan is indeed “actionable” and periodic audits of our Objectives’ progress will ensure this Plan stays in-motion and is not ignored or forgotten. In closing, our Commitments on this Plan are:

- We will only grow or develop where, and when, adequate public facilities and community services can be provided.
- We will always aim towards a Town in 2033 that is safe, vibrant, well-designed, and attractive to live, work, play, and raise a family.
- We will ALWAYS solicit and listen to our residents on all matters of growth or development. The resident is our most important stakeholder in our future.

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Larry G. Hushour, Mayor

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Tim Washabaugh, Council President

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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.~~

Commented [RG1]: Deleted – new Vision Statement below from WS #2.

**VISION STATEMENT:** 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, safety and health, 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.

THE TOWN'S FIVE STRATEGIC GOALS

**Commented [RG2]:** Per WS #2, several edits to all 5 Goals and removal of footnote supporting Goal A.  
**NOTE:** All of these chgs now ripple into all other draft locations which refer to the Goals.

35 **A. ~~Achieve and Sustain Adequate Public and Community Facilities:~~** Improve the capacity  
36 and quality of all ~~seven (7)~~ areas<sup>1</sup> of our Public and Community Facilities so that we provide, at  
37 the minimum, an adequate Quality of Life for all residents.

38 **B. Responsible Growth:** ~~Provide Pursue~~ growth through infill development, redevelopment  
39 and annexations while ~~erasing eliminating~~ our Open Space deficit, protecting our environment,  
40 safety and health, and preserving our cultural/historical resources and community identity.

41 **C. Residential Development and Housing diversity:** ~~Provide an array of housing options to~~  
42 ~~satisfy a wide range of income levels. Focus on 1) affordable entry level housing and 2) senior~~  
43 ~~housing communities and amenities (to address our aging population and enable them to remain~~  
44 ~~active, healthy residents).~~ Pursue a range of housing options that are responsive to the community's  
45 needs.

46 **D. Commercial Development:** ~~Focus Pursue~~ our commercial economic development along  
47 Center Street (in concert with Goal B) and the South Main Street corridors while exploring suitable  
48 sites for 1) a new police station; 2) medical services; and 3) small businesses. ~~a new senior focused~~  
49 ~~medical facility or same day surgery center, and 2) a new police station.~~

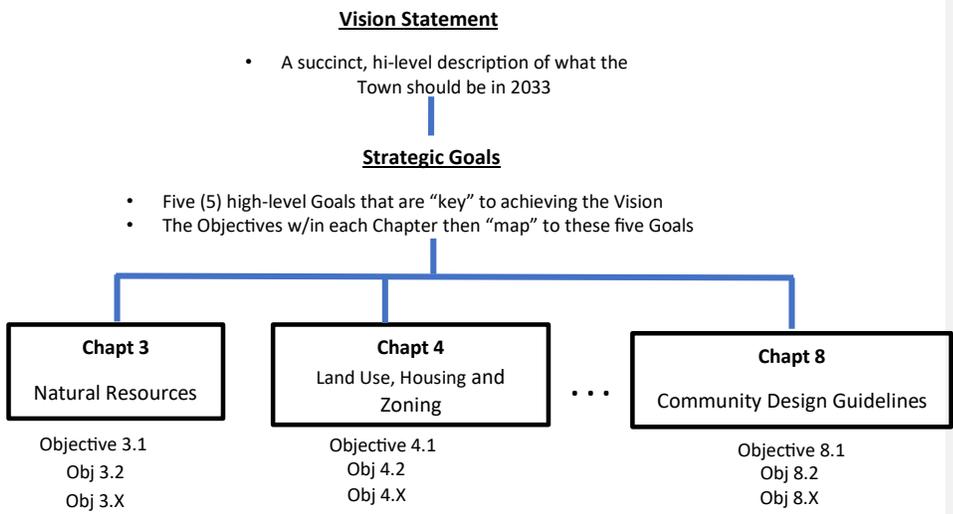
50 **E. Industrial Development:** ~~Create world class industrial campuses within our two existing~~  
51 ~~Industrial Districts (Twin Arch Business Park and Rising Ridge Industrial Park).~~ Grow our  
52 industrial districts while protecting our environment, safety and health while and preserving our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

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

The Hierarchy Of Our Vision – Goals - Objectives

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

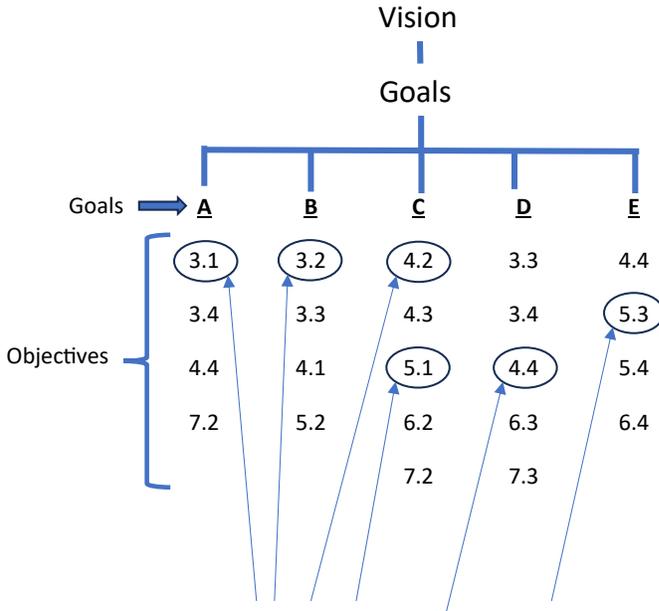
We now have a hierarchy within our Plan to guide us in land use decisions and resource allocations; and to use in periodic audits of our efforts (“How well are we actually following our Master Plan?”).



HOW CAN THIS 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).

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

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

- 143
- 144 ✓ It is an analysis of the current state of the Town and provides a "Vision" of where the Town  
145 desires to be in the next ten years.
- 146 ✓ The Plan is an internal policy document to be used as a guide in our local decision-making  
147 on issues involving municipal growth, land use, housing, natural resources, transportation  
148 and community facilities.
- 149 ✓ The Plan focuses our Vision into five Strategic Goals which enable us in reaching that  
150 Vision. Then, each Strategic Goal is further achieved via Objectives/Implementation  
151 Strategies found in each chapter. We reach our Vision by completing those Objectives and  
152 attaining our Strategic Goals.
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171  
172 **CHAPTER ONE: COMPREHENSIVE MASTER**  
173 **PLAN PURPOSE AND PROCESS**

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

184 ~~The challenges faced by the Town, especially since the last 2013 Mt. Airy Master Plan, include~~  
185 ~~significantly increased costs that could easily surpass revenues from the current tax base, an~~  
186 ~~increase in our senior aged population that will require expanded senior housing and services,~~  
187 ~~increased traffic, limited reserve capacity of our single Waste Water Treatment Plant, and~~  
188 ~~maintaining the capacity and quality of our Water System amid the threat of PFAS contamination.~~

189 Perhaps among the greatest challenges facing the Town is ensuring the smart development of large  
190 privately-owned tracts that will either enhance our Quality of Life, or exacerbate our challenges  
191 with an erosion of our small-town sense of Community.

192 Therefore, this 2023 Master Plan –

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

200 **MASTER PLAN PURPOSE AND PROCESS**

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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

**Commented [RG3]:** CM Domotor + Munder agreed edit on 11/25.

**Commented [RG4]:** CM Domotor + Munder agreed edit on 11/25.

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

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

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

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

Commented [RG5]: CM Domotor + Munder agreed edit on 11/25.

228 Upon the Town Council's adoption of the Plan, The Town will begin implementation, utilizing  
229 tools designed for that purpose, such as periodic Objectives' reviews, subdivision regulations,  
230 zoning ordinances, landscape ordinances, and the Town Budget. The Planning Commission will  
231 examine these implementation tools on a regular basis to measure whether the Master Plan is being  
232 successfully implemented. As part of the periodic review, the Planning Commission shall comply  
233 with the State requirement<sup>1</sup> that the Planning Commission provides the Town Council a Report  
234 on the Master Plan's Implementation at least once within the 5-year period after the Town  
235 Council's adoption of the Master Plan.

236 WHAT IS REQUIRED IN A COMPREHENSIVE MASTER PLAN?

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237 PROCEDURAL REQUIREMENTS

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238 Maryland's Land Use Article states that the Planning Commission has the function and duty to  
239 prepare a Master Plan for the Town, and to present this plan to the local legislative or governing  
240 body (i.e., the Town Council) for its consideration and adoption. The Master Plan must serve as a

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<sup>1</sup> HB 409, Sept 2013

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241 guide to public / private actions and decisions to ensure the development of public and private  
242 property in appropriate relationships. The Town must review and update its Master Plan every ten  
243 years.

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

Commented [RG6]: CMs Domotor + Munder agreed edit on 11/25.

#### 248 COMPREHENSIVE MASTER PLAN ELEMENTS

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

251 **Vision and Goals:** In the Introduction, the Town's Vision Statement is found along with the five  
252 (5) Strategic Goals which will focus the Town's priorities, efforts and budgeting to reach that  
253 Vision.

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

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

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

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

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

271 **Mineral Resources:** The mineral resources element, found within Chapter 3, Natural Resources,  
272 section entitled "Geology."

273 **Development Regulations:** The development regulations section identifies development tools

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274 that are the best available mechanisms to implement the Master Plan, including streamlined review  
275 for development in designated growth areas. The development tools for the Town are found in  
276 Chapter 4 for infill and redevelopment efforts.

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

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

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

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

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

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

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310 OPTIONAL ELEMENTS

---

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

317 IMPLEMENTATION AND UPDATES

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

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

326 AREAS OF CRITICAL STATE CONCERN

---

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

335 The MDP-developed candidate areas of concern are:

- |     |  |     |  |
|-----|--|-----|--|
| 336 | • Arts and Entertainment Districts     | 344 | ▪ Maryland Main Streets                        |
| 337 | ▪ Certified Heritage Areas             | 345 | ▪ National Register/State Designation Historic |
| 338 | ▪ Certified Land Preservation Programs | 346 | Buildings/Sites                                |
| 339 | ▪ Certified Local Governments          | 347 | ▪ Opportunity Zones                            |
| 340 | ▪ Chesapeake and Atlantic Coastal Bays | 348 | ▪ RISE Zones                                   |
| 341 | Critical Areas                         | 349 | ▪ Rural Legacy Areas                           |
| 342 | ▪ Coastal Community Flood Risk Areas   | 350 | ▪ Sustainable Communities                      |
| 343 | ▪ Enterprise Zones                     | 351 | ▪ Targeted Ecological Areas                    |

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352 NOTE: An explanation of each of these candidate areas is available via:  
353 <https://abetter.maryland.gov/plan/Pages/areas-of-critical-state-concern.aspx>

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

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

**Commented [RG7]:** CM Domotor, in 11/25 mtg, opined that we need to state the actions or concepts to deliver these improvements.

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

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

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

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

### 383 STATE ENABLING LEGISLATION

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#### 384 LAND USE ARTICLE

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385 Article 66B of the Annotated Code of Maryland was added to the Maryland Code in 1927. It

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386 delegates basic planning and land use regulatory powers to all of the municipalities within the  
387 State of Maryland. Today it is known as the Land Use Article.

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

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

#### 404 1991 FOREST CONSERVATION ACT

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

#### 411 1992 ECONOMIC GROWTH, RESOURCE 412 PROTECTION AND PLANNING ACT

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

419 Smart Growth Areas, designated by the State as Priority Funding Areas (PFAs), reflect the State  
420 of Maryland’s intention to support the revitalization of existing communities. The Town of Mt.  
421 Airy is within a Priority Funding Area. This act capitalized on the influence of State expenditures

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422 on economic growth and development. The “Priority Funding Areas” are existing communities  
423 and other locally designated growth areas consistent with the original seven “visions” of the 1992  
424 Planning Act. It is by adhering to these visions that the State plans to achieve sound growth and  
425 planning practices. The intention to focus State spending in these areas will hopefully provide the  
426 most efficient and effective use of tax dollars and reduce the pressure for sprawl into agricultural  
427 and other natural resource areas.

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

#### 434 PRIORITY FUNDING AREAS

---

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

#### 441 MARYLAND’S PLANNING VISIONS

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

447  
448 Local jurisdictions, such as the Town of Mt. Airy, are required to include these Visions in our  
449 Master Plan and implement them through zoning ordinances and regulations.

450 1. **QUALITY OF LIFE AND SUSTAINABILITY:** A high quality of life is achieved through  
451 universal stewardship of the land, water, and air resulting in sustainable communities and  
452 protection of the environment.

- 453 • This Master Plan’s first Goal addresses the Town’s Quality of Life through the “lens”  
454 of the seven public facilities comprising our Adequate Public Facilities Ordinance  
455 (APFO) and adequate Community Facilities. This Plan addresses stewardship of our  
456 precious groundwater supply (Chapter 3) and stewardship of land via its focus on infill  
457 and redevelopment where it will benefit the Town. Additionally, a focus on Quality of

Commented [RG8]: Text added to align with new Goal A text in the Intro.

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458 Life via adequate Community Facilities can be seen in Chapter 7 with thorough  
459 discussions of our parks, library and Senior and Community Center.

460 2. **PUBLIC PARTICIPATION:** Citizens are active partners in the planning and  
461 implementation of community initiatives and are serious about achieving community goals.

462 • Aside from the 15-month public process to develop this Plan (including workshops,  
463 Planning Commission meetings, virtual meetings and a Public Hearing), the public will  
464 continue to be invited to the progress reviews and implementation assessments to  
465 determine if the enclosed Objectives are being met.

466 3. **GROWTH AREAS:** Growth is concentrated in existing population and business centers,  
467 growth areas adjacent to these centers, or strategically selected new centers.

468 • Chapter 5 addresses Municipal Growth.

469 4. **COMMUNITY DESIGN:** Compact, mixed-use, walkable design consistent with existing  
470 community character and located near available or planned transit options is encouraged to  
471 ensure efficient use of land and transportation resources and preservation and enhancement  
472 of natural systems, open spaces, recreational areas, and historical, cultural, and archeological  
473 resources.

474 • This Plan specifically addresses the important task to revised and update the Town's  
475 Design Guidelines (Chapter 8).

476 5. **INFRASTRUCTURE:** Growth areas have the water resources and infrastructure to  
477 accommodate population and business expansion in an orderly, efficient, and  
478 environmentally sustainable manner;

479 • Chapter 3 on Natural Resources addresses this state vision.

480 6. **TRANSPORTATION:** A well-maintained, multimodal transportation system facilitates  
481 the safe, convenient, affordable, and efficient movement of people, goods, and services  
482 within and between population and business centers;

483 • Chapter 6 addresses our transportation issues, challenges (e.g. safe pedestrian crossing  
484 of MD 27) and objectives.

485 7. **HOUSING:** A range of housing densities, types, and sizes provides residential options for  
486 citizens of all ages and incomes;

487 • Chapter 4 discusses Housing and residential zoning.

488 8. **ECONOMIC DEVELOPMENT:** Economic development and natural resource-based  
489 businesses that promote employment opportunities for all income levels within the capacity  
490 of the State's natural resources, public services, and public facilities are encouraged;

491 • \*\*\* Requested EDC assistance and/or Town Staff assist to describe an example of  
492 Economic Growth.

Commented [RG9]: Per discussion on 11/25 with CM Domotor, Heather and John.

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493 9. **ENVIRONMENTAL PROTECTION:** Land and water resources, including the  
494 Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and  
495 water, natural systems, and living resources;

496 • Chapter 3 on Natural Resources addresses this state vision.

497 10. **RESOURCE CONSERVATION:** Waterways, forests, agricultural areas, open space,  
498 natural systems, and scenic areas are conserved;

499 • Chapter 3 on Natural Resources addresses this state vision.

500 11. **STEWARDSHIP:** Government, business entities, and residents are responsible for the  
501 creation of sustainable communities by collaborating to balance efficient growth with  
502 resource protection; and

503 • Through the public engagement during the implementation of this Plan, the Town will  
504 ensure the good stewardship of all the Town’s resources to achieve the Town’s Goals  
505 and Vision.

506 12. **IMPLEMENTATION:** Strategies, policies, programs, and funding for growth and  
507 development, resource conservation, infrastructure, and transportation are integrated across  
508 the local, regional, state, and interstate levels to achieve these Visions.

509 • Both our Introduction and Chapter 1 address the implementation of this Plan through  
510 periodic assessments of Objective’s’ success or challenges.

511

512 THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF  
513 2012 (SB236)

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

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

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

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

524 **Tier IV** areas are planned for preservation and conservation and prohibit major residential  
525 subdivisions.

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

529 “A BETTER MARYLAND PLAN”

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

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

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

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

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

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555 ANALYSIS OF SURROUNDING COUNTY GROWTH POLICIES

---



556  
557 In order to get a clear picture of the regional growth influences that Mount Airy has experienced  
558 over the last thirty years, it is important to summarize the Master Plan directions of the four  
559 counties that abut the Town.

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

566  
567 **CARROLL COUNTY PLAN:** The 2014 Carroll County Master Plan was initially adopted in  
568 February, 2015. A 5-year review in 2019 resulted in amendments that were adopted in January,  
569 2020. This amended plan guides the Carroll County growth and land use through 2024.

570  
571 The Amended 2014 Carroll County Master Plan targets the County’s Designated Growth Areas  
572 (DGAs) to receive the majority of development, while continuing to preserve productive farmland  
573 through the nationally recognized Carroll County Agricultural Land Preservation Program.

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

580  
581 The southwestern part of Carroll County is also referred to as the “Mount Airy Municipal Growth  
582 Area” and includes the incorporated limits of the Town of Mount Airy. The Town will work in  
583 close coordination with Carroll County to accommodate growth areas planned in the counties  
584 adjacent to our town boundaries.

585  
586 **FREDERICK COUNTY PLAN:** The Livable Frederick Master Plan (LFMP) was adopted in  
587 September, 2019 and guides Frederick County growth to 2030. It embodies a focus on policy and

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

590  
591 The LFMP is regarded as a policy-focused, as opposed to a capacity-focused, document. In  
592 addition, the LFMP describes approaches to communicating and structuring comprehensive  
593 planning in Frederick County that are unlike its past planning efforts.

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

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

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

626  
627 The general intent of the recently updated Frederick County Comprehensive Plan is to encourage

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

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

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

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

#### 679 MOUNT AIRY’S MASTER PLAN HISTORY

680 Mount Airy’s first Master Plan was adopted in 1970 and was revised in 1973 to address the  
681 annexations of over 480 acres that increased the Town’s physical size by 50% during that period.  
682 In 1978, the Town Planning Commission realized that the rate and magnitude of growth, both  
683 within and outside the Town boundaries, was far outpacing the projections contained in the revised  
684 1973 Master Plan. With the support and encouragement of a newly created Mt. Airy Civic  
685 Association, the Planning Commission completed an update of the 1973 Town Master Plan in  
686 1980, which the Town Council adopted in 1982.

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

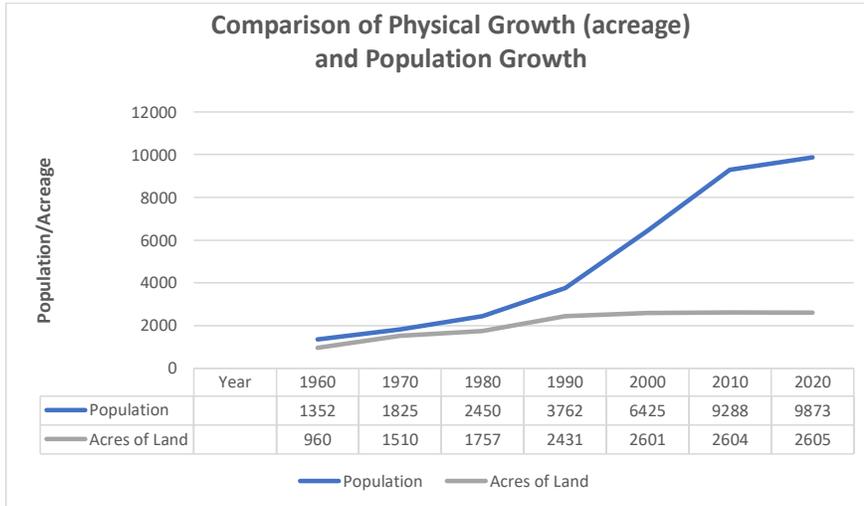
691 The following chart shows the population of the Town of Mount Airy from 1970 to 2020; and the  
692 comparison of physical growth (i.e. acres of land) with population growth over the same period.  
693 Between 2010 and 2020, the population leveled-out with a little over 5% average growth per year.

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

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

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702

703 DEVELOPMENTS SINCE THE 2013 MASTER PLAN

704 PIVOTAL EVENTS REGARDING OUR WATER SUPPLY

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

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

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

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723 surface water options and instead sought additional groundwater sources through increased  
724 exploration. Water savings were also achieved through new water metering devices and  
725 conservation practices.

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

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

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

736 **PAST MASTER PLAN ACCOMPLISHMENTS WHICH INFORM THIS PLAN**

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

- 740 a) The acquisition of the CSX property West of Hill Street as part of the ever-expanding Rails  
741 to Trails project within the Town of Mount Airy.
- 742
- 743 b) The Town continues hosting annual joint meetings with the Frederick and Carroll County  
744 Commissioners.
- 745
- 746 c) The Mt. Airy Main Street Association (MAMSA) and the Town of Mount Airy remain strong  
747 partners in Downtown Revitalization and work closely together on Downtown initiatives.  
748
- 749 d) The Growth & Development Task Force was reinstated in 2020 and accomplished a Town-  
750 Wide Survey in 2020-2021.  
751
- 752 e) The Sustainable Mount Airy Commission came into existence in 2017 to deep-dive into the  
753 sustainability of the Town within a range of areas.  
754
- 755 f) The Town partnered with Design Collective, Duggal Real Estate Advisors, and Sabra &  
756 Associates to develop a Downtown Mount Airy Vision Plan in February, 2019, to assist with  
757 short and long-term goal planning.  
758

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- 759 g) In 2017, Mount Airy worked to renew our Sustainable Communities Designated Area map  
760 and plan with the Maryland Department of Housing and Community Development.  
761
- 762 h) The redevelopment of the iconic bank building located at the corner of Main Street and  
763 Prospect Road. The new (2023) brewery in that unused building is completed and “Open  
764 for Business.” It is a great addition to the downtown area.  
765
- 766 i) The Town continues to participate in an annual Town/County Agreement with Carroll  
767 County pertaining to the sharing of funds and participation in planning and other  
768 governmental functions.

769

770

771

772

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773 **CHAPTER TWO: TOWN HISTORY AND**  
774 **CURRENT REGIONAL SETTING**

---

775 **HISTORICAL BACKGROUND OF THE TOWN OF MOUNT AIRY**

---

776 The western expansion of the B & O Railroad and its proximity to the National  
777 Pike gave identity and significance to the Town of Mount Airy. The area’s  
778 hilly topography is responsible for the name of the Town. When a railroad  
779 foreman commented, “This is an airish mountain,” he christened it with its  
780 name. The name of the Town became Mount Airy and remained so from that  
781 point forward. When Carroll County defined its permanent boundaries in  
782 1837, Mount Airy was divided between Carroll and Frederick counties; the  
783 Town has remained in two counties since then. About one mile south of the  
784 Town is the junction of Carroll, Frederick, Howard, and Montgomery  
785 Counties (Four County Farms Pond is where the cornerstone lies)



786



HISTORIC TWIN ARCH RAILROAD BRIDGE

801

803 Locomotives and train cars were “lifted” (pulled) to each plane with the assistance of horses and  
804 steam powered winches. When traveling westward, the passengers had to disembark, board horse-  
805 drawn carriages and meet the train at the end of the planes. The highest Plane #4, located west of  
806 the Town at the intersection of Woodville Road and MD Route 144, is still a recognized location  
807 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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808 In 1839 the planes were abandoned, and the new line was constructed north of Mount Airy. This  
809 was a result of more powerful locomotives that had been constructed, and heavier loads were being  
810 hauled. In 1901, the tunnel was constructed on the south side of town, and the existing line into  
811 town became a spur line through what is now the Town of Mount Airy.



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

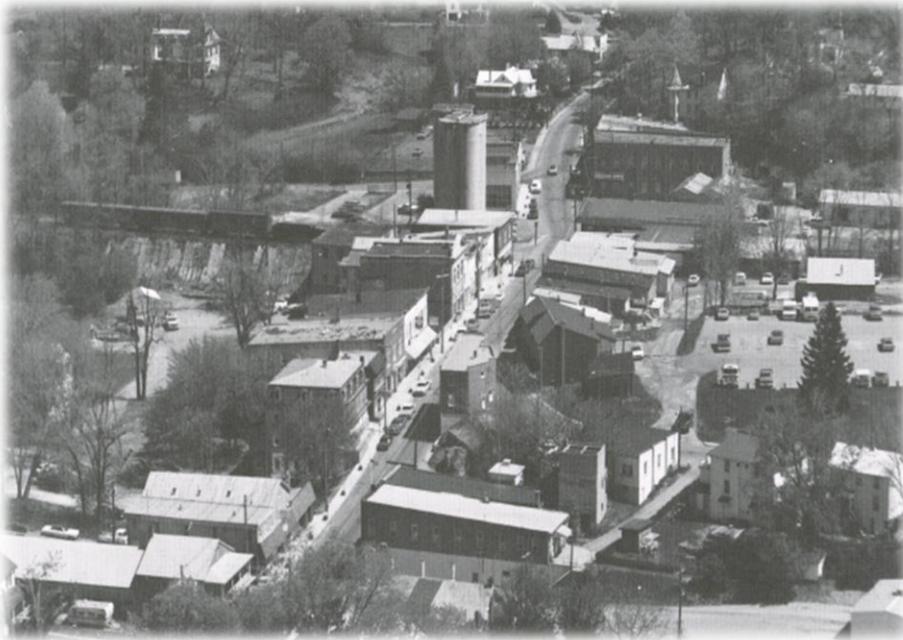
813 The town named the first resident, Henry Bussard, as the station agent for the new train station.  
814 Mr. Bussard was also the first major landowner in Mount Airy. By 1846, the Town was sparsely  
815 settled with several houses, a Town store, a barber shop, and a shoemaker shop. Pine Grove  
816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

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

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

830 In 1893, the Carroll County Board of Education funded the construction of a three-room  
831 schoolhouse that was completed in September, 1894. That building, approximately 1,700 sq. ft. in  
832 size, was located on the east side of Main Street, 1/4 of a mile south of the railroad tracks. It is  
833 now part of the Calvary United Methodist Church property. The school operated from 9:00 am to  
834 4:00 p.m., much like today's schools. The chapel remained open during the early part of the Civil  
835 War despite the Union soldier activity.



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

836  
837 With the incorporation of the Town in 1894 came the establishment of the Town's government  
838 structure, which included the Town Mayor and Town Council.

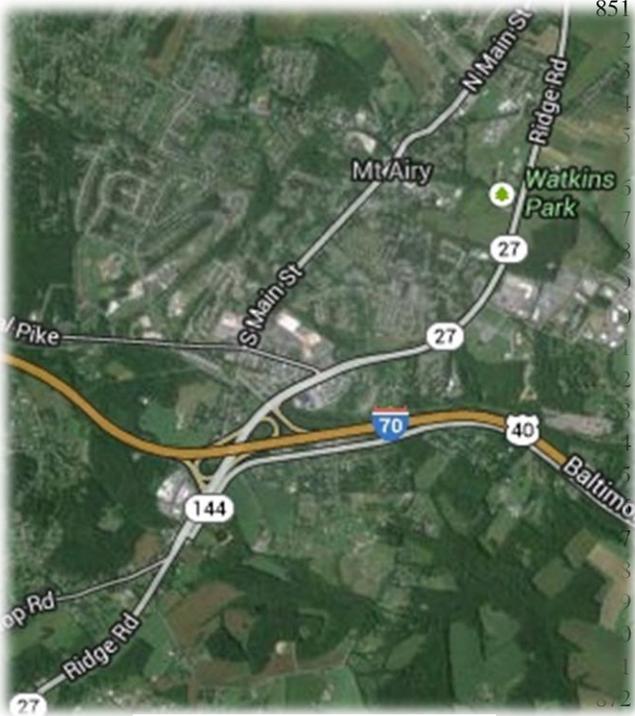
839 The first Mount Airy Mayor was Byron S. Dorsey, who served ten years in that office between

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840 1894 and 1904.

841 In 1900, the Town’s population had grown to 332 residents. By 1910, the Town’s population was  
842 428, and it was determined that the Town had enough student population to justify a State  
843 accredited high school. A high school with classes was organized, but an official high school  
844 building to house all eleven grades was not built at that time.

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



THE ROADS SURROUNDING THE TOWN

851 South Main Street adjacent to  
852 Town Hall. The  
853 redevelopment allowed for a  
854 large outdoor plaza to be  
855 installed as part of that project.

856 During the late 1920s and  
857 early 1930’s, the Town  
858 continued to flourish despite  
859 the onset of the Great  
860 Depression. The 1930 U.S.  
861 Census tallied the Town’s  
862 population at 845 persons, an  
863 increase of 91 people since  
864 1920. The railroad company  
865 largely contributed to the  
866 growth of the population and  
867 the Town’s economy. As a  
868 result, expanded Town  
869 services included necessary  
870 public utilities such as electric  
871 service when Potomac Edison  
872 was established in Mount  
873 Airy. The thriving economy

874 supported the initiation of several large businesses in the 1930s, such as a poultry operation, two  
875 automobile garages, an ice factory, and the creation of the Mount Airy Canning Company, which  
876 provided about 250 jobs for Town residents. In 1932, the first motion picture theater opened in  
877 Mount Airy, establishing a core business district. During that time, the Town also saw the purchase

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878 of land for a Town Park, the opening of a grocery store and a lumber yard, and the dedication of  
879 Pine Grove Chapel for use as a nonsectarian chapel.

880 REGIONAL SETTING AND GROWTH PATTERNS

881 The Washington-Baltimore job market has had a profound influence on Mount Airy as well as a  
882 far-reaching impact on its surrounding areas. The outer suburban development area of the  
883 Washington-Baltimore Region now extends well into central/western Maryland, Northern  
884 Virginia, the southeastern portion of Pennsylvania, and even the eastern region of West Virginia.  
885 Mount Airy is located at the junction of MD 27 and I-70 and is affected by the pattern and pace of  
886 development along both traffic corridors. Many families have relocated to Mount Airy to attain a  
887 high quality of life and convenient commuting to Baltimore, Washington, D.C., or Frederick job  
888 markets. As noted in the 2020 Town Survey, the top five most-liked attributes of living in Mount  
889 Airy were, in rank order: small Town environment; sense of safety; family oriented; quiet  
890 community; and location. In this regard,  
891 the Town continues to function as a  
892 “bedroom community” while providing its  
893 residents with many services and  
894 commercial enterprises.

895 The regional and Town population growth  
896 during the last several decades has been  
897 significant. Mount Airy grew 33% each  
898 decade from 1940 to 1970. Then from  
899 1970 to 1980, the growth rate increased by  
900 34%, and from 1980 to 1990 it surpassed  
901 59%. According to the State of Maryland,  
902 Mount Airy was the fastest-growing  
903 municipality in the State from 1990 to  
904 1997. Mount Airy’s location at a meeting  
905 point of the boundaries of four counties  
906 and its convenient commuting distance to the major regional employment centers set the stage for  
907 tremendous growth pressure from 1980 to 2000.

908 That trend continued at the beginning of 2000, but slowed in 2005 due to water capacity constraints  
909 and the overall downturn in the economic climate, *DOWNTOWN MOUNT AIRY – SUMMER 2023*  
910 along with the community’s desire to slow the  
911 pace of growth.

912 Most of the future growth is expected to take place in the commercially zoned corridors that frame



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914 and define Mount Airy’s downtown area, thus encouraging downtown development and  
 915 revitalization. This plan suggests a reduction of residential development capacity for future  
 916 annexation areas. For this 2023 Master Plan cycle, this reduction is predicated upon severe  
 917 limitations on water supply and wastewater treatment capacity, along with the premise that these  
 918 limitations will be difficult to overcome within the next ten years.

919  
 920 The chart below, based upon data from the Maryland Department of Planning as of December,  
 921 2022, provides an understanding of the historical and projected population growth (in percent) for  
 922 the State, Carroll County and our adjoining Counties.

923  
 924 **STATE and COUNTY**  
 925 **ANNUALIZED HISTORICAL AND PROJECTED GROWTH RATES (%)**  
 926

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

927 **Note:** Projections above are from both the Baltimore Metropolitan Council of Government’s Cooperative Forecasting  
 928 Committee and the Metropolitan Washington Council of Government’s Cooperative Forecasting Committee.  
 929

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

941

ANALYSIS OF THE TOWN’S POPULATION

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

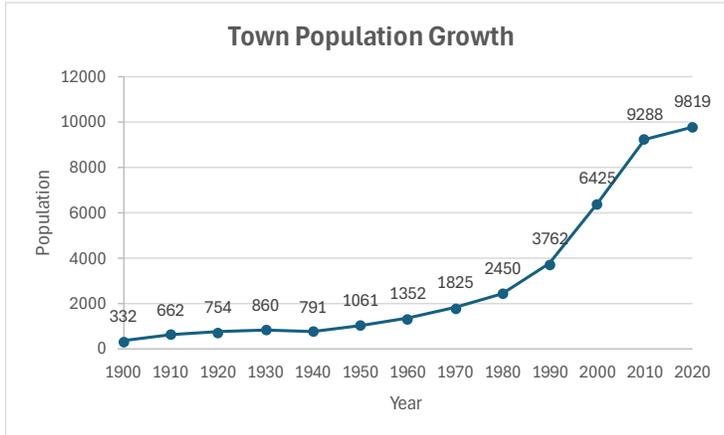
944

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%

945 Within the above 2020 Census population, there is a high Town resident homeownership  
 946 percentage of 90.2%. In 2020, approximately 9% of the total Town housing inventory was multi-  
 947 unit dwellings. The persons-per-household in 2020 was 2.95; very similar to 2000, which was  
 948 about 3.0 persons-per-household. The per capita income in 2022 dollars was \$54,557, with a  
 949 median household income level of \$148,779. Only 3.7% of the Town’s households were below  
 950 the poverty level.  
 951

952  
 953 The significant increase in population during 1990-2010 contributed to a rise in residential building  
 954 (e.g. Summit Ridge, Sterling Glen and Nottingham) along with an increase in general business  
 955 activity of the Town for service and retail businesses, such as grocery store chains, restaurants,  
 956 convenience stores, daycare facilities, medical services, special craft stores and gift shops. The  
 957 steady increase in population growth during this period attracted new businesses growth within  
 958 commercially zoned areas of the Town.

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959  
960 Then, from 2010-2020, population growth slowed. Factors which caused this downturn include  
961 the nation-wide economic slowdown and general immobility of the workforce due to the  
962 pandemic, Town compliance with the 2004 MDE Consent Order to limit building permits (due to  
963 water shortages), and a clear focus in the 2013 Master Plan to encourage more commercial growth  
964 versus residential growth (e.g., the Downtown Vision Plan).

965  
966 Looking ahead for 2023-2033:

- 967 • All projected growth opportunities (residential, commercial, etc.) will continue to be limited  
968 by adequate public facilities such as Water, Schools, Waste Water Treatment and  
969 Transportation infrastructure. The analysis and certifications of these critical facilities must  
970 follow a thorough and consistent process by the Planning Commission at the concept plan stage  
971 to ensure any growth can be allowed while sustaining adequate public facilities.
- 972
- 973 • With the 2019-2020 creation of a new Mixed-Use District zoning code being applied to two  
974 large tracts within the Town limits (e.g. Greentree Village and the Beck Property), it is likely  
975 that the most significant residential and commercial growth opportunity (barring any additional  
976 annexed properties) lies within these two parcels. Although these two mixed-use parcels'  
977 development could provide increased financial stability to our Town in the outyears, we must  
978 ensure that any development within them is smart, sustainable (i.e., APFO-certified) and, most  
979 importantly, enhances our Town's overall quality of life.
- 980
- 981 • Commercial-zoned and Industrial-zoned opportunities during 2023-2033 will likely be found  
982 in the Downtown Zone, within any Neighborhood Professional rezoning, and within the  
983 continued buildout of the Twin Arch Business Park.
- 984
- 985 • Strictly residential-zoned opportunities during 2023-2033 should focus on the development of

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986 the old Cold Storage tract, the Dennis Property off Main St. and the recently annexed tract near  
 987 the Summit Ridge neighborhood off Buffalo Road.

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

997

998

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

999 For this 2023 Master Plan cycle, any growth within any zoning district is predicated upon the  
 1000 limitations and adequacy of our water supply and wastewater treatment capacity.

1001  
 1002 At the conclusion of this plan's update (Fall, 2024) our local housing market (and consequently  
 1003 our population growth) has suffered a 2-year slowdown due to high interest rates, high rental rates,  
 1004 and reduced inventories of both rental and homeowner properties.

1005  
 1006 In summary, the recent economic downturn, coupled with residents' preference for limited growth,  
 1007 suggests that housing and population estimates for Mount Airy for the next 10 years will follow  
 1008 the Low Scenario for population growth. Our limited availability of water and sewer infrastructure,  
 1009 inflationary economic conditions driving up construction costs, higher interest rates for home  
 1010 loans, and expected new State Government housing policies (e.g. HB538 and guidance on

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1011 Accessory Dwelling Units), will affect home building activity and our overall inventory of  
1012 affordable housing.  
1013

1014 **TOWN EMPLOYMENT TRENDS**

---

1015 The Town will continue to create opportunities for service-related businesses but does not have  
1016 the size or economic base to become a “regional employment center” that provides a range of  
1017 professional and technical job opportunities for the resident population.

1018 The Maryland Data Center prepared the chart below which projects employment trends for the  
1019 surrounding counties:  
1020

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

1021  
1022 The majority of the workforce living in the Town of Mount Airy is employed at locations outside  
1023 of Carroll and Frederick Counties. Many residents have long commutes to the southern and eastern  
1024 job markets.  
1025

1026 **CHARACTERISTICS OF THE LOCAL ECONOMY**

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1027 The local economy is primarily service-oriented, with a steady influx of entrepreneurs locating or  
1028 expanding small businesses within the Town’s boundaries. Yet, a rise in general business activity  
1029 also encompasses commercial industries such as grocery stores, restaurants, convenience stores,  
1030 medical and hospital-related services, car washes, and daycare facilities. Based on data from the  
1031 North American Industry Classification System, the 2020 Census reflects a total of 741 business  
1032 establishments within the Mount Airy zip code.

1033 **LIMITATIONS OF TOWN INFRASTRUCTURE ON LOCAL BUSINESS GROWTH**

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1034 The State of Maryland has mandated strict controls on water appropriations requiring the Town to  
1035 restrict and prioritize development. Accordingly, in 2013 the Town repealed and reenacted Town  
1036 Code provisions that govern the allocation of available water and sewer capacity. The Town will  
1037 continue its downtown revitalization ([e.g. Downtown Zone infill and redevelopment](#)) as well as  
1038 the development of a major corridor leading into the downtown (e.g., Center Street).

**Commented [RG12]:** CM Domotor + Munder agreed edit on 11/25.

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1039 Applications for mixed-use developments, which were advocated in the previous Master Plan, will  
1040 appear during this Master Plan cycle. Their unique combination of residential units with  
1041 commercial businesses should provide opportunities for additional local employment. But again,  
1042 limited public facilities, such as water and sewer capacities, will set the pace of such development.

1043 When water allocations are assigned to any new business or development, the Town must monitor  
1044 and enforce compliance with that allocation. If the business or development continues to exceed  
1045 their water allocation, then the Town must reduce the business' hours of operation, impose  
1046 mandatory water restrictions, impose severe monetary penalties during the time(s) when  
1047 allocations are exceeded, and/or issue a stop-work in order to force the business to meet its agreed  
1048 allocation. These measures are necessary because if businesses routinely exceed their allocation,  
1049 then that behavior restricts or even prevents new business growth due to the unavailability of water.

1050 SUMMARY

1051 The Town of Mount Airy and the surrounding region will continue to grow at a slow pace. The  
1052 close proximity of the Town to major highways will continue to make it desirable as a locale for  
1053 businesses, although the adequacy (or not) of all seven areas of the Town's Adequate Public  
1054 Facilities Ordinance (APFO) will drive the pace of any proposed development.

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1066 **CHAPTER THREE: NATURAL RESOURCES**

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1067 **FEDERAL AND STATE OBJECTIVES**

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1068 Protection of the Town's natural and environmental resources is absolutely essential to maintaining  
1069 the quality of life that Mount Airy currently enjoys. Research is under way to identify how  
1070 development activity is affecting the natural ecosystem. In Maryland, this research has been  
1071 pursued diligently to understand how we may improve the conditions of the Chesapeake Bay.  
1072 While Mount Airy is over 60 miles from the shores of the Chesapeake Bay, stream tributaries that  
1073 begin in Mount Airy eventually terminate in the bay.

1074 To coordinate environmental efforts across the State, and ultimately improve the condition of the  
1075 Chesapeake Bay, the State has adopted several regulations requiring local governments to address  
1076 specific environmental issues. These laws, the *Maryland Economic Growth, Resource Protection,*  
1077 *and Planning Act of 1992 (as amended)*, and *1991 Forest Conservation Act*, and *Federal Clean*  
1078 *Water Act*, including storm water management, NPDES permit requirements and wetland  
1079 protection laws, along with the *Smart Growth Legislation of 1997 and Land Use-Local*  
1080 *Government Planning of 2006 (HB 1141)*. The latter legislation addressed land use, development  
1081 and water resources and requires that local comprehensive plans contain a Water Resources  
1082 Element and a Municipal Growth Element. In addition to these State regulatory measures, the  
1083 Town has independently addressed protection of steep slopes, floodplains and town well watershed  
1084 areas. This chapter reviews these regulations, and explores the relationships between natural  
1085 resource protection and land-use planning. The *Priority Preservation Area Element* was also  
1086 approved during the 2006 Legislate Session as part of HB 2 and is now required to be part of the  
1087 County Comprehensive Plan.

1088 **GENERAL CLIMATE**

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1089 Mount Airy sits astride Parris Ridge, and has a humid, temperate climate with four rather well-  
1090 defined seasons. The general atmospheric flow is from west to east but alternate surges of cold air  
1091 from the north and of warm humid air from the south occurs in the area, causing highly variable  
1092 weather. Nearness to the Atlantic Coast allows coastal storms to make up any deficiency of  
1093 precipitation resulting from the passage of weather systems over the mountains to the west.

1094 The average annual temperature is approximately 54 degrees, with January generally the coldest  
1095 month and July the warmest. Temperatures exceed 90 degrees Fahrenheit an average of 35 days a  
1096 year. The Town of Mount Airy is within the USDA Plant Hardiness Zones 7A and 7B for an annual

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1097 extreme minimum temperature of 0 to 10 degrees Fahrenheit.

1098 The average annual precipitation totals about 48 inches, with February the driest and September  
1099 the wettest month. During the growing season, which averages about 177 days from April through  
1100 September, the last part of July through the first part of August is the driest. The average seasonal  
1101 snowfall is 21 inches.<sup>2</sup> The monthly precipitation is about even all year compared to climates  
1102 elsewhere. The wettest month is a result from storm events which tend to be spotty and quick.  
1103 Conversely, precipitation in spring is more even with many small events.

#### 1104 TOPOGRAPHY

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1105 Topography, the shape and lay of the land, is a major factor in controlling and guiding the density,  
1106 type and direction development is to take place in any area. Severely sloping terrain (i.e., greater  
1107 than 25-degrees), if not retained and protected in an undeveloped state, is suitable only for low-  
1108 density residential use or forestation, while land, which is moderately sloped or rolling, can be  
1109 appropriate for low, medium, and high-density residential development. In addition, it is the level  
1110 areas, which are most easily adaptable for industrial and commercial land use.

1111 Mount Airy's Main Street, for the most part, runs atop Parrs Ridge in a northeast-southwest  
1112 direction with elevations ranging between 800-850+ feet, which descend in two directions roughly  
1113 perpendicular to the ridge's spine. Numerous valleys that extend outward toward the east and west  
1114 from this ridge cause the unusually hilly topography. The present downtown area is located in one  
1115 of the more pronounced of these valleys and this funnel-like location causes many challenges with  
1116 regard to development and road network. Although this rough, sloping terrain adds character and  
1117 creates diversity throughout the Town, the most severe slopes are avoided in order to reduce hazard  
1118 and eliminate risk in future development.

1119 Mount Airy straddles the division of two major drainage basins. Within the Frederick County  
1120 portion of the Town are the headwaters of Woodville Branch and Ben's Branch which are parts of  
1121 the Linganore Watershed, as well as the headwaters of Bush Creek, another Frederick County  
1122 Watershed. The Linganore Watershed drains into Lake Linganore, a secondary source of public  
1123 water for Frederick County. Both the Linganore and Bush Creek Watersheds are nested in the  
1124 Lower Monocacy River Watershed, with eventual drainage to the Potomac River. The east side  
1125 drains into the Chesapeake Bay via tributaries of Middle Run and the South Branch of the Patapsco  
1126 Rivers.

1127

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

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1128 GEOLOGY

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1129 Geologic formations that underlie an area can be vital to the type of future development the land  
1130 may sustain. The quality, quantity, and accessibility of ground water are directly linked to the type  
1131 of rock formation or aquifer involved. The depth of bedrock and the presence of rock outcroppings  
1132 both have an effect on certain land uses and developmental patterns.

1133 Ijamsville Formation and Marburg Schist are found throughout the Mount Airy area. The Marburg  
1134 Schist is mainly a bluish gray to green, fine-grained muscovite-chlorite schist, containing a  
1135 considerable amount of quartzite. Ijamsville Formation is blue, green, or purple phyllite and  
1136 phyllitic slate, with interbedded metasiltstone and metagraywacke.

1137 SOILS<sup>3</sup>

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1138 Soils data are useful in helping to determine areas most suitable for future development. By using  
1139 soil studies, sound estimates can be made about where people will be living, working and playing.

1140 This general soil survey and analysis takes into consideration the limitations, restrictions, and  
1141 hazards involved in the development of various soils areas in Mount Airy. By selecting an  
1142 unsuitable use for a specific soil, the risk of loss to the developer and to the Town can be very  
1143 high. The soils of our region which includes Mount Airy can be grouped into four major series  
1144 classifications as follow: a) Chester, b) Glenville, c) Mount Airy and d) Manor. Each has  
1145 characteristics that should be taken into consideration by those who propose to develop and use  
1146 the land.

1147 CHESTER – The Chester series consists of deep, well-drained soils that are usually found on  
1148 hilltops and the upper part of slopes. Hard rock is generally at a depth of more than five feet but  
1149 quartzite fragments are common throughout the soil. Chester soils are strongly acidic and have a  
1150 high available moisture capacity. These soils are found south of Route 40 in the Montgomery  
1151 County area and any dense development should be avoided or compensated for on slopes greater  
1152 than 15%.

1153 GLENVILLE – The Glenville series consists of moderately well drained, very strongly acid soils  
1154 that occur primarily on flats and at the foot of slopes. The depth to bedrock is generally more than  
1155 5 feet; the soils are only moderately productive; and they have a limited capacity to store moisture.  
1156 The Glenville soils are in limited areas found in the southern section of the Town vicinity and  
1157 dense development should be avoided or compensated for because of a high-water table.

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<sup>3</sup> 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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1158 MOUNT AIRY – The Mount Airy series consists of moderately deep, very strongly acid soils that  
1159 are somewhat excessively drained. The depth to bedrock in this soil is usually about 30 inches;  
1160 they have a low to moderate available moisture capacity, and if well managed are moderately  
1161 productive. These soils are found in the Carroll, Montgomery, and Howard County sections that  
1162 surround the Town. Furthermore, the shallow depth to bedrock will cause inconvenience in  
1163 relation to any subsurface excavation.

1164 MANOR – The Manor series consists of shallow, excessively drained and immature soils that are  
1165 not especially fertile or productive. These soils have a high available moisture capacity and are  
1166 strongly acid. Although very susceptible to erosion they are suitable for a variety of uses. These  
1167 soils are primarily found to the west of Mount Airy.

#### 1168 HYDROLOGIC SOIL GROUPS<sup>4</sup>

1169 Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil  
1170 Groups (HSGs) based on the soil's runoff potential. The four Hydrologic Soil Groups are A, B, C  
1171 and D. Where A's generally have the smallest runoff potential and D's have the greatest.

1172 **Group A** is sand, loamy sand, or sandy loam types of soils. It has low runoff potential and high  
1173 infiltration rates even when thoroughly wetted. They consist chiefly of deep, well-drained to  
1174 excessively-drained sands or gravels and have a high rate of water transmission.

1175 **Group B** is silt loam or loam. It has a moderate infiltration rate when thoroughly wetted and  
1176 consists chiefly of moderately deep to deep, moderately well-drained to well-drained soils with  
1177 moderately fine to moderately coarse textures.

1178 **Group C** soils are sandy clay loam. They have low infiltration rates when thoroughly wetted and  
1179 consist chiefly of soils with a layer that impedes downward movement of water and soils with  
1180 moderately fine to fine structure.

1181 **Group D** soils are clay loam, silty clay loam, sandy clay, silty clay or clay. This HSG has the  
1182 highest runoff potential. They have very low infiltration rates when thoroughly wetted and consist  
1183 chiefly of clay soils with a high swelling potential, soils with a permanent high-water table, soils

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<sup>4</sup> 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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1201 east and west. Between these minor ridges are small valleys in which the many branch streams  
1202 surrounding the Town begin. Most land slopes at 8 -10% and areas where slopes exceed 15% are  
1203 common. Land areas within the 100-year floodplain are minimal; located mostly along low-lying  
1204 streambeds. Similarly, few wetlands have been identified outside the stream valleys. Less than a  
1205 quarter mile south of Mount Airy the South Branch of the Patapsco River begins at Parr's Spring.  
1206 The Town limits extend east to the South Branch of the Patapsco River, which meets the Carroll  
1207 and Howard County boundaries.

## 1208 WATER

1209 The following discussion addresses the groundwater and surface sources of Mount Airy, and their  
1210 importance to the future development of the community.

### 1211 *Groundwater*

1212 The quality and quantity of groundwater is particularly important to the Town, which relies entirely  
1213 on groundwater for its water supply. The unconfined fractured rock aquifer within the Ijamsville  
1214 Formation and Marburg Schist is the source of groundwater supply for the Town. At the end of  
1215 2023, the Town's water supply system depended upon eleven (11) wells to obtain its drinking  
1216 water. ~~According to the 1958 report on the Water Resources of Frederick and Carroll County,<sup>5</sup> the  
1217 Marburg Schist well yields from 1 to 223 gpm and averages about 17 gpm. Well depths average  
1218 87 feet.~~ Except for limited areas along the crest of Parr's Ridge in the Ridgeville area, adequate  
1219 supplies of ground water can be obtained from wells nearly anywhere within the schist area.

1220  
1221 According to the 2010 Carroll County Water Resources Element (WRE), prepared by Malcolm  
1222 Pirnie, Inc., consultant for Carroll County Government, the water supply is susceptible to  
1223 contamination by nitrates, Volatile Organic Compound (VOC) [except well #8], Synthetic Organic  
1224 Compounds (SOC), per- and poly-fluoroalkyl substances (PFAS), and radionuclides. But the  
1225 supply is not susceptible to protozoans. Further, wells #2 and #7 are susceptible to bacteria and  
1226 viruses. As the Town is "sitting" on its own water supply, the groundwater has the risk of  
1227 undesirable contaminants in the form of road salts applied during the winter, fertilizer applications,  
1228 or an unintentional leaky sanitary sewer. Carroll County will update the WRE in 2024.  
1229

**Commented [RG13]:** Town Eng + CMs Domotor and Munder agreed edit on 11/25 ... incl deletion of footnote to a 1958 reference.

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<sup>5</sup> ~~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.~~

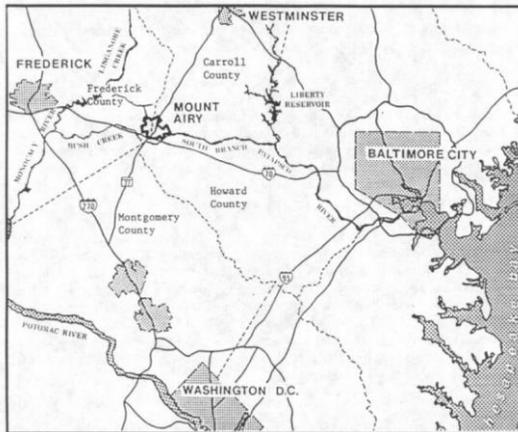
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1230 Springheads are generally common in this schist formation, but are not a major source of water in  
1231 the Mount Airy area. There is a small spring in Summit Ridge at Main Street and Prospect Rd.  
1232 The pond at the Four County Farm just south of the Town is also spring fed.  
1233

1234 Development affects groundwater quality in numerous ways: the introduction of impervious  
1235 surfaces, grading (which removes existing vegetation), concentration of pollutants into single high-  
1236 volume drainage areas (stormwater management ponds), and the potential application or spill of  
1237 chemicals that are not naturally absorbed or filtered. Common sources of contamination include  
1238 salt from road de-icing, excessive fertilizer and pesticide application, a leaking sanitary sewer  
1239 system, leaking underground storage  
1240 tanks, and other “non-point source”  
1241 pollution.

#### 1242 *Surface Water*

1244 Because of its unique location at the  
1245 perimeter of two major watersheds it is  
1246 not surprising that Mount Airy does not  
1247 have a large supply of surface water.  
1248 The most important watershed is the  
1249 South Branch of the Patapsco River that  
1250 is located directly southeast of the Town  
1251 limits. Other minor streams that affect  
1252 Mount Airy are Ben’s Branch, several  
1253 unnamed tributaries of Bush Creek,  
1254 Woodville Branch, and Middle Run.



#### 1255 STREAMS AND STREAM BUFFERS

1256 The protection of streams requires undisturbed, vegetated stream buffers. Vegetated buffers can  
1257 slow the flow of stormwater which reduces the erosion of stream banks. Vegetation also absorbs  
1258 water and acts as a "filter" for pollutants and nutrients. By slowing the flow of rainwater, buffers  
1259 also allow the water temperature to moderate before entering streams, reducing shock to aquatic  
1260 species. Stream buffers provide other benefits as well, including improved wildlife habitat and  
1261 scenic value in developed areas.

1262 The Town of Mount Airy, through its adoption of the Carroll County Water Resources  
1263 Management Manual (updated in August, 2022), restricts development along streams. The stream  
1264 buffer is an undisturbed zone extending from the banks of a stream. Stream buffers will be applied  
1265 County-wide, regardless of whether they are located within another Water Resource Management  
1266 Area (e.g., Surface Watershed Area). Stream buffers should remain undisturbed unless an existing  
1267 permanent improvement is within the delineated variable-width stream buffer. Existing permanent  
1268 improvements (e.g., driveways, bridges, sheds, etc.) and an appropriate area around them should

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1269 be excluded from the delineated variable-width stream buffer to allow for maintenance and access.  
1270 All stream buffers shall be a minimum of 50 feet wide from each stream bank. Each site's  
1271 conditions will determine the final stream buffer width.

1272 Several "models" exist by which an appropriate stream buffer could be established. Rather than  
1273 establish a uniform buffer width for all streams, most models recommend that a buffer width be  
1274 established to accomplish specific goals. A review of studies conducted nationwide finds that to  
1275 significantly reduce the level of phosphorous entering streams, a 300-foot buffer on each side of  
1276 the stream is necessary. However, if the goal is a reduction of sedimentation of the stream, a 100-  
1277 foot buffer may suffice. Frederick County adopted strong stream protection regulations in 2008,  
1278 which includes a variable width buffer based on degree and extent of slope, plus extra setbacks  
1279 from streams in the Linganore Watershed to help reduce sediment in Lake Linganore. These buffer  
1280 regulations were amended by the Frederick County BOCC on October 31, 2013 and reduced the  
1281 required setback distances.

1282

1283 In summary, the effectiveness of a buffer is determined by many factors, including the steepness  
1284 and length of slope within the buffer, the type of vegetative cover, the soil erodibility, and the  
1285 presence of impervious surfaces (such as pavement or rooftops). A 100-foot buffer around a  
1286 water supply is required. However, in calculating the buffer, impervious surface area and slopes  
1287 exceeding 25% do not count towards the buffer width requirement in order to give  
1288 environmentally sensitive areas maximum protection.

1289 **100-YEAR FLOODPLAIN**

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1290 In 2006, the Town Council enacted Chapter 61 of the Town of Mount Airy Code whereby the  
1291 Town adopted the Carroll County Floodplain Management Ordinance codified in Chapter 114 of  
1292 the Carroll County Code. In January 2012, the Town Council formally designated Carroll County,  
1293 under the National Flood Insurance Program, as the government entity responsible for floodplain  
1294 administration within the Town. Mount Airy does not permit development within the 100-year  
1295 floodplain.<sup>6</sup>

1296 **ENDANGERED SPECIES HABITATS**

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1297 In an effort to preserve habitat, 300-foot-wide forested buffers should be encouraged where  
1298 practical and beneficial to wildlife. Land-use policies, parks planning, and forestation resulting  
1299 from the Forest Conservation Act should contribute to enhancement of these corridors. Several  
1300 species of plants and animals are listed as rare, threatened, or endangered in Frederick County and  
1301 Carroll County.<sup>7</sup>

1302

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<sup>6</sup> Town Code §112-10, *Structures and Land Development in Floodplain*

<sup>7</sup> Maryland Department of Natural Resources

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1303 **STEEP SLOPES**

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1304 Mount Airy does not permit development on slopes equal to or greater than 25%, and are not  
1305 considered as part of any minimum lot area. The State Forest Conservation Act defines steep  
1306 slopes as greater than 25%, or slopes greater than 15% with a K-value (soil erodibility) greater  
1307 than 0.35. It is difficult to develop on slopes in excess of 15% without significant grading.

1308 **STATE FOREST CONSERVATION ACT**

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1309 In 1991, the State of Maryland adopted the first edition of the Forest Conservation Act, which  
1310 provides that forest retention, reforestation, and/or afforestation be required of new land  
1311 development. Subsequent reviews of statutory and regulatory requirements of the Forest  
1312 Conservation Act resulted in the release of second and third editions of the manual, in 1995 and  
1313 1997, respectively. This legislation allows local governments to develop their own programs,  
1314 provided they meet the intent of the State Law. The Town of Mount Airy worked closely in  
1315 conjunction with Carroll County to develop a program that could be implemented in the Town.  
1316 The program has been administered successfully since 1993.

1317 The current program implemented for Carroll County stresses retention of existing forest area as  
1318 the primary objective in order to fulfill the requirements of the ordinance. For every square acre  
1319 of forest removed, the same amount will have to be replaced (reforested) on-site or somewhere  
1320 within the same county managing the forestation bank. Afforestation, which is establishing a  
1321 forest where there is none, is also required to meet the State objective of increasing forest cover in  
1322 the State. Any residential development on property that has less than 20% of its land in forest  
1323 cover must provide a 20% threshold of afforestation. Industrial and commercial lands are  
1324 permitted slightly lesser criteria, requiring a minimum of 15% of the post-development land to be  
1325 forested. To guide forestation decisions, priority retention areas and priority forestation areas are  
1326 defined. These areas include stream buffers, steep slopes, wildlife corridors, and similarly valued  
1327 natural areas. The requirements of the Forest Conservation Act have contributed to the  
1328 preservation and aesthetic retention of natural and conservation areas within the Town limits.  
1329 Although the Town has allowed developers to utilize certain dedicated "open space" and other  
1330 natural drainage areas or steep slope areas within established subdivisions, lack of suitable land  
1331 quickly has become a dilemma. The Town has subsequently allowed developers of commercial  
1332 and industrial projects to fulfill their forestation requirements through Carroll County-approved  
1333 "Forestation Banks." These banks are located in various areas throughout the county but have a  
1334 set number of acres that can be purchased by developers to fill their requirements. The banking  
1335 has worked well in Carroll County because the land used for these banks is located in strategic  
1336 areas along streambeds, steep slopes, or other officially designated environmentally sensitive  
1337 areas. Through the successful partnership between the Town and Carroll County, there now exists  
1338 the opportunity to allow additional landscape plantings within developments that could meet  
1339 forestation requirements. This proposed flexibility in the Forestation Ordinance requirements  
1340 would encourage more on-site plantings instead of being forced to use off-site forestation banks.

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1341 CARROLL COUNTY WATER RESOURCE MANAGEMENT CODE AND THE  
1342 WATER RESOURCE MANAGEMENT MANUAL

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1343 In April 2004, the Carroll County Commissioners adopted Ordinance No. 04-08, which created  
1344 Chapter 154, Water Resource Management within the County Code. This new chapter formalized  
1345 and strengthened the ability to manage and protect water resources within the county. The chapter  
1346 provides for the delineation of management areas, and the ability to perform a water resource  
1347 impact review on all proposed development projects within the county. Mt. Airy is among the  
1348 several municipalities which have also adopted Chapter 154 (Town Code §110-1, Adoption of  
1349 County Provisions).

1350 Updated in 2022, the Water Resource Management Manual has the overall goal to allow  
1351 development to proceed in a manner that will minimize adverse impacts on the water supply. Some  
1352 of Carroll County’s geology and land use are unique and standards were developed to address local  
1353 needs.

1354 2023 TRIENNIAL UPDATE TO THE CARROLL COUNTY WATER AND SEWER  
1355 MASTER PLAN

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1356 Adopted in June, 2023, this updated plan implements the Carroll County Master Plan and guides  
1357 the municipalities’ Master Plans. The County’s Water & Sewer Master Plan has the following  
1358 three goals:

1359 **Goal 1:** Establish cost-effective public water and wastewater facilities that are consistent with the  
1360 type and timing of planned development.

1361 **Goal 2:** Identify and plan for specific water and wastewater facilities that will accomplish Water  
1362 Resource Element goals and strategies.

1363 **Goal 3:** Provide information about private water and wastewater users to inform planning-related  
1364 analysis and decision-making.

1365 This Water and Sewer Master Plan and Chapter 154 of the County Code identify our county’s  
1366 public water supply sources as the following Water Resource Management Areas:

1367 A. **Carbonate Rock Area:** Presently, Mt. Airy has no Carbonate Rock Area beneath its  
1368 boundaries.

1369  
1370 B. **Wellhead Protection Area:** This area represents those regions that contribute groundwater  
1371 to the indicated sources. These areas are based on “capture areas” as estimated from available  
1372 field-testing data, hydrologic flow equations, and groundwater availability estimates, in  
1373 combination with the hydrogeological characteristics of the subject aquifers. The Town has a

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1374 wellhead protection ordinance to protect the well recharge areas around all of its current  
1375 eleven (11) wells.  
1376

1377 C. **Aquifer Protection Area:** This area encompasses regions within 2,000 feet of each  
1378 Designated Growth Area (DGA) boundary, as well as any watershed-draining tributary to the  
1379 Aquifer Protection Area (APA). The groundwater recharge available is assumed to be that  
1380 which could be captured by gravity drainage into each of these areas. These areas, therefore,  
1381 constitute the potential groundwater resource available to serve DGAs into the future. Mt.  
1382 Airy is among the County’s DGAs.  
1383

1384 D. **Surface Watershed Area:** This area encompasses the drainage basins of all existing and  
1385 proposed surface water reservoirs in Carroll County. The delineation of these areas is based  
1386 on topography and gravity drainage to the reservoirs.

1387 The triennial update also emphasizes that the conservation of water is a fundamental aspect of  
1388 resource protection and management. This component of Carroll County’s Water Resource  
1389 Management Program consists of three elements: educate the public, update the plumbing code  
1390 for new construction, and retrofit plumbing in existing construction. The Town complies with the  
1391 County mandates for water conservation devices in new construction and requires that certain new  
1392 plumbing fixtures meet specified flow rates.

1393 WATER CONTAMINATION

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1394 Under the Federal Clean Water Act of 1972, the State is required to identify “impaired” water  
1395 bodies or those water bodies that do not meet their designated water quality standards. Impairments  
1396 can come from nutrients such as nitrogen and phosphorus, sediment, pathogens, mercury, and other  
1397 components (e.g. Per- and Polyfluorinated Substances commonly known as PFAS, lead, and  
1398 copper). Once a water body is deemed “impaired,” a Total Maximum Daily Load (TMDL) is  
1399 developed by the Maryland Department of the Environment (MDE). A TDML is the maximum  
1400 amount of a pollutant that the water body can assimilate and still meet water quality standards. To  
1401 reduce pollutants of the receiving waters and address identified impairments, watershed  
1402 implementation plans are required to be developed at both the State and Local level.  
1403

1404 In 2021, the Lead and Copper Rule Revisions (LCRR) required the Town to develop a service line  
1405 inventory and lead service line replacement plan by October 16, 2024. In 2025, the Town will  
1406 begin financial coordination with the state to design and install State-accepted lead mitigation to  
1407 remove all lead and galvanized lines from our water system.  
1408

1409 In 2023, the Town began routine well testing for PFAS contamination based upon EPA and MDE  
1410 limits. Due to the 2024 contamination levels at some test sites, the Town began the financial  
1411 coordination with the State to design and install State-accepted PFAS mitigation equipment to be  
1412 located at specific water pumping stations.

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1413 WATER RESOURCE MANAGEMENT STANDARDS AND THE MASTER PLAN

1414 The Carroll County Water Resource Management Standards / Master Plan Compatibility Study  
1415 prepared by Horsley Witten and Hegemann, Inc. reviewed the relationship between the proposed  
1416 standards and their conflict or consistency with planning and zoning policies. If planning policies  
1417 and regulations were not respectful of water resource issues, the success of water resource  
1418 standards would be limited. The following recommendations apply to Mount Airy:

1419 **A. General Land Use Recommendations** - While contamination is a potential threat regardless of  
1420 the land use, industrial uses are more likely to cause groundwater contamination from hazardous  
1421 material accidents. However, increased nutrient loads and reduced groundwater recharge can  
1422 result from intense development of any land use within a community's well watershed. Water  
1423 quality problems include PFAS contamination, excessive nitrate levels from residential and  
1424 agricultural fertilizers and business wastewater, and phosphorus that is a result of surface run-off  
1425 from residential, commercial, and agricultural uses.

1426 **B. Industrial Development** - The threat of groundwater contamination from industrial leaks and  
1427 spills can be significant. The study recommends that existing and future industrial areas are subject  
1428 to water resource management standards, and that future planning locate industrial activity outside  
1429 potential community well watersheds.

1430 Currently, the Town has two wells whose watersheds include industrial land -- production well #6  
1431 and production well #7. Production well #6 is located 1500 feet from current industrial land uses  
1432 and is at Watkins Regional Park. Production well #7 is located within the industrial park of the  
1433 Twin Ridge Professional Center. The Town will continue to monitor all of our wells and remain  
1434 vigilant for any activities that may adversely affect our wells.

1435 WELLHEAD PROTECTION AREAS

1436 Carroll County's Water Resource Management Manual (updated in August 2022) requires a 100-  
1437 foot undisturbed buffer around community wells. The purpose of a buffer area is to ensure  
1438 adequate time delay before contaminants could reach a well. The Horsley, Witten and Hegemann  
1439 study explains that the buffer area should be sized according to the potential draw of the well, and  
1440 most wells draw from an area larger than 100 feet. A well pumped at higher volumes will draw  
1441 from a larger area over the same period of time than a lesser pumped well. Maryland Department  
1442 of the Environment (MDE) has mapped recharge areas, but no studies have actually documented  
1443 subsurface water flow under the Town.

1444 MOUNT AIRY WELLHEAD PROTECTION ORDINANCE

1445 In 1998, the Town of Mount Airy updated and adopted a Wellhead Protection Ordinance (Town  
1446 Code §109, Article V, Wellhead Protection). The Ordinance designates a large portion of the  
1447 Town boundary as the Wellhead Protection Area and, therefore, regulates the review and provides

Commented [RG14]: Town Eng, CMs Domotor + Munder  
agreed edit on 11/25.

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1448 a venue for analysis of all land uses within the Town boundaries. The Ordinance lists specific  
1449 permitted uses, conditional uses, and prohibited uses.

1450 All of the conditional uses must come under an additional layer of review from the Town to ensure  
1451 that the public groundwater supply will not be threatened by a particular use. The ordinance also  
1452 specifies the documentation required by the landowner to ensure the prevention of any immediate  
1453 or long-term hazard to the wellhead protection area of the Town. Conditional uses apply to fuel  
1454 storage, dry cleaning businesses, and heavy manufacturing uses. An example of prohibited uses  
1455 may be junkyards, storage of hazardous materials, landfills, and open burning or dumpsites.

1456 MINIMUM WELL PRODUCTION ORDINANCE

1457 In October, 2023, the Town Council passed Ordinance 2023-40 to ensure a minimum flow of water  
1458 from any new test well before it is accepted by the Town (Town Code §109-4, *Wells*). That  
1459 minimum flow is at least a net yield of 75,000 gallons per day (gpd) after deductions based upon  
1460 limiting factors including, but not limited to:

- 1461 (1) The MDE annual average appropriation from the well,  
1462 (2) The ability of the well to maintain production of at least 75,000 gpd during periods of drought.,  
1463 and  
1464 (3) The availability of treatment facilities to treat the water from the well.

1465 The Ordinance does allow for acceptance of wells producing less than 75,000 gpd, but only when  
1466 it is recommended by the Town Engineer and under such circumstances as:

- 1467 (a) The well is one of multiple wells to be simultaneously dedicated to the Town that  
1468 collectively produce a net yield of at least 150,000 gpd after deduction of limiting factors.  
1469 (b) The individual well produces at least a net yield of 50,000 gpd after deduction of limiting  
1470 factors.

1471 RESPONSIBILITY OF DEVELOPERS TO PROVIDE NEW WATER SOURCES

1472 In 1989, the Town adopted Ordinance No. 1989-2 that requires developers to find a significant  
1473 well within their project area or pay a well exploration fee. Following adoption of this ordinance,  
1474 several good wells have been found. However, the new wells may be located within the  
1475 development regardless of the proposed density or permitted land use. As a requirement for most  
1476 major residential annexations, the development of a well is a necessity. Growth of the Town over  
1477 the last ten years has created the need for new wells from a major development to offset the added  
1478 draw on the existing water system.

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1479 WATER RESOURCE COORDINATION COUNCIL (WRCC)

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1480 Mt. Airy is among a group of 8 municipalities within Carroll County committed to working  
1481 together to address water, wastewater and stormwater management issues. Their routine sharing  
1482 of best-practices has proven to be an effective and efficient water management body.

1483 The Water Resource Coordination Council (WRCC) was formed in March 2007 by a non-binding  
1484 joint resolution between the County, municipalities, and Carroll County Health Department. The  
1485 body provides a mechanism for cooperative problem solving of critical water resource  
1486 management issues facing the County and municipalities. The body fosters discussion between  
1487 jurisdictions in order to develop regional (watershed) or county-wide approaches to policies,  
1488 procedures, and solutions regarding water resource development and protection. Most importantly,  
1489 it provides a forum for the dissemination of ideas, solutions, and cost-saving approaches to water  
1490 resource development and protection within Carroll County.

1491 STORMWATER MANAGEMENT

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1492 Stormwater management facilities are an attempt to replace the natural network for rainwater travel  
1493 and filtering in developed areas. Stormwater runoff is conveyed to a stormwater management  
1494 facility via sheet flow, storm drain system or another method of conveyance. Once the runoff  
1495 reaches the facility, its release rate and quality can be managed.

1496 There are various types of stormwater management facilities designed primarily to control the  
1497 increased volume or rate of runoff and/or eliminate pollutants that result from rainfall on developed  
1498 areas. Stormwater management structures help prevent the sudden flow of stormwater into  
1499 streams, and thereby reduce the risk of erosion and sediment deposit. Stormwater management  
1500 facilities also help prevent large volumes of runoff from damaging downstream properties.  
1501 Another primary function of many stormwater management facilities is pollutant removal. In  
1502 addition, stormwater management facilities often facilitate infiltration of surface water to replenish  
1503 Mount Airy's groundwater (drinking water) supply.

1504 Although stormwater management facilities provide many benefits, some problems related to these  
1505 facilities persist. Because facility design concentrates runoff in one location, there may be an  
1506 increased loading of pollutants or nutrients at that location. The best way to minimize this loading  
1507 is to provide as much natural vegetated surface area as possible throughout each new development.  
1508 Vegetation will help treat pollutant-laden runoff. Stormwater management facilities also require  
1509 substantial maintenance, which is typically provided by the Town at taxpayer expense within low-  
1510 density residential developments.

1511 In 2007, House Bill 786 ((HB), known as the Stormwater Management Act, was passed. This  
1512 legislation requires stormwater management practices to mimic natural water runoff and minimize  
1513 land development impact on water resources. The stricter standard reduces pollution runoff to the

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1514 Bay from impervious surfaces such as pavement, roofs, and structures.

1515 Long range planning is the primary tool to address the stormwater challenges of the future. Such  
1516 planning includes a multi-year program of stormwater upgrades to meet future needs. The impact  
1517 of climate change on the current stormwater infrastructure shall be closely monitored moving  
1518 forward and addressed in the design of new facilities. This will result in funding increases to  
1519 support more robust stormwater management infrastructure. All major stormwater management  
1520 projects will be coordinated with the aforementioned Water Resource Coordination Council  
1521 (WRCC).

1522 MARYLAND AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION  
1523 SYSTEM

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1524 The State of Maryland created, and is an ongoing participant in, the National Pollutant Discharge  
1525 Elimination System (NPDES) for stormwater management. This program is designed to monitor  
1526 stormwater flow for pollutants; some of which are considered “non-point source” or being  
1527 generated some distance away from the storm drain system, but ultimately accessing the municipal  
1528 storm drain system. These off-site pollutants make their way into the system and could potentially  
1529 create a negative effect on the groundwater supply for the town.

1530 A NPDES Phase II permit is required from the State for all counties and municipalities to  
1531 continuously monitor their stormwater flow for contaminants. This permitting process is required  
1532 from the EPA as part of the Federal Clean Water Act. Under this permit, Best Management  
1533 Practices are promoted and the implementation of the following six measures is encouraged:

- 1534 • Public education and outreach
- 1535 • Public participation and involvement
- 1536 • Illicit discharge detection and elimination
- 1537 • Construction site runoff control
- 1538 • Post -construction runoff control
- 1539 • Pollution prevention/good housekeeping

1540  
1541 ~~This permit will be carried by Carroll County. The Town of Mount Airy will be attached to their~~  
1542 ~~permit and therefore be in compliance with the program. This permit exists at Carroll County and~~  
1543 ~~includes the Town.~~ In order for the County to meet the requirements of the permit, the storm drain  
1544 system for the County and all of the municipalities participating will need to be put into a mapping  
1545 program. The County has the staff to log-in all new storm drain system information and make the  
1546 necessary reporting requirements to the State.

1547 GILLIS FALLS RESERVOIR

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1548 In 1988, the Carroll County Bureau of Water Resources released a study including estimates of

**Commented [RG15]:** CMs Domotor + Munder + Town Engineer agreed edit on 11/25. Exact new text was not specified, but hopefully the proposed edit suffices.

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1549 water supply and demand in southern Carroll County. That water resource study concluded that  
1550 water demand would exceed supply by the year 2015. In order to plan for the future water usage,  
1551 Carroll County began planning for a surface water source, the Gillis Falls Reservoir, located 2  
1552 miles northeast of Mt. Airy. As of 2023, the County has purchased about 91% of the total 1,200  
1553 acres needed to establish the reservoir. The land of the reservoir watershed is primarily in  
1554 conservation-zoning; thereby protecting the water quality of a possible future reservoir.

1555 Of note, the Carroll County 2023 Water and Sewer Master Plan includes the Gillis Falls Reservoir  
1556 as one of the Town's potential long-term (10+ years) options for a new surface water source. That  
1557 Master Plan recommendation also:

- 1558 • estimates a safe yield of 0.85 mgd from the reservoir,
- 1559 • encourages the Town and County to develop an intake pipeline for the reservoir on  
1560 Carroll County-owned property, and
- 1561 • for the Town and County to establish a 100-120 mg off-stream storage impoundment.

1562 HARRISON / LEISHEAR PROPERTY

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1563 An additional long-range recommendation from Carroll County for future groundwater  
1564 exploration is the potential new water supply options within the nearby Carroll County-owned  
1565 Harrison/Leishear property that is located just north of the current Town boundary. In the recent  
1566 past, the Town worked with Carroll County and MDE for water appropriations from four wells on  
1567 this property. That effort was being driven by discussions between the County and the Town to  
1568 possibly annex that property into the Town. Based upon the Town's testing during those  
1569 annexation negotiations, the four wells have an anticipated (combined) appropriation amount of  
1570 152,000 gpd. That amount would significantly mitigate the 2023 projected water shortfall of  
1571 165,000 gpd to meet the Town's future water demand needs. Unfortunately, the annexation  
1572 discussions were paused indefinitely and will need to be restarted in order to continue the addition  
1573 of this much-needed nearby groundwater source for the Town's future growth. The fact that the  
1574 2023 Carroll County Water and Sewer Master Plan includes this option for the Town gives  
1575 optimism to renewing those negotiations.

1576 WATER RESOURCE ELEMENT

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1577 The Water Resource Element (WRE) is a statutory requirement for jurisdictions to ensure that  
1578 municipalities have comprehensive plans to meet current and future water and sewer demands. It  
1579 sets out in detail the current status along with future plans for the town's water and sewer capacity  
1580 given the limitations and constraints of our water resources. The WRE is an integral part of the  
1581 Master Plan.

1582 The Town of Mount Airy is a part of Carroll County and the Town's WRE is incorporated into the

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1583 County's WRE. The Town's portion of the Carroll County WRE is currently being updated (by  
1584 the Town Engineer and the Water & Sewer Commission) and will replace the 2010 WRE.

1585 Noteworthy is the addition of climate change considerations as they may impact possible flooding  
1586 into the town's water system, our Waste Water Treatment Plant (WWTP), and stormwater  
1587 facilities. The town also monitors PFAS levels at all 11 wells. Quarterly test results are a key factor  
1588 in our ongoing remediation program and those results are available on the Town's website.

1589 WATER / WASTE WATER

1590 WATER SUPPLY

1591 The Town of Mount Airy is not only located in two counties, but also divided into five different  
1592 watersheds. From 2005 to 2011, the Town was under a Consent Order with the Maryland  
1593 Department of the Environment to find additional source water for the Town's increasing water  
1594 supply demands. The Town operates strictly off of groundwater supply. In recent years the Town  
1595 replaced more than 15,000 Linear Feet of pipe for the water main, increasing to a 12" main between  
1596 all three elevated storage tanks.

1597 The unconfined fractured rock aquifer is the source of water supply for the Town. The system uses  
1598 11 wells to provide a municipal water supply for over 9,600 residents. The Town's existing water  
1599 supply system consists of these eleven wells, transmission and feeder mains, and five water  
1600 treatment/booster pumping stations. The Town also operates three elevated tanks capable of  
1601 holding over 1,700,000 gallons in reserve. The wells' locations within our aquifers can be seen  
1602 on the enclosed Water Resources Map.

1603 The main well field is located in Frederick County and consists of wells #1-4.

1604 Wells #5 and #6 are located in Carroll County west of MD 27.

1605 Wells #7 (Twin Ridge Subdivision) and #8 (Summit Ridge Subdivision) were brought on line as  
1606 a result of those two subdivisions.

1607 Well #9 was on Town-owned property and subsequently developed.

1608 Well #10 was brought on due to development activity (Sterling Glen Subdivision).

1609 Well #11 is located on South Main Street. It is located on Town-owned property and was put into  
1610 service to fulfill the requirements of MDE to satisfy the water allocation of existing approved  
1611 developments.

1612

1613

**Commented [RG16]:** CM Munder proposed edits on 11/25. John will update the Water Resources Map to now show specific well numbers next to every well symbol.

**Commented [RG17]:** CMs Domotor + Munder and Town Engineer agreed edit on 11/25.

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1614

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		
<b>Total Gallons Per Day Allocation</b>	<b>927,000 gpd</b>		<b>704,000 gpd</b>

1626

1627

1628 The Maryland Department of the Environment has allocated and permitted the Town for a total of  
 1629 927,000 gallons per day to be extracted from all eleven wells currently on line. The Town has  
 1630 three (3) water storage tanks (i.e. water towers). The most recent third water storage tank is capable  
 1631 of holding 1,000,000 gallons of water in reserve.

1632 **WATER SUPPLY LIMITATIONS**

1633 The Town of Mount Airy has historically utilized groundwater wells for its water supply. The  
 1634 emphasis on groundwater supply has served the Town well over the last forty years and the Town  
 1635 has been fortunate to find, purchase and drill several large production wells, the majority within  
 1636 our municipal boundaries.

1637 The Town would like to continue this trend of reliance on groundwater resources within the  
 1638 municipal boundaries. The Town also understands that a long-term water solution may not be  
 1639 limited to groundwater. Most importantly, the aggregate of all water supply sources must not  
 1640 exceed the design capacity of our Waste Water Treatment Plant (WWTP), which is currently  
 1641 permitted at a processing capacity of 1.2 million gallons per day (mgd).

1642 **WASTE WATER**

1643 The Town of Mount Airy currently has 11 waste water pump stations that move waste water over  
 1644 the various ridges throughout the Town which all feed into a single waste water treatment plant.  
 1645 The plant treats the waste water and discharges the flow into the South Branch of the Patapsco  
 1646 River.

1647 Sewer system camera inspections in 2007 identified three major infiltration leaks which were

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1648 immediately corrected. This effort was followed by 4,000 linear feet of fold and form repairs in  
1649 2010. Manhole inspections and repairs then occurred over the next several years. In the last five  
1650 years, nighttime inspections identified an additional six miles of infiltrating pipes which were  
1651 repaired with cured-in-place pipe linings (CIPP) utilizing American Rescue Plan Act (ARPA)  
1652 funding. The average flow into the WWTP has steadily increased through the years from an  
1653 average of 515,000 gpd in 1998 to 737,000 gpd in 2013. The net difference between waste water  
1654 flow and supply water flow became extreme and suggested that a growing source of rainwater was  
1655 inflowing and/or infiltrating (I&I) the collection system. The Town therefore ramped-up its I&I  
1656 reduction program.

1657 The waste water treatment process consists of the following: a bar screen, grit removal, Biological  
1658 Nutrient Removal (BNR) aeration, clarification, Enhanced Nutrient Removal (ENR) filtration,  
1659 ultraviolet light and post aeration, solids removal processing, sludge holding, and a belt filter press  
1660 with lime stabilization.

1661 This plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.  
1662 The first upgrade was around 1989 and expanded the plant to meet the capacity of numerous  
1663 developments occurring in the Town.

1664 In 1999, the plant was expanded again to its current design capacity, but also improved with  
1665 Biological Nutrient Removal (BNR) technology which includes the installation of aerobic and  
1666 anoxic zones. The biological processes involve the use of micro-organisms and oxidation to reduce  
1667 both total nitrogen (TN) and total phosphorous (TP) from the water. During nitrification the  
1668 ammonia is oxidized to nitrite and then to nitrate in the presence of oxygen under aerobic  
1669 conditions. This is followed by the denitrification of nitrates which biologically reduces to nitric  
1670 oxide, nitrous oxide and nitrogen gas in the absence of oxygen under anoxic conditions. Total  
1671 phosphorous in waste water is a combination of soluble and particulate phosphate. The solids, or  
1672 particulates, are easily removed through the solids removal process. During aerobic conditions the  
1673 soluble phosphorus is solidified by aerobic heterotrophs and then broken down under anaerobic  
1674 conditions to the release of phosphorus. This process is repeated with the return sludge system.

1675 In 2010, the wastewater plant was upgraded again to Enhanced Nutrient Removal (ENR)  
1676 technology The TETRA Denite system combines the denitrifications and filtration process to  
1677 further reduce TN and TP below the stringent 3mg/liter and 0.3mg/liter discharge limitations,  
1678 respectively. This effective removal process is undertaken by introducing methanol as a carbon  
1679 source. It has proven to be very effective in meeting the State's requirements.

#### 1680 WASTE WATER LIMITATIONS

1681 The Town needs to keep our long-term ~~water supply~~ wastewater treatment options open, but with  
1682 serious consideration of what the long-term financial limitations are for a smaller municipality.  
1683 Because of these potential financial limitations, the Town may not be able to seriously consider all  
1684 possible options. It is the Town's intention to only pursue long-term planning, development and a

Commented [RG18]: CM Munder + Domotor agreed edit on 11/25.

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1685 rate of growth that is responsive to and in balance with both the (known or demonstrated) capacity  
1686 of the Town’s water resources and the future growth preferences of the Town’s residents.

1687 NATURAL RESOURCES POLICY SUMMARY

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1688 Increased awareness of the effects of development on the environment has led to additional  
1689 environmental legislation at the State and local levels. The *1992 Maryland Economic Growth*  
1690 *Resource Protection and Planning Act*, the *1991 Forest Conservation Act* and the *1997 Smart*  
1691 *Growth Legislation* will significantly affect the planning policies of the Town. Mount Airy's  
1692 reliance on groundwater for the Town's water system will require comprehensive groundwater  
1693 management as the Town grows.

1694

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1695 NATURAL RESOURCES OBJECTIVES AND IMPLEMENTING  
1696 STRATEGIES

1697 **STRATEGIC GOAL A - Adequate Public and Community Facilities:** Improve the capacity  
1698 and quality of all areas of our Public and Community Facilities so that we provide, at the minimum,  
1699 an adequate Quality of Life for all residents. ~~Achieve and Sustain Adequate Public Facilities:~~  
1700 ~~Improve the capacity and quality of all seven (7) areas of our Public Facilities so that we provide,~~  
1701 ~~at the minimum, an adequate Quality of Life for all residents.~~  
1702

1703 **Objective A.3.1:** Increase the Town’s well water reserve.

1704 **Objective Leader:** Town Engineer.

1705 **Implementation:**

- 1706 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application
- 1707 of existing wells where source capacity already exists.
- 1708 ➤ Require large developments to provide ample water capacity with their development to
- 1709 support the Town’s calculation of proposed demand and drought reserve (Category 11).
- 1710
- 1711
- 1712

1713 ~~**Objective A.3.2:** Continuously improve water testing technology.~~

1714 ~~**Objective Leader:** Town Engineer~~

1715 ~~**Implementation:**~~

- 1716 ➤ ~~Implement the installation of better PFAS monitoring technology at all of the Town’s~~
- 1717 ~~Water Treatment Plants.~~
- 1718 ➤ ~~Replace existing equipment with newer monitoring technology for all known~~
- 1719 ~~contaminants.~~
- 1720
- 1721
- 1722

1723 **STRATEGIC GOAL B - Responsible Growth:** Pursue growth through infill development,  
1724 redevelopment and annexations while eliminating our Open Space deficit, protecting our  
1725 environment, safety and health, and preserving our cultural/historical resources and community  
1726 identity. ~~Responsible Growth: Provide growth through infill development, redevelopment and~~  
1727 ~~annexations while erasing our Open Space deficit, protecting our environment and preserving our~~  
1728 ~~cultural/historical resources and community identity.~~  
1729

1730 **Objective B.3.1:** As technology becomes available, continuously improve water testing  
1731 technology.

1732 **Objective Leader:** Town Engineer  
1733  
1734

**Commented [RG19]:** CMs Domotor + Munder + Town Eng agreed deletion on 11/25. This Objective was a duplicate of Obj B.3.1 below.

**NOTE:** This edit will ripple into an edit of Chapt 9.

**Commented [RG20]:** CMs Domotor + Munder and Town Eng agreed edit on 11/25.

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- Implementation:**
- Implement the installation of better PFAS monitoring technology as it becomes available at all of the Town’s Water Treatment Plants.
  - Replace existing equipment with newer monitoring technology for all known contaminants.

Commented [RG21]: At 11/25 mtg, the Town Engineer asked for these addn'l words.

1741 **Objective B.3.2:** Document and enforce stormwater runoff within the Town.

1742  
1743 **Objective Leader:** Town Engineer, in coordination with the Public Works Director.

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

1755 **Objective B.3.3:** Increase forested land within and adjacent to the Town.

1756  
1757 **Objective Leader:** Town Engineer.

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- Implementation:**
- Ensure all new development is thoroughly reviewed to determine compliance with the 20% forested (residential) and 15% forested (industrial) requirements for the minimum amount of forested land in those districts.
  - In cooperation with both Counties, review the current Forestation Banks Program with the objective to encourage any developer who cannot meet the above requirements to:
    - provide forestation plantings on equal acreage on in-Town parcels; or
    - require any outside-Town Forestation Bank purchase by a developer to be provided on available land adjacent to the Town’s boundaries.
  - In cooperation with the appropriate Town Commission and /or Board, assess those Town-owned areas where additional forestation or shrubbery can benefit residents. Then, use that list:
    - in the implementation efforts above, and
    - in cooperation with the Maryland Department of Natural Resources, Frederick County and /or Carroll County, seek a cooperative agreement on a reforestation

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project to fulfill those prioritized Town forestation/shrubbery needs. If necessary, use the 2008 effort in Watkins Park as a model and precedence case.

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1777 CHAPTER FOUR: LAND USE, HOUSING AND  
1778 ZONING

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1779 Land use planning constitutes the “fabric” that makes a Town viable and unique. Development  
1780 patterns established early-on in a Town can be a strong determination of future growth patterns.  
1781 Land use during the previous Master Plan (2013-2023) can be generally characterized as slow-  
1782 growth in the Residential, Commercial and Industrial districts, while also moving through the  
1783 application process for two significant new developments in the newly created Mixed-Use  
1784 districts. Today, the Town must continue to assess any growth against the limited water supply  
1785 and our near-capacity waste water treatment facility.  
1786 Because of this reality, this 2023 Town Master Plan  
1787 will promote a conservative land use and  
1788 development pace while advocating for capacity  
1789 increases in those two critical Public Facilities. This  
1790 chapter ~~shall also respect the~~considers the results of  
1791 the 2020 Town Survey, public comments expressed  
1792 during 2022-2023 public hearings held on two mixed-use developments, public comments offered  
1793 on a recent residential-to-commercial rezoning application, and the generally positive public  
1794 sentiment towards Accessory Dwelling Units (ADUs) as an option to create additional housing for  
1795 both our senior and dependent residents. In summary, this Chapter aims to guide Land Use for  
1796 the next 10 years while continuing to protect and improve the area’s natural resources and quality  
1797 of life for the Town’s residents.

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

1798 In the Housing Element section, the Town affirms its state-required commitment towards  
1799 furthering fair housing by assessing housing development trends, assessing urban development,  
1800 advocating urban renewal towards candidate redevelopment properties (Chapter 5) and by  
1801 addressing potential housing code amendments which may result from new or pending state  
1802 legislation. It will then proceed to recommend specific property rezoning.

1803 Zoning ordinances and codes are essential in guiding future development and growth by regulating  
1804 land use and shaping the appearance and functionality of new developments. They set standards  
1805 for site design and manage the interaction between new and existing developments. Existing  
1806 zoning ordinances, particularly those affecting commercial and industrial development,  
1807 significantly impact the Town’s economic base. Similarly, residential zoning, including mixed-  
1808 use, influences the overall character and community cohesion; affecting factors like density,  
1809 housing affordability, diversity of dwelling types, and impacts on public facilities.

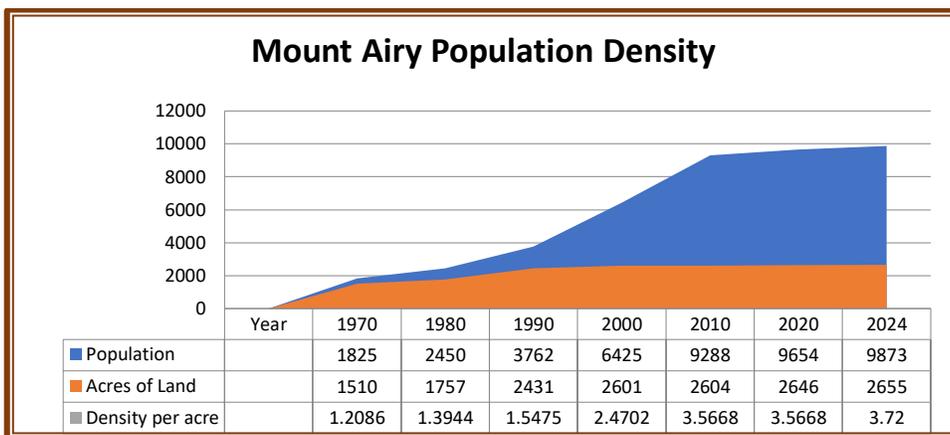
1810

Commented [RG22]: CM Domotor + Munder agreed edit on 11/25.

1811 REVIEW OF 2003-2023 LAND USE AND ZONING

1812 The Town of Mount Airy has experienced a significant amount of residential land development in  
 1813 the past two decades. During these twenty years, the majority of the development activity occurred  
 1814 within the Carroll County portion of the Town. Between 2013 to 2023, there were two annexations  
 1815 which occurred in 2016 -- the Full Property (8.336 acres) and 4010 Twin Arch Road (0.4677  
 1816 acres). The increase of residential land inventory and subsequent development contributed to  
 1817 substantial population growth in the past 10 years. According to the 2020 Census data, the Town’s  
 1818 population grew by 366 citizens during 2010-2020.

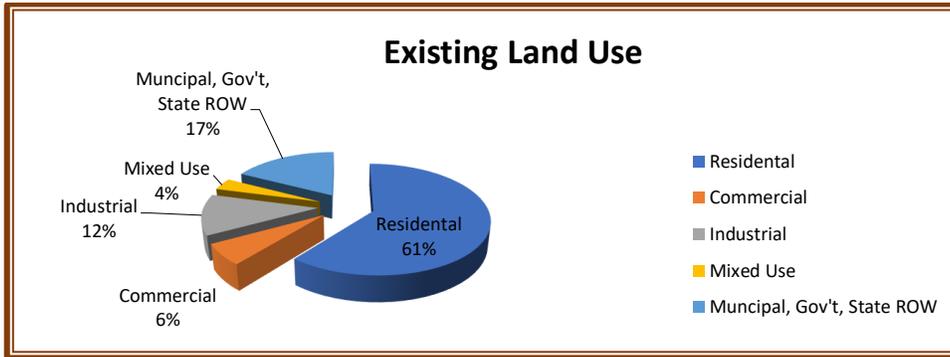
1819 As the tables below will show, the Town’s population density has risen steadily over the period  
 1820 1990-2010. The growth rate plateaued from 2010 to 2023 with only an increase of 77 new dwelling  
 1821 units between 2020 and 2024 -- with comparatively low increases in land inventory.



1822  
 1823 During 2000-2020, the Town developed more than half of the vacant land inventory that was  
 1824 present in 1994 (i.e. infill development).  
 1825

1826 As depicted in the following chart, Residential is our largest land use category with 61% of the  
 1827 total 2,651 acres within the Town’s current boundary.

- 1828 ■ Municipal, government and road rights-of-way represent about 17%.
- 1829 ■ Industrial land use totals about 12%.
- 1830 ■ Commercial use totals approximately 6%.
- 1831 ■ Mixed-use is approximately 4%.
- 1832 ■ Public uses (e.g. the library, community center, post office, etc.) constitute less than 1% of
- 1833 the Town’s total land uses.



1834

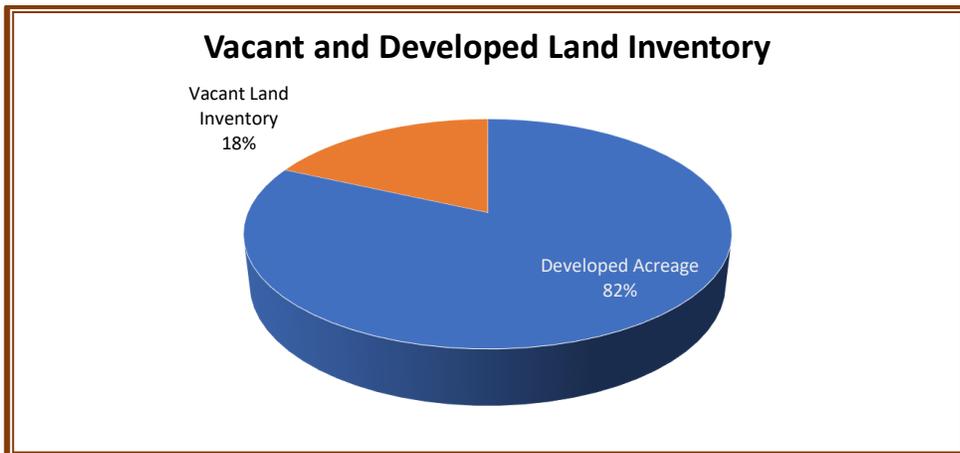
1835

1836 Currently, only 18% of the zoned land inside the Town boundary is undeveloped. Of this  
1837 inventory, 32% is located within industrial zoning, 60% is in residential zoning and 8% is in  
1838 commercial zoning. Taken as a whole, only a small percentage of the Town's vacant land has an  
1839 approved development plan, and 90% of all land use, including residential, mirrors the zoning  
1840 category and comprehensive plan designation presented on the Mount Airy Existing Land Use  
1841 Map. The large percentage of land use devoted to residential development is not unusual in a  
1842 "bedroom community" such as Mount Airy, where a significant number of the local residents  
1843 continue to commute to work locations outside of the Town.

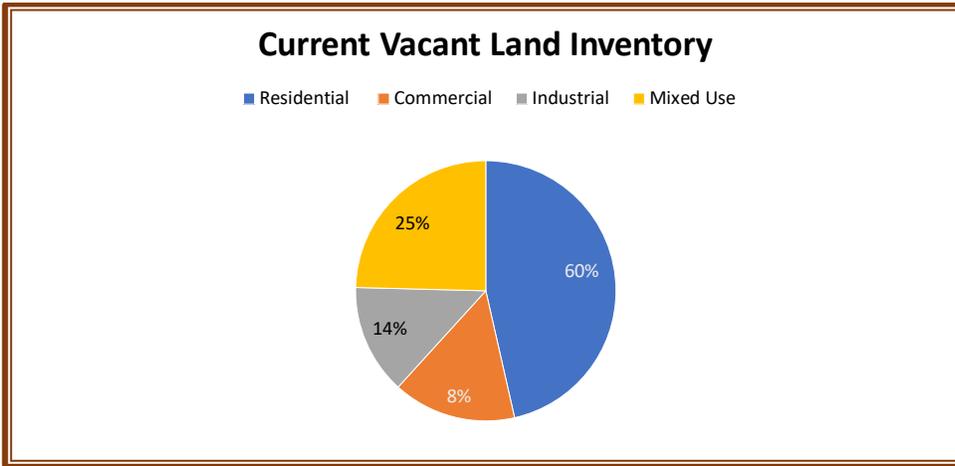
**Commented [RG23]:** Topic sentence UNBOLDED.

**Commented [RG24]:** Percentages need to align with the chart on the next page ("Current Vacant Land Inventory").

1844



1845



1846

1847 For the past ten years, the majority of the Town’s commercial activity and larger retail  
 1848 establishments have been located near the interchange of I-70 and Maryland Route 27 (MD 27),  
 1849 and then extend north along MD 27 on predominantly the east side (e.g. Twin Arch Shopping  
 1850 Center) of that busy corridor. However, during this period there has also been some commercial  
 1851 development along Main Street (e.g. Liquidity Aleworks, Cle Doree Bakery Shop, and Concetta’s  
 1852 Bistro) and Center Street (e.g. LabCorp and Glamour Overhead Doors). Most of these new  
 1853 downtown commercial startups have consisted of redevelopment of long-vacant buildings or  
 1854 available floorspace within existing commercial buildings. The Town’s “flex space” use inventory  
 1855 has expanded in the industrially-zoned districts throughout the Town’s borders. While the supply  
 1856 of large parcels of commercially-zoned land is currently limited to a portion of our two large  
 1857 mixed-use districts (created during the previous Master Plan period), opportunities for commercial  
 1858 growth as infill development and redevelopment projects do still exist. ~~Newly created zoning  
 1859 classifications (such as mixed use), modification-Modification~~ of existing classifications, and the  
 1860 rezoning of property ~~altogether~~ serve as possible tools to maximize the potential of existing vacant  
 1861 land inventory ~~to benefit the community~~. Among our redevelopment tools, the Town Council’s  
 1862 new authority for urban renewal may be a viable tool to increase our commercial opportunities.

**Commented [RG25]:** Chart above must align with text on previous page. For example, the chart indicates there is 14% Industrial vacant land, but the text on previous page says there is 32%. [John]

1863 Other examples of redevelopment tools:

- 1864 ▪ The Town created new Mixed-Use districts for two large parcels; thereby increasing the  
 1865 potential inventory of commercial property to develop for the Town’s economic health. These  
 1866 two parcels now extend the commercial land opportunities to the north end of Main Street and  
 1867 to both sides of MD 27 near Watkins Park and the Twin Arch Shopping Center.  
 1868

**Commented [RG26]:** CMs Domotor + Munder + Town Administrator agreed edit on 11/25.

1869     ▪ During the previous Master Plan, one large residential property along the MD 27 corridor was  
1870        rezoned to commercial.

1871  
1872     ▪ During the previous Master Plan, a residential property on the east side of MD 27 was rezoned  
1873        to Neighborhood Professional (NP) and an optician business will soon reside there.

1874  
1875     The 2023 Town of Mount Airy Comprehensive Master Plan will focus on the continued  
1876        redevelopment of existing commercial areas, the possible commercial development within two  
1877        mixed-use districts, and the continued development of infill areas.

1878     PAST RESIDENTIAL ACTIVITY

1879     Since 2000, seven major residential subdivisions have been constructed, resulting in a large  
1880        number of residential construction permits during 2000-2003. Six of the subdivisions; Summit  
1881        Ridge, Fields of Nottingham, Woodlands of Nottingham, Sterling Glen, Twin Arch Crossing, and  
1882        Brittany Manor are single-family or multi-family developments. One subdivision, Wildwood  
1883        Park, is strictly senior (age-restricted) housing. The last major subdivision plan approved by the  
1884        Town was Brittany Manor (2019-2022).

1885     PROPOSED RESIDENTIAL ACTIVITY

1886     Mount Airy’s Municipal Growth Element (MGE) identifies land areas available for future  
1887        residential development within the existing Town boundaries. These properties listed below have  
1888        the potential to provide 73 additional dwelling units (DUs) to the Town’s residential inventory  
1889        based on their current zoning. As of the Fall of 2023, only one residential parcel (i.e. Dennis  
1890        Subdivision with 5 DUs) has received approval and one mixed-use (MXU-CC) parcel (e.g.  
1891        GreenTree Village with 60 DUs) has proceeded to concept plan / pattern book review. The  
1892        projected yield of 65 new dwelling units from these two developments is reflected in the currently  
1893        approved pipeline development.

1894  
1895  
1896  
1897

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

1898 HOUSING

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1899

1900 AFFIRMATIVELY FURTHERING FAIR HOUSING

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1901 As of January 1, 2023, HB 90 (2021) requires all housing elements for municipalities and non-  
 1902 charter counties to “affirmatively further fair housing.”

1903

1904 HB 90 defines affirmatively furthering fair housing as, “taking meaningful actions...” to:

- 1905 • Overcome patterns of segregation;
- 1906 • Foster inclusive communities free from barriers that restrict access to housing and  
 1907 opportunity based on protected characteristics;
- 1908 • Address significant disparities in housing needs and access to opportunity;
- 1909 • Replace segregated living patterns with truly integrated and balanced living patterns; and
- 1910 • Foster and maintain compliance with civil rights and fair housing laws.

1911

1912 The bill intentionally refrains from specifying the actions which jurisdictions must implement.  
 1913 Rather, the Town can develop our own approach for furthering fair housing, given that our chosen  
 1914 approach includes meaningful actions to address the issues listed above.

1915

1916 Specifically, HB 90 added the following text to §3-114 of the Land Use Article:

1917

1918 (1) Local jurisdictions have a duty to affirmatively further fair housing through their housing  
 1919 and urban development programs.

1920 (2) The housing element of a comprehensive plan that is enacted or amended on or after January  
 1921 1, 2023, shall include an assessment of fair housing to ensure that the local jurisdiction is

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1922 affirmatively furthering fair housing.  
1923 (3) On request of a local jurisdiction, the Maryland Department of Planning, in consultation  
1924 with the Maryland Department of Housing and Community Development, shall provide  
1925 technical assistance for the purpose of developing the housing element of a comprehensive plan.  
1926

1927 Additionally, HB 1045 was passed by the Maryland General Assembly during the 2019 legislative  
1928 session. It also required a master plan housing element to address low-income and workforce  
1929 housing, and to assess various housing needs in the area.

1930  
1931 Accordingly, this Master Plan affirmatively furthers fair housing and provides the following  
1932 required assessments.<sup>8</sup>  
1933

**Commented [RG27]:** CMs Domotor + Munder agreed edit to remove BOLD on this sentence on 11/25.

For emphasis on the requirement for our Master Plan to make this statement, I added the footnote at the bottom.

#### 1934 FAIR HOUSING ASSESSMENT & ANALYSIS -- HOUSING HURDLES

1935 The Town of Mount Airy is a little different from other municipalities. The town's corporate limits  
1936 are divided into two counties in Maryland (Carroll and Fredrick Counties). Moreover, the zip code  
1937 for Mount Airy includes portions of four different counties (Carroll, Fredrick, Howard, and  
1938 Montgomery Counties). On top of that, we are divided by two different Area Median Incomes  
1939 (AMIs) within Maryland:

- 1940 • 2024 AMI-Carroll (Baltimore-Columbia-Towson, MD) and
- 1942 • 2024 AMI-Fredrick (Washington-Arlington-Alexandria, DC-VA-MF HUD Metro).

1943  
1944 The Maryland Department of Planning dashboard<sup>9</sup> indicates the area for 2024 AMI-Carroll  
1945 (Baltimore-Columbia-Towson, MD) has a Housing Income level related to HB 1045, ranging  
1946 from \$73,320 to \$146,640, with an average of \$122,200.

**Commented [RG28]:** Per 11/25 mtg, Town Staff will ensure this Dashboard does exist and perhaps a footnote with a URL provided would benefit the reader. After mtg, I found the footnoted website.

1947  
1948 The Maryland Department of Planning dashboard indicates the area for 2024 AMI-Fredrick  
1949 (Washington-Arlington-Alexandria, DC-VA-MF HUD Metro) has a Housing Income level related  
1950 to HB 1045, ranging from \$92,820 to \$185,640, with an average area median income of \$154,700.

1951  
1952 If you take the AMI from both areas, 2024 AMI-Carroll (Baltimore-Columbia-Towson, MD) with  
1953 an average of \$122,200 and 2024 AMI-Fredrick (Washington-Arlington-Alexandria, DC-VA-MF  
1954 HUD Metro) with an average of \$154,700. The average from the two areas will yield an overall

<sup>8</sup> As of January 1, 2023, HB 90 (2021) requires all housing elements for municipalities and non-charter counties to "affirmatively further fair housing." This adds to the requirements to plan for affordable housing that HB 1045 (2019) initiated in June 2020.

<sup>9</sup> This dashboard is located at:  
<https://planning.maryland.gov/Pages/OurWork/housing-element-mg/housing-planning.aspx>

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1955 average of the two separate AMIs of \$138,450. ~~Therefore, in order to limit any resident’s monthly~~  
1956 ~~housing costs (i.e. rental, or mortgage plus home insurance and taxes) to no more than 30% of this~~  
1957 ~~average AMI<sup>10</sup>, the upper limit (30%) would be \$3,461.25.~~

**Commented [RG29]:** CM Munder proposed edit on 11/25. Also see edit extending onto next page along with new footnote.

1958 **The Town has a mix of large, medium, and small single-family homes; large, medium, and small**  
1959 **attached duplexes; and cluster townhomes throughout the town.** We have a very small number of  
1960 apartments and condo-type housing structures.

**Commented [RG30]:** CM Domotor requests more fidelity on this sentence and is willing to accept a change that incls a chart similar to that seen on pg. 61 of the 2013 MP. He desires specific percentages or actual numbers of these types of dwelling.

1962 **The Maryland Department of Planning dashboard** indicates that the town has 90.2% owner-  
1963 occupied housing. The 2023 Census update to the 2020 Census reveals that Mount Airy has  
1964 approximately 3,249 households. The Town of Mount Airy is a bedroom community near  
1965 Washington DC, Baltimore City, and Frederick City. The median value of owner-occupied  
1966 housing units, according to the 2023 Census update, is \$459,500, ~~which is a challenge for those~~  
1967 ~~trying to limit their monthly housing costs to less than 30% of their income or where their income~~  
1968 ~~is 60% of AMI or less (i.e. low-income).~~

CM Munder expressed concern that such detailed info on specific dwelling unit inventory could invite State or County “push” to build more undesired dwelling types (e.g. apartment buildings).

**Commented [RG31]:** Same as comment on previous page where Town Staff will ensure the referenced “Dashboard” does exist.

**Commented [RG32]:** CM Munder edit on 11/25. CM Domotor – no cmt.

## 1970 FAIR HOUSING ANALYSIS -- HOUSING BENEFITS

1971 The Town of Mount Airy has a small-town charm, even with a population of nearly 10,000. The  
1972 community benefits from high-quality school facilities in both Frederick County and Carroll  
1973 County. Most people who live here make more than 60% AMI.<sup>11</sup> ~~However, there is a lack of all~~  
1974 ~~types of housing availability within the Town of Mount Airy.~~ There are residential projects in the  
1975 town under current (2024) review that will offer a mixed type of housing units, ranging from larger

<sup>10</sup> The Maryland Department of Planning uses the “less than 30% of household income” as their metric to determine what is affordable housing.

<sup>11</sup> The “60% of AMI” metric comes from the Maryland Department of Planning definition for “low income” workers. As background, HB 1045 (2019) requires that housing elements within Master Plans use the U.S. Department of Housing and Community Development’s (HUD) Area Median Income (AMI) calculations when planning for workforce and low-income housing. AMI is the commonly used housing industry term reflecting annual calculations of Median Family Income (MFI) for each metropolitan area and non-metropolitan county, called Income Limit Areas. Simply stated, approximately 50% of families have an annual income above the AMI/MFI level, and 50% below. HUD bases its annual calculations for MFI on the “American Community Survey (ACS) table B19113 - Median Family Income In The Past 12 Months”. Because AMI is calculated at the metropolitan area level, many Maryland communities share an AMI with their neighbors. For example, municipalities in Carroll County share an AMI with Anne Arundel County, and both are included in the larger Baltimore-Columbia-Towson, MD Income Limit Area. Non-metropolitan counties, such as Caroline, have their own Income Limit Area and, therefore, their own AMI. The AMIs for Maryland’s communities vary significantly, but by using AMI as a measure for planning affordable housing, a community with an AMI of \$120,000 must plan for affordability, as does a community with an AMI of \$75,000. While the strategies between the two will likely differ, they both still have housing needs at the 60% AMI (low-income) and 60-120% (workforce) levels. To learn more about the Maryland Department of Housing Community Development’s Income Limits, visit the department’s research page at: <https://dhcd.maryland.gov/Pages/Research.aspx>

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1976 single-family homes and villa single-family homes to clustered townhomes. There will also be a  
1977 non-residential part of one subdivision project that might provide an area for public or private  
1978 services for the community.

1979  
1980 The town benefits from higher wages earned, higher property values, and lower crime. But there  
1981 is a limited affordable housing inventory.

1982  
1983 ~~Mount Airy enjoys a low poverty rate. As a result, there is a lower demand for public/social~~  
1984 ~~services and assistance programs which can be costly to administer and fund. The lack of assistance~~  
1985 ~~programs also ensures a populace that can provide a reliable stream of tax revenue.~~ The town  
1986 collects income tax from those who reside within the town and property taxes from those who own  
1987 real property. This revenue pays for such public services as the Police Department, Town  
1988 administrative services, public works, water/sewer services, trash and recycling services.

1989  
1990 Mount Airy has grown at a slow but steady pace over the last 10 or so years, with roughly 24 new  
1991 homes per year. The Town code currently restricts any single development project to 24 building  
1992 permits within a 12-month period. That being said, the Town Council can adjust that restriction if  
1993 it finds that all seven critical facilities (i.e. the APFO) are, and will remain, adequate.

#### 1994 FAIR HOUSING ANALYSIS -- HOUSING TOOLS

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1995 The Town may implement tools to provide affordable housing relief while not undermining Mount  
1996 Airy residents' desire to limit growth. Zoning and development incentives may create more  
1997 affordable housing opportunities in several ways. The town's ability to develop is most directly  
1998 impacted by the availability of water resources to support proposed development projects. This  
1999 does not allow the Town to incentivize more affordable housing effectively using higher density  
2000 zoning. On a small scale, the town could achieve some success through accessory dwelling units  
2001 (ADUs). ADUs allow a property owner to construct an independent accessory structure on their  
2002 property for use as a rental unit or a dwelling unit for a family member who would not be able to  
2003 afford housing in the rental market. This could afford property owners the opportunity to earn  
2004 additional rental income while providing a more affordable housing option for others. This is  
2005 possible without a large-scale impact on the available water resources of the Town. These units  
2006 are typically smaller in scale and could be limited by the Town to a specific size.

2007  
2008 The Town of Mount Airy has a process within the Town code to allow ADU-type units through a  
2009 special exception family apartment<sup>12</sup> or an accessory apartment.<sup>13</sup> The town may also implement

---

<sup>12</sup> Town Code §112-62.F.17.

<sup>13</sup> Town Code §112-62.F.22.

Commented [RG33]: CMs Domotor + Munder agreed edit on 11/25.

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2010 development agreements or incentives to ensure that new developments include more affordable  
2011 options or styles typically not found in newer single-family detached residential subdivision  
2012 projects. ~~By offering water and sewer connection charge credits or other incentives, developers  
2013 may be willing to construct more affordable dwelling units such as townhouses or duplex style  
2014 units, which typically do not yield sales prices as high as prices for single family detached units.~~  
2015 The Town may also use annexation agreements to require developers to build a specific number  
2016 of different types of housing units, such as townhouses, duplex units, or multifamily dwelling  
2017 units. This approach will likely encounter more resistance from developers who may otherwise  
2018 partner with the Town unless the profit margins are exceptionally high. The Greentree subdivision  
2019 will provide a mix of three different style homes as part of that plan. One option is to discuss with  
2020 the developer such lower-pricing options as offering a lower (less costly) interior finish for a small  
2021 percentage of all the Townhouse to allow for an entry-level starter home for some homebuyers.

**Commented [RG34]:** CMs Domotor + Munder and Town Administrator agreed deletion on 11/25.

2022  
2023 Using these tools, the Town can provide opportunities for more affordable housing options and  
2024 encourage more diverse communities that may otherwise be segregated along socioeconomic  
2025 boundaries. The Town will continue to work with Federal, State, and County agencies to improve  
2026 opportunities for more affordable housing within the Town of Mount Airy while maintaining the  
2027 strong housing market that currently exists.

#### 2028 FAIR HOUSING ANALYSIS -- MISSING MIDDLE HOUSING

2029 ~~Our affordable fair housing analysis reveals that future~~Future residential site plans and  
2030 redevelopment ~~should encourage~~may provide more "Middle Housing." Per the Maryland  
2031 Department of Planning ([https://planning.maryland.gov/Pages/OurWork/housing-element-](https://planning.maryland.gov/Pages/OurWork/housing-element-mg/common-practices.aspx)  
2032 mg/common-practices.aspx), "Missing middle housing" is a newly coined term referring to multi-  
2033 family dwelling units within a structure, generally between two to four, that fit into the form and  
2034 context of an established single-family neighborhood. The idea is that this type of housing can  
2035 benefit populations such as singles, couples, and the elderly. The missing middle housing type is  
2036 one that may provide more affordable choices within an existing neighborhood. The affordability  
2037 element comes to fruition using existing infrastructure, such as streets, sidewalks and utilities. The  
2038 amenities of existing communities where walkability is part of the lifestyle, and public transport  
2039 is available at no cost.  
2040

**Commented [RG35]:** In the 11/25 mtg, this section was challenged as to where the phrase came from and to avoid the original wording of "should encourage" to "may provide."

As to inserting a citation of the source of this phrase, either a footnote or an inclusion of the MDP text was asked. I chose the latter (for ensuring a thorough understanding).

**Pls also see Obj C.4.2 at end of this Chapter to decide if that Objective will remain or be edited.**

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Missing middle housing is related to the appearance and design of the structure. The structure could be an existing single-family home that is converted, or a teardown of an existing home that is replaced with a newly built structure with more dwelling units. The structure can contain units such as side-by-side duplexes, or those in which the units are stacked one above the other. A triplex could be side-by-side, stacked, or position one unit under two townhouse-like units above. The structure with four dwelling units could be a quad or side-by-side. Structures with more than four units may contain up to as many as 9-12 units. However, the primary factor is that the structure should be compatible with the existing homes in the neighborhood regarding form and scale, thus potentially limiting local opposition to increased residential density. The Town's zoning codes could be amended to allow a new range of housing types such as those described here, and if so desired, those changes could limit the frequency, locational criteria, and minimum lot size of such units. Middle Housing provides new home construction for working class residents, starter homes, and retirees. It can include smaller houses, duplexes, multiplexes, cottages, courtyards, townhouses among others. It also encourages walkability in site developments. Such "missing" housing is lacking across the state and has become a focal point of the Maryland Department of Housing and Community Development.

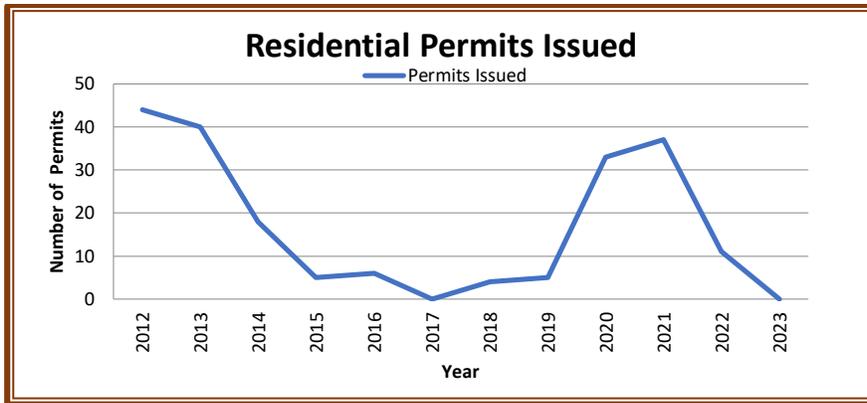
2059 **RESIDENTIAL PERMIT ACTIVITY**

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2060 In the late 1980's, in order to control the amount of new housing construction in any one calendar  
2061 year, Mount Airy passed an ordinance limiting each development to 40 residential permits per  
2062 year. This worked well in allowing adequate facilities to keep pace with development ... until the  
2063 late 1990's. It was at that time that three to five residential subdivisions were being built  
2064 simultaneously; causing a sharp increase in the issued permits for new residential construction.  
2065 Consequently, in 2006, the Town passed a subsequent ordinance and the annual limit on issued  
2066 residential permits was further reduced from 40 down to 24 permits per project per year.

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2067 As illustrated below, this control measure was necessary during the significant residential growth  
2068 in the earliest part of the decade. The steady and strong continued residential growth that the Town  
2069 experienced during the late 1990's motivated the reduction in annual allowed permits per project.



2070

2071 ZONING

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2072

2073 REVIEW OF EXISTING ZONING CATEGORIES

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2074 Residential zoning classifications have been established for Mount Airy with the intent of  
2075 controlling dwelling density, traffic congestion, ensuring public safety, promoting health and  
2076 general welfare, providing adequate light and air, promoting the conservation of our natural  
2077 resources, preventing environmental pollution, conserving historic buildings that continue to bring  
2078 (or have the potential to provide) great value, encouraging the orderly development and the most  
2079 appropriate use of land throughout the town, promote compatibility of site configuration and  
2080 design with surrounding areas and to promote protection of the architectural character of  
2081 neighborhoods and business districts within the community. The continued updating of zoning  
2082 classifications is necessary to meet all the intent stated above.

2083 As of 2023, the Town's current zoning districts are:

2084 *RE-Residential Existing*: This zone provides a minimum lot size of 14,000 square feet, with an  
2085 average of 18,000 square feet. The zone is designated in the core areas of Town along Main Street,  
2086 North Main Street, Park Ave and Ridge Ave. It also includes the western portion of Mount Airy  
2087 including Twin Ridge, Village Gate, Mount Airy Village East/West, and the Westridge  
2088 Subdivision.

2089 R1-Low Density Residential: This zone provides a minimum area of 18,000 square feet with an  
2090 average of 24,000 square feet. It allows for low-density development with concentration on good  
2091 land management and harmony with the physical environment. This classification has not yet been  
2092 assigned to any land areas within the municipal limits, but may be used alone or in conjunction  
2093 with other residential densities on larger tracts of land. It may also be assigned to newly annexed  
2094 land where new residential use is to be located.

2095 R2-Low Density Residential: This zone provides for a minimum lot size of 11,000 square feet, with  
2096 an average of 14,000 square feet. The East Ridgeville Boulevard area, Summit Ridge, Twin Ridge  
2097 III and the residential zoning along the eastern portion of Watersville Road all fall within this  
2098 zoning designation. The majority of new low-density residential development is assigned an R-2  
2099 classification.

2100 R3-Medium Density Residential: This zoning designation represents smaller single-family lot sizes  
2101 of 6,000 - 10,000 square feet and is centered in a rather limited area. The primary area of R-3  
2102 residential zoning is located between Park Avenue and Ridge Avenue before entering the  
2103 downtown area. The designation is also currently being used for the senior housing community  
2104 (Wildwood) and the residential areas north of Park Avenue.

2105 R5-Medium Density Residential: This zone provides for a minimum lot size of 6,000 square feet,  
2106 with an average of 6,000 to 8,000 square feet. The zone was created in the 1998 Master Plan  
2107 update in an effort to create “Neighborhood Centers” and it targets specific areas of Town. The  
2108 zone allows for medium density detached and attached housing units, encouraging flexibility of  
2109 design to engender a variety of uses. The zone was intended to accommodate “community-based  
2110 uses” compatible with residential development, such as daycare centers, recreational centers, and  
2111 non-profit organizational centers or churches. One such neighborhood center houses a nursing  
2112 home/assisted living facility, while the other is dedicated to a recreational use; such as a  
2113 community pool nestled among single-family homes.

2114 R7-High Density Residential: This zone provides maximum flexibility to design high-density  
2115 residential neighborhoods in a safe, attractive and environmentally responsible manner. There are  
2116 five areas of existing high-density housing located in the Town. Three of these areas reflect  
2117 existing townhouse developments and the other two are vacant and undeveloped parcels.  
2118 Otherwise, there is an intermingling of townhouses in small amounts in other scattered areas  
2119 around the Town.

2120 CD-Conservation Zone: This zoning designation provides a minimum lot size of 24,000 square  
2121 feet with an average of 40,000 square feet. It was adopted to allow for a very low-density district  
2122 (minimum of 3 acres per home site overall) and strictly limited in use to certain environmentally  
2123 sensitive areas. This zone is meant to provide maximum protection to the outlying residential

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2124 areas surrounding the Town. It will not be used as a “stand alone” zone except where recommended  
2125 to address specific environmental concerns.

2126 LC -Limited Commercial District: This zone is intended to provide areas for a limited number of  
2127 retail and service establishments in close proximity to the residential areas around them. This  
2128 district is also intended to be a transitional zone while protecting less intensive residential areas  
2129 and the lower-level neighborhood professional office areas.

2130 NP-Neighborhood Professional District: The district encourages a transition in-between existing  
2131 residences and more intensive commercial zoning. It allows the redevelopment of existing homes  
2132 and structures for professional offices while protecting the lower intensity residential uses that  
2133 adjoin the district. In the future, this zoning will likely be used in peripheral commercial areas  
2134 around Town.

2135 CC-Community Commercial District: This zone allows a wide variety of commercial uses,  
2136 including shopping centers and special uses within the commercial zone such as gas stations,  
2137 hospitals, institutions and nursing home facilities. This zone is concentrated along MD 27 and on  
2138 Ridgeville Boulevard. There are several areas of commercial zoning which abut existing  
2139 residential development and cause conflicts as well as basic compatibility problems. This zone  
2140 does not prevent the construction of big box retail if they have adequate land area. However, retail  
2141 and commercial uses over 65,000 square feet require special exception approval.

2142 I-Industrial: The Town has one industrial classification that accommodates a wide variety of  
2143 industrial uses. The main areas of industrial zoning are located in the five designated industrial  
2144 parks located within the Town limits. Four of these parks are situated in the eastern portion of the  
2145 Town in Carroll County and one is located in the Frederick County portion of Mount Airy.  
2146 Commercial zoning is in short supply and some of the industrial parks have attracted commercial  
2147 retail business. There have been some professional offices and "flex-space" type of buildings  
2148 established in these parks that are compatible with other allowable uses within the zone.

2149 DTZ – Downtown Zone: Adopted in 2003, the Downtown Zone is intended to promote  
2150 preservation and appreciation of the historic Town center, to strengthen the local economy and to  
2151 enhance and preserve an atmosphere of small-town charm while combining business and  
2152 residential uses. This zone encourages a pedestrian-oriented environment. Unlike other  
2153 commercial zoning categories within the Town, this zone only permits uses that have been  
2154 specifically enumerated.

2155 MXD - Mixed-Use District: The purpose of the Mixed-Use District (MXD) is to facilitate the  
2156 integrated and orderly development of residential uses and nonresidential uses where high-quality  
2157 mixed-use developments can occur in harmony with surrounding land uses. Among the objectives  
2158 of this zoning is to create a mixture of office, retail, cultural, art, recreational, and residential uses,

**Commented [RG36]:** In the 11/25 mtg, CM Domotor asked for a margin comment to signal that he wanted to discuss his poss edits to these lines at next Workshop.

I stated that the intent of this section is to simply provide the reader a short/sweet description of every allowable zoning district within our Code.

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2159 along with restaurants, eateries and cafes, where all related structures, parking, and open spaces  
2160 are designed to establish and maintain a cohesive community while protecting the character of  
2161 surrounding neighborhoods and the overall natural environment.

2162 *MXU-CC – Mixed-Use Development in Community Commercial (CC) District (special exception):*  
2163 Like MXD, the purpose of the MXU-CC is to facilitate the integrated and orderly development of  
2164 residential uses and nonresidential uses where high-quality mixed-use developments can occur in  
2165 harmony with surrounding land uses. However, this district is a special exception because the  
2166 MXU-CC district shall combine one or more of the uses listed in §112-39.1 of the Town Code.

2167 *OPE – Office Park Employment District:* This zone provides for advanced employment  
2168 opportunities related to professional business, education, health, and science-oriented applications,  
2169 which may include associated light fabrication and assembly operations, in addition to professional  
2170 or business offices. The combined opportunities shall be available within a planned employment  
2171 center environment and generally arranged in a business park, office park, or campus-style setting.

## 2172 FUTURE ZONING CODES

---

2173 For the next ten years, the Town does not foresee any need to add new zoning districts.

2174 However, during the 2023 session, the Maryland General Assembly passed legislation establishing  
2175 the Accessory Dwelling Unit Policy Task Force with the purpose to study the placement of  
2176 accessory dwelling units (ADU) on land zoned for single-family residential use and to survey and  
2177 document the variety of ordinances, laws, codes, and policies regarding accessory dwelling units  
2178 at the state and local level. The goal of the group is to develop legislative, policy, and local code  
2179 recommendations. As discussed earlier in this chapter, the Town of Mount Airy has a process  
2180 currently within our Town code to allow ADU-type units through a special exception family  
2181 apartment<sup>14</sup> or an accessory apartment.<sup>15</sup> Therefore, depending upon what recommendations are  
2182 legislated, the Town may have to consider residential zoning changes with regard to ADUs.

2183 Similarly, the Maryland General Assembly passed the Housing Expansion and Affordability Act  
2184 of 2024 (HB538). It will become effective Jan 1, 2025. This legislation will establish regulatory  
2185 incentives to increase the affordable housing supply and address housing costs.

2186  
2187 Specifically, the Housing Expansion and Affordability Act will:  
2188 • Create Regulatory Incentives and Density Bonuses - This first component of the Act targets  
2189 the most suitable locations to increase housing density, where the state feels it won't change

---

<sup>14</sup> Town Code §112-62.F.17.

<sup>15</sup> Town Code §112-62.F.22.

2190 the character of the surrounding area. These density bonuses, which allow increased residential  
2191 density beyond the current local code, are limited to specific locations:  
2192     o within a three-quarter mile of a passenger rail station,<sup>16</sup> and  
2193     o properties owned by a 501(c)(3) organization or formerly state-owned properties.<sup>17</sup>  
2194

2195 • Modernize Code for Manufactured and Modular Homes - The second component of the Act  
2196 focuses on construction costs. The state reasons that it can lower the cost-barriers by allowing  
2197 cheaper pre-fabricated homes to be constructed in single-family zoned areas where traditional  
2198 construction has been site-built (also known as “stick-built”). The state’s rationale is that this  
2199 will reduce costs, reduce the lengthy time frame of typical site-built construction, and open the  
2200 pathway to homeownership for many Marylanders; especially for first-time homeowners who  
2201 can’t afford a down payment on a traditionally site-built home.

2202 Regarding the Act’s possible effect upon the Town’s current residential zoning codes, the Town’s  
2203 Director of Planning and the Planning Commission will first look to what zoning amendments may  
2204 occur within Carroll County and Frederick County. Those possible county-level amendments will  
2205 guide any potential Town code amendments stemming from this Act.

## 2206 COMPREHENSIVE LAND USE PLAN

2207 These categories of comprehensive land use will remain the same in the continued effort to  
2208 establish desirable land use activity. The classifications are as follows:

2209 Conservation: This category protects sensitive environmental areas and provides a possible  
2210 limited low density residential area on our boundary where the maximum permitted density is one  
2211 dwelling unit per 3 acres. For this master plan, Conservation has been proposed in future  
2212 annexation areas (see Chapt 5). Some of these proposed areas don’t strictly meet the intent of a  
2213 Conservation designation with regard to its environmental features (e.g., wetlands). In these cases,  
2214 these land areas are desired in order to retain the “rural feel” that the Town residents seek.

2215 Open Space and Public Use: This category is applied to land currently used for open space and  
2216 public use, but includes school grounds and Town parks. Where land is identified as Open Space  
2217 or Public Use but not currently developed, the dedication can be achieved through application of  
2218 the residential zones in place.

2219 Low-Density Residential: This category corresponds to the RE-Residential Existing, R-1, or the

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<sup>16</sup> 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.

<sup>17</sup> An example of a “formerly state-owned property” is the old Springfield Hospital located in nearby Sykesville, MD.

- 2220 R-2 zone. There are approximately 30 acres of this category.
- 2221 Medium-Density Residential: This category corresponds to our R-3 and R-5 neighborhood zoning.  
2222 However, only 1 parcel of approximately 5 acres of R-3 is currently available. It can yield  
2223 approximately 25 homes if it received a special exception use for age-restricted housing.
- 2224 High-Density Residential: This category corresponds to the existing R-7 zone. Only one site is  
2225 vacant and has no current development plans. The remaining R-7 zoning classifications reflect  
2226 existing developments or high-density subdivisions under development. The amount of R-7  
2227 zoning still represents a small amount of the total housing inventory in Town.
- 2228 Community Commercial: This category corresponds to the existing Community Commercial Zone  
2229 where more land intensive commercial operations are permitted. These existing areas exist along  
2230 the corridor of Route 27 and intersecting collector roads such as Ridgeville Boulevard and  
2231 Ridgeside Drive. General Commercial land use designations should be assigned to land areas that  
2232 can appropriately minimize external effects or negative impact to adjoining land uses.
- 2233 Transitional Commercial (LC and NP): This category corresponds to parcels of land that abut  
2234 more intense land uses meeting the zoning requirements of both the Limited Commercial (LC) and  
2235 Neighborhood Professional (NP) zoning categories. Transitional Commercial land uses are  
2236 intended to provide a level of flexibility to those properties in close proximity to more intense land  
2237 uses in such a manner not to disrupt surrounding residential areas.
- 2238 Office Park/Employment: The Office Park/Employment (OPE) zoning is for comprehensively  
2239 planned employment centers combining limited commercial uses, research and development,  
2240 offices, and other uses governed by the zoning regulations. This designation intends to provide  
2241 higher standards of development and a more flexible approach to design. Pedestrian compatibility  
2242 and open space are highly desired. Areas with direct access to major corridors are preferred.
- 2243 Light Industry/Research and Development: This category corresponds to the existing Industrial-  
2244 zoned areas of the Town. The vast majority of the Industrial land uses in the Town operate as  
2245 Industrial Parks with flex space opportunities for office, medical, skilled trade services, and other  
2246 uses. Heavier commercial uses not appropriate for commercial corridors are also seen in the  
2247 Town's Industrial-zoned areas. Areas designated for Light Industry/Research and Development  
2248 should be located away from residential land uses whenever possible. If this land use is adjacent  
2249 to non-industrial areas, then abundant screening and/or raised border-berms should be required.  
2250 The Twin Arch Business Park is an example of this land use category.

2251 **BUILDABLE LAND AND POTENTIAL POPULATION INCREASE**

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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
<b>Totals:</b>		<b>263</b>		<b>733</b>	<b>2,015</b>

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

du – Dwelling Unit

2252  
 2253  
 2254

**REZONING RECCOMENDATIONS**

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

2256  
 2257  
 2258



2259  
2260

1. TWIN ARCH BUSINESS PARK

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

2261

**Commented [RG37]:** WS #2 discussion resolved that "Industrial" can remain given the fact that a Public Hearing will occur if the rezoning moves forward and Brittany Manor residents will be able to voice their opinions at that hearing.

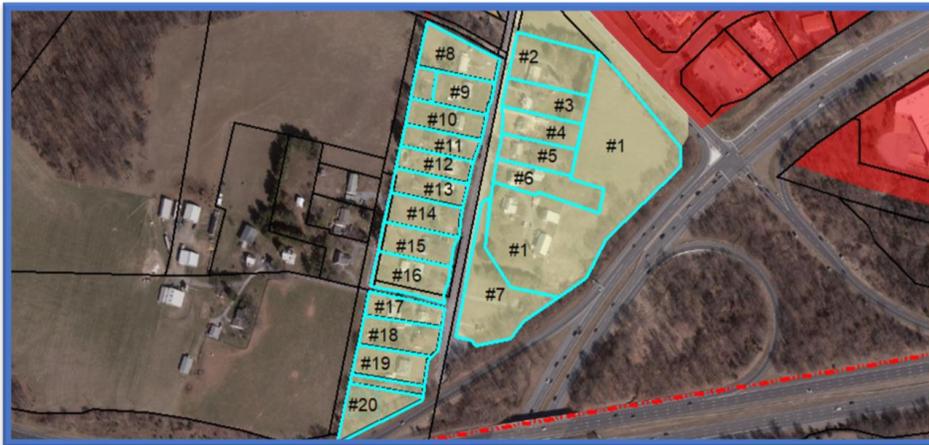


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2263 2. SOUTH MAIN STREET

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
<b>1308 S. Main St. LLC Property (Veterinarian)</b>	1422	1308 S. Main Street	0.05 ac.	NP – Neighborhood Professional	LC – Limited Commercial
<b>Baker Property</b>	1423	1306 S. Main Street	0.71 ac.	NP – Neighborhood Professional	LC – Limited Commercial
<b>CAPTAY LLC Property</b>	1428	1304 S. Main Street	0.55 ac.	RE – Residential Existing	LC – Limited Commercial
<b>Hatley Property</b>	1429	1302 S. Main Street	0.85 ac.	RE – Residential Existing	NP – Neighborhood Professional



2264  
 2265 3. SOUTH MAIN STREET EXTENDED PROPERTIES

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
<b>#1 Vosloh Property</b>	0116	1801 South Main Street	5.2796 ac.	RE – Residential Existing	CC - Community Commercial

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<b>#2 Bartgis Property</b>	1121	1701 Street	South Main	1.22 ac.	RE – Residential Existing	CC - Community Commercial
<b>#3 Lessin Property</b>	1118-2	1703 Street	South Main	21780 sq. ft.	RE – Residential Existing	CC - Community Commercial
<b>#4 Brown Property</b>	1119	1705 Street	South Main	25927 sq. ft.	RE – Residential Existing	CC - Community Commercial
<b>#5 Illiano Property</b>	1118-1	1707 Street	South Main	21780 sq. ft.	RE – Residential Existing	CC - Community Commercial
<b>#6 Capital Partners Property</b>	1117	1709 Street	South Main	35372 sq. ft.	RE – Residential Existing	CC - Community Commercial
<b>#7 Town Property</b>	0301	1709 Street	South Main	35372 sq. ft.	RE – Residential Existing	CC - Community Commercial
<b>#8 Reed Property</b>	1395	1702 Street	South Main	39,204 sq. ft.	RE – Res Existing	LC – Limited Commercial
<b>#9 Lowman Property</b>	1393	1704 Street	South Main	29,713sq. ft.	RE – Residential Existing	LC – Limited Commercial
<b>#10 Morton Property</b>	1392	1706 Street	South Main	21,730 sq. ft.	RE – Residential Existing	LC – Limited Commercial
<b>#11 Konczal Property</b>	1391	1708 Street	South Main	21,730 sq. ft.	RE – Residential Existing	LC – Limited Commercial
<b>#12 Davis - Archer Property</b>	1390	1710 Street	South Main	22,500 sq. ft.	RE – Residential Existing	LC – Limited Commercial
<b>#13 Mohler - Sallale Property</b>	1389	1802 Street	South Main	22,500 sq. ft.	RE – Residential Existing	LC – Limited Commercial

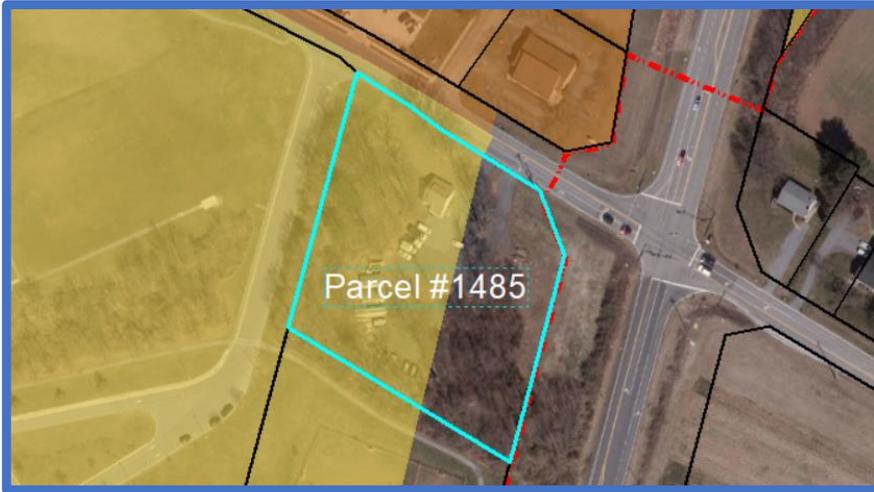
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<b>#14 Torres - Perez Property</b>	1388	1804 South Main Street	.59 ac.	RE – Residential Existing	LC – Limited Commercial
<b>#15 Lyddane Property</b>	1387	1806 South Main Street	59 ac.	RE – Residential Existing	LC – Limited Commercial
<b>#16 Haigwood Property</b>	1386	1808 South Main Street	59 ac.	RE – Residential Existing	LC – Limited Commercial
<b>#17 Haigwood Property</b>	1385	1902 South Main Street	59 ac.	RE – Residential Existing	LC – Limited Commercial
<b>#18 Benicase Property</b>	1384	1904 South Main Street	25,000 sq. ft.	RE – Residential Existing	LC – Limited Commercial
<b>#19 Keith Property</b>	1383	1906 South Main Street	12,500 sq. ft.	RE – Residential Existing	LC – Limited Commercial
<b>#20 SHA Property</b>	1381	Day Ave.	25,000 sq. ft.	RE – Residential Existing	LC – Limited Commercial

2266

2267

2268



2274 4. WATERSVILLE ROAD

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

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2276  
2277



2278

2279 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”

2280

2281 LAND USE, HOUSING AND ZONING OBJECTIVES AND IMPLEMENTING  
2282 STRATEGIES

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2283

2284 **STRATEGIC GOAL A - Adequate Public and Community Facilities:** Improve the capacity  
2285 and quality of all areas of our Public and Community Facilities so that we provide, at the minimum,  
2286 an adequate Quality of Life for all residents.~~Achieve and Sustain Adequate Public Facilities:~~  
2287 ~~Improve the capacity and quality of all seven (7) areas of our Public Facilities so that we provide,~~  
2288 ~~at the minimum, an adequate Quality of Life for all residents.~~

2289

2290 **Objective A.4.1:** Reduce our Open Space deficit.

2291

2292 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the  
2293 Town Engineer.

2294

2295 **Implementation:**

- 2296 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.
- 2297 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties which
- 2298 can reduce or remove the deficit.
- 2299 ➤ Assess how smaller types of open-space options could be encouraged within communities.
- 2300 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
- 2301 property owners; then gain Town Council and Mayoral approval and guidance for implementing
- 2302 those engagements.

2303

2304

---

2305 **STRATEGIC GOAL B - Responsible Growth:** Pursue growth through infill development,  
2306 redevelopment and annexations while eliminating our Open Space deficit, protecting our  
2307 environment, safety and health, and preserving our cultural/historical resources and community  
2308 identity.~~Responsible Growth: Provide growth through infill development, redevelopment and~~  
2309 ~~annexations while erasing our Open Space deficit, protecting our environment and preserving our~~  
2310 ~~cultural/historical resources and community identity.~~

2311

2312 **Objective B.4.1:** Pursue recommended rezoning of selected Town properties.

2313

2314 **Objective Lead:** Town Director of Planning and Zoning Administrator

2315

2316 **Implementation:**

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- 2317 ➤ Establish a priority of properties (listed in this chapter) to be rezoned with rationale.
- 2318 ➤ Develop an outreach/communications strategy for Town engagements with the County and/or
- 2319 property owners; then gain Town Council and Mayoral approval and guidance for implementing
- 2320 those engagements to pursue rezoning.
- 2321

2322 **Objective B.4.2:** Complete the rezoning deliberations and process of those recommended

2323 properties depicted within this Master Plan.

2324

2325 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with

2326 the Planning Commission, Town Council, and applicable property owners.

2327

2328 **Implementation:**

- 2329 ➤ Gain Town Council approval to proceed with recommended rezonings within this Master
- 2330 Plan.
- 2331 ➤ For approved rezonings, make any necessary Land Use changes and advise the applicable
- 2332 County of those new Land Use designations.
- 2333 ➤ In preparation for possible annexations, discuss with the applicable county the
- 2334 determination of an appropriate land use designation and zoning classification for those
- 2335 Conservation areas which may have very low-density clustered residential developments
- 2336 in order to retain the agricultural character of the Town’s physical boundary and the “rural
- 2337 feel” that the Town seeks.
- 2338 ➤ Proceed, per the code, to initiate the rezoning process of Council-approved properties.
- 2339

---

2340 **STRATEGIC GOAL C** - Pursue a range of housing options that are responsive to the

2341 community’s needs. Residential Development and Housing diversity: Provide an array of housing

2342 options to satisfy a wide range of income levels. Focus on 1) affordable entry level housing and

2343 2) senior housing communities and amenities (to address our aging population and enable them to

2344 remain active, healthy residents).

2345

2346 **Objective C.4.1:** Fully understand the potential residential infill development in order to gauge the

2347 potential demands upon critical public facilities.

2348

2349 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the

2350 Town Engineer.

2351

2352 **Implementation:**

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- 2353 |
- 2354 |
- 2355 | ➤ Update the Town’s potential capacity of vacant residential-zoned parcels (including MXD and
- 2356 | DTZ).
- 2357 | ➤ Using 2.75 persons-per-potential dwelling unit, maintain the calculations of future growth
- 2358 | demands upon water, sewer, and police services.
- 2359 |

2360 | **Objective C.4.2:** Encourage residential developments to include “Missing Middle Housing” types,

2361 | **Objective Lead:** Town Director of Planning and Zoning Administrator

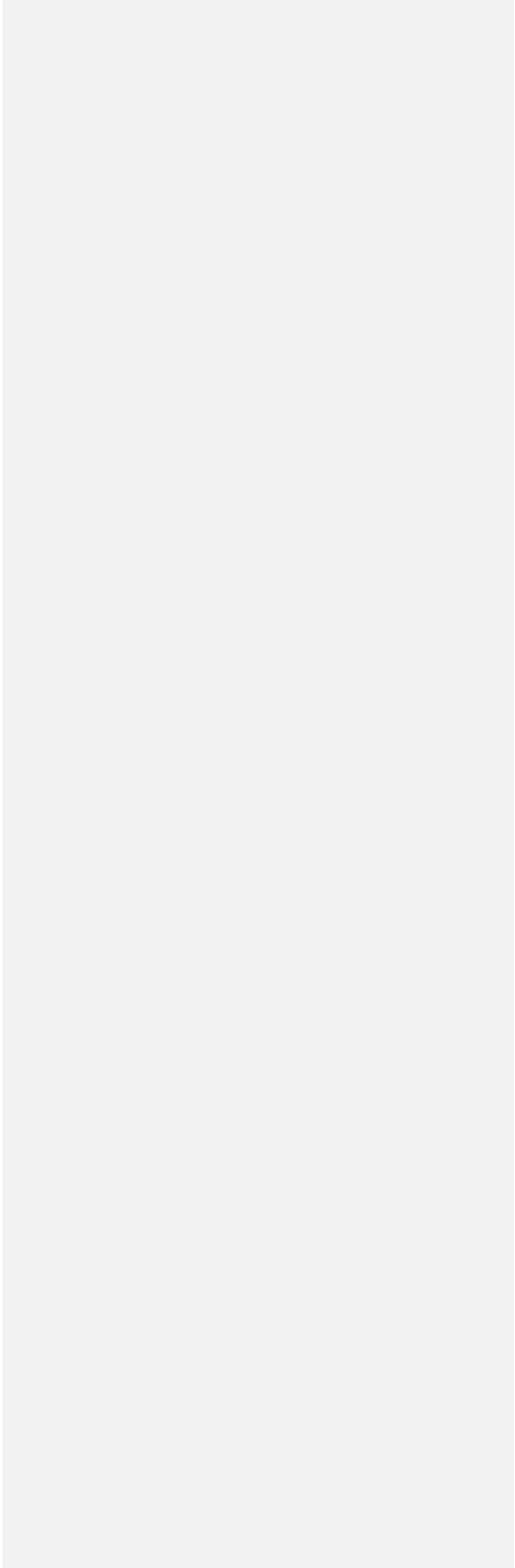
2362 | **Implementation:**

- 2363 |
- 2364 |
- 2365 | ➤ Make prospective developers aware of the concept and diversity of housing known as “Missing
- 2366 | Middle Housing;” and encourage their consideration of such housing in their pre-concept and
- 2367 | concept plans, and pattern books.
- 2368 |
- 2369 |

**Commented [RG38]:** Based upon Council’s consensus re: the previous Missing Middle Housing discussion, determine also whether this Objective remains as-is, is edited, or is deleted.  
Whatever edits must also be reflected in Chapt 9 summary of Obj’s.

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2376 **CHAPTER FIVE: MUNICIPAL GROWTH ELEMENT**

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2377 **INTRODUCTION**

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2378 Legislation passed in 2006 under HB 1141 requires that all municipal comprehensive plans include  
2379 a Municipal Growth Element (MGE). This planning element requires an examination of past  
2380 growth trends and patterns, a projection of future growth in population, the resulting land needs  
2381 (based upon an analysis of the effects of growth on our infrastructure and our natural features --  
2382 both within and adjacent to the Town). This chapter also includes the proposed Future Annexation  
2383 Areas along with the proposed land use designation for each of those parcels. The accompanying  
2384 maps and charts provided in the MGE reflect the land use designations described in the previous  
2385 chapter on Land Use and Zoning.

2386 The Town’s coordination with Carroll and Frederick Counties is also an important component in  
2387 monitoring the growth and development directly outside our Town’s boundaries. The review of  
2388 adjacent land development proposals and adjoining County comprehensive plans is essential to the  
2389 Town’s ability to evaluate whether such changes will affect the Town’s existing infrastructure  
2390 such as roads, parks, emergency services and other public facilities. The Town will also continue  
2391 to monitor any development in the two other nearby counties (i.e., Howard and Montgomery) to  
2392 assess their potential impacts on Mount Airy.

2393 This chapter analyzes land use and facilities’ impacts that can be expected in the Town as a result  
2394 of an increase in population growth over the next twenty years (2023 – 2043).

2395 Lastly, this chapter also analyzes the existing zoning and current land-use patterns. These  
2396 evaluations lead to proposed changes to allowable uses in existing zoning districts and the  
2397 proposed rezoning of some current properties.

2398 **MUNICIPAL GROWTH**

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2399 **PAST GROWTH PATTERNS OF THE MUNICIPAL CORPORATION**

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2400 The regional and town population growth during the last several decades has been significant.  
2401 Mount Airy grew 44% each decade from 1940 to 1970. From 1970 to 1980, the growth rate  
2402 increased 39%. From 1980 to 1990 the growth rate surpassed 50%. From 1990 to 2010, the growth  
2403 rate was 149%. And, finally, from 2010 to 2020 the growth rate was 5.4%. According to the State  
2404 of Maryland, Mount Airy was the fastest growing municipality in the State from 1990 to 1997.  
2405 Mount Airy’s location at a meeting point of the boundaries of four counties and its desirable  
2406 commuting distance to the major employment centers of Baltimore and Wash DC set the stage for

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2407 tremendous growth from 1980 to 2000. That trend has slowed down significantly in the past 5  
2408 years due to a downturn in the economy (during the COVID and post-COVID periods), reduced  
2409 inventories of diverse affordable housing, reduced groundwater supply, and a clear community  
2410 desire to slow the pace of the Town’s growth (reference the Town’s 2020 Survey).

2411 The Washington-Baltimore job market impacts suburban areas, including Mount Airy. The Town  
2412 of Mount Airy is a desirable place to live. Many families relocate to Mount Airy seeking a high  
2413 quality of life and a convenient commuting distance to the Washington-Baltimore region. Mount  
2414 Airy, while providing respectable services and commercial enterprises for its residents, continues  
2415 to function for the most part as a “bedroom community” with low, controlled growth for the  
2416 foreseeable future.

2417 THE RELATIONSHIP OF THE LONG-TERM DEVELOPMENT POLICY TO A  
2418 VISION OF THE MUNICIPAL CORPORATION’S FUTURE CHARACTER.

2419 It is projected that the next decade’s (2023-2033) growth will concentrate on:

- 2420     ▪ Infill development within the Downtown Zone (focusing along Main and Center Streets);
- 2421     ▪ Infill development outside the Downtown Zone (including residential, mixed-use,  
2422         commercial and industrial districts with undeveloped, vacant parcels); and
- 2423     ▪ redevelopment opportunities focused on stagnant and/or blighted properties.

2424 All of the above growth will be tempered by the adequacy of public facilities, the economic climate  
2425 for developers, and the continued active role of the residents and Town Leadership (e.g., Mayor,  
2426 Council, Commissions and Boards) to ensure any growth does, in fact, enhance our quality of life.

2427 The immediate future (2023-2028) is viewed as an opportunity for the Town to grow, but only if  
2428 we carefully balance the increased demands that growth brings upon our already-stressed public  
2429 facilities (particularly our Town’s water, sewer, schools and roads). It is unrealistic to presume  
2430 that any of these specific public facilities will significantly expand in their capacity by the Town,  
2431 County or State within this initial 5-year period. So, although some growth is welcomed, the risk  
2432 is very real that too much growth will rapidly deteriorate our general quality of life.

2433 ~~Future approved plans for developments and redevelopment will be encouraged to ensure~~  
2434 ~~amenities are designed first as a centerpiece to each project instead of an afterthought. In future~~  
2435 ~~submissions of residential development plans, the Town will focus upon open space and amenity~~  
2436 ~~design as much as our traditional review of the structures’ design and placement. Any shared open~~  
2437 space amenities should have a development designed around it. Including well planned traffic  
2438 safety and walkability in the beginning of planned developments will ensure future success for  
2439 residents of the town.

2440 The Town embraces its small-town character while providing excellent opportunities for small

**Commented [RG39]:** This sentence was deemed vague by CM Domotor and he asked that it be rewritten in 11/25 mtg. The “spirit” of this sentence was to convey to future developers that the Town’ has a new focus and heightened regard for open space and amenities’ design and placement within a residential plan.

The new sentence offered at the left is an attempt to satisfy CM Domotor.

**Commented [RG40]:** CMs Domotor + Munder agreed to this deletion on 11/25.

2441 local businesses to flourish. To this end, the majority of the future commercial growth is slated to  
 2442 take place in the commercial-zoned corridors. The Town continues to encourage downtown infill  
 2443 development and redevelopment, along with the redevelopment of existing commercial corridors.

2444 **PROPERTIES AVAILABLE FOR INFILL DEVELOPMENT WITHIN THE TOWN**

2445 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)
Harrison-Leishear	6.5	R-2	Office Park/ Employment	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
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	476TBD	97,000TBD
Pank	40.00	I	I	0	10,000

**Commented [RG41]:** This was originally only "Office Park." The full, correct district is "Office Park/Employment."

**Commented [RG42]:** AT WS #2, the Council advised Town Staff to consult with TwN Attorney on this entry and its "note". But given the fact that MXD can be a 25/75% mix, it is unk exactly what residential percentage will exist in any plan submitted for the property. Therefore, "TBD" is seen as best entry.

**Commented [RG43]:** Per telecon 11/21 with Town Staff – "TBD" is appropriate because of MXD's ability to apportion residential + cmcl in 25/75% manner.

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Pank	10.00	I	I	0	2,500
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**Notes:** 1. Data source – Town of Mt. Airy Water & Sewer APFO Document, December, 2023  
 2. "TBD" entered because development of MXD can be a "mix" of residential and commercial in 25/75 % mix.

**FURTHER INFORMATION ON SELECTED INFILL OPPORTUNITIES**

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

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

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

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

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

**PROPOSED PROPERTIES FOR REDEVELOPMENT WITHIN THE TOWN**

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2475 The next chart represents an inventory of current (2024) properties that are in need of  
 2476 redevelopment. Such properties were developed at some past time, but are now in need of  
 2477 revitalization and redevelopment.  
 2478

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

2479  
 2480 DTZ = Downtown Zone  
 2481 CC = Community Commercial

2482 **FURTHER INFORMATION ON POTENTIAL REDEVELOPMENT PROPERTIES**

2483 **Cold Storage Property:** This property is currently zoned Downtown Zone (DTZ) and adjoins the  
 2484 Main Street downtown corridor to the west (Frederick County side). It is located at the corner of  
 2485 Hill St. and Prospect Ave. The old railroad right-of-way is also a part of this property and it is key  
 2486 to the Town’s completion of its overall rails-to-trails program. Mount Airy Cold Storage was a  
 2487 refrigerated warehouse and distribution center along the old rail line through the Town. In 2007,  
 2488 the owners (MHW Group based in Owings Mills MD) closed the operation and began razing the

2489 building. Today, all that remains are a large concrete building foundation, a tall retaining wall (on  
2490 the east side of the old foundation) and a large parking lot off Hill St. adjacent to the old foundation.  
2491 Aside from removing the significant amount of old concrete foundation, another challenge in  
2492 redeveloping this property is resolving the suspected toxic chemical residue from its years of  
2493 operation. The Town and the landowner could apply for State financial assistance towards the  
2494 ~~remediation assessment~~ of the toxic residue through the *Maryland Brownfield Redevelopment*  
2495 *Assistance Program*.

Commented [RG44]: Improved wording.

2496 In late 2023, the owner and a developer applied for Town consideration of an age-restricted  
2497 residential townhouse community. It was not approved.

2498 Today, the property is possibly the Town's greatest challenge to redevelopment within the  
2499 Downtown Zone. But it also represents the greatest opportunity for providing new business and/or  
2500 residential growth into the Downtown Zone while also enabling the highly-desired completion of  
2501 the Town's rails-to-trails project (i.e., Phase-2, West)

2502 **Railyard-Gallager:** This parcel has a unique shape. The current property owner is proposing a  
2503 multi-story building with retail space on the lower level and apartments on the upper two floors.

2504 **Railyard - Scranton:** This parcel includes the Patapsco Bicycles shop and Blossom and Basket  
2505 Florist. The property owner has presented a possible redevelopment of this parcel with two new  
2506 three-story buildings with retail on the first floor and two floors of apartments above.

2507 **Brewery - Scranton:** This parcel is the current location of Liquidity Aleworks, a new business in  
2508 the old savings and loan bank building. This Bank building sat empty for over ten years before  
2509 this brewing company came in and redeveloped this parcel into a cornerstone in the downtown  
2510 area of Mount Airy.

2511 The Property owner has a possible plan for continued redevelopment of this parcel, creating an  
2512 additional structure that will have retail on the first floor and apartments on the upper two floors.

2513 This possible building would be located toward Main Street. Still, it would have a plaza in front  
2514 of the proposed building, creating an area that would allow for public use for the business and also  
2515 showcase the town's caboose named Mackenzie from all directions traveling along Main Street.

2516 **Center St. Properties (aka "Shops of Yesteryear"):** This is an existing building located at the  
2517 northeast rear of the municipal parking lot. The parcel is flanked on three sides by town-  
2518 maintained roads; Lookout Street to the east, Cross Street to the west, and Center Street to the  
2519 north. The building did contain an Antique Mall business, but is now the home to a wrestling  
2520 group located in a portion of the building. The lower level is rented-out space for businesses within  
2521 the Town for material storage.

2522 The owner of the property has ideas for redevelopment of the property, including storefronts facing  
2523 the municipal parking lot and Cross Street, with the possibility of apartments on the upper floor.

2524 **Southern States (1 & 2):** These two parcels sit astride Center Street. The parcel on the north side  
2525 (201 Center St.) is the former Southern States truck parking area with a long garage that is run-  
2526 down. The southern parcel (101 Center St.) is the original Southern States store and loading dock.  
2527 It currently houses a small business.

2528 **Fleming Furniture:** This property is currently unused and is located at a prime thoroughfare  
2529 location with great potential for a new business.

2530 **Flat Iron Building:** See Chapter 7 for a description of this Town-owned building.

2531  
2532 **Municipal Parking Lot:** In the future, the town might look to create an elevated parking area to  
2533 expand the downtown area with additional parking for both businesses and additional overflow for  
2534 events downtown and to support the increase in workers and patrons. These might need a metered  
2535 or permitted parking area to help offset the cost of construction and continued maintenance.

#### 2536 AUTHORITY TO PURSUE REDEVELOPMENT OR URBAN RENEWAL

2537 In July 2024, the Town Council granted itself the authority for urban renewal.<sup>18</sup> This authority  
2538 followed the 2023 State legislation (HB 561). This new authority allows the Town Council to  
2539 focus on “blighted areas” or “slum areas.”

#### 2540 TOWN POPULATION PROJECTIONS VIA SCENARIOS

2541 A low, middle, and high scenario of population growth was devised for the Town. These  
2542 population projections were done based on the average number of building permits issued by the  
2543 Town over the last 10 years. The Town’s current (2023) self-imposed limit for issuing new  
2544 residential building permits is 24 building permits per project per year. An increase in this limit  
2545 is possible within the Town Code through a waiver process initiated by a developer and considered  
2546 by the Town’s Planning Commission and Director of Planning (Town Staff).

2547 With a baseline of 9,654 residents in 2020 (per the Census) and using an average of 2.75 persons  
2548 per future dwelling unit, we can make projections for Town growth using low, mid and high growth  
2549 scenarios with 12 units/year, 24 units per year, and 36 units per year, respectively. For example,  
2550 the Low Scenario of only permitting 12 new dwelling units/year would add 33 residents per year.

<sup>18</sup> Charter Amendment Resolution 2024-02.

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2551

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

2552

2553

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

2554

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

2558

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

2562

**FUTURE ANNEXATION AREAS**

2563

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

2568

\*\*\* Note: After Workshop #2, the Town Administrator pointed-out the following Code entry regarding any proposed Annexation:

2570

**§ 112-3 Application of regulations.**

**Commented [RG45]:** CM Domotor wanted this sentence UNBOLDED on 11/25.

**Commented [RG46]:** Because the analysis shows a projected Low Scenario Population Growth (with 12 residential permits per year), CM Domotor desires a statement in here to the effect of: “Apply a target of no more than 12 housing unit permits per development per year, and a strict cap of no more than 24 housing units per development per year to promote deliberate, managed growth that does not outpace or threaten degradation of adequate public facilities.”

**Commented [RG47]:** Addn'l info provided to Council. Highlighted text is only offered for clarity and is not necessarily proposed as new text.

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2571 | **A. Zoning of annexed areas.** All territory which may hereafter be annexed to the Town  
2572 | shall from time of annexation be considered as being in the R-1 District until changed by  
2573 | ordinance, unless the resolution of annexation by the Town Council provides for other  
2574 | district classification or classifications. \*\*\*

2575 |

2576 | **Additionally, the R1 District is described in our Code as:**

2577 | **§ 112-23 R-1 District.** [Amended 9-3-2002 by Ord. No. 2002-18]

2578 | **A. Purpose.** The R-1 District is intended to provide low-density development potential  
2579 | with concentration on good land management, harmony with the physical environment  
2580 | and a variety of housing options. It is also intended to encourage conservation of open  
2581 | land and assure both the continuing beauty and agricultural potential of areas located at  
2582 | the periphery of the community. The maximum gross residential density permitted in the  
2583 | R-1 District is one dwelling per unit acre.

2584 | **B. Uses permitted in the R-1 District.** No building or structure may be erected or used  
2585 | and no land may be used or occupied except for one or more of the following principal  
2586 | uses:

- 2587 | (1) Single-family dwellings.  
2588 | (2) Parks, playgrounds, golf courses, public and private recreational uses and cemeteries.  
2589 | (3) Nature study preserves and reservations.  
2590 | (4) Schools, churches and other public buildings and those accessory uses commonly  
2591 | associated with them.  
2592 | (5) Accessory uses.

2593 | **C. Special exceptions in the R-1 District.** The Board of Appeals may authorize the  
2594 | following principal uses as special exceptions in accordance with the provisions of  
2595 | Article VIII, § 112-62:

- 2597 | (1) Home occupations [§ 112-62F(7)].  
2598 | (2) Nursery schools, child-care centers [§ 112-62F(10)].  
2599 | (3) Professional office [§ 112-62F(12)].  
2600 | (4) Public utility buildings [§ 112-62F(13)].  
2601 | (5) Accessory apartments [§ 112-62F(22)].  
2602 | (6) Veterinarian clinics [§ 112-62F(18)].  
2603 | (7) Churches, schools, libraries, and community centers [§ 112-62F(19)].  
2604 | (8) Fire and rescue stations [§ 112-62F(20)].  
2605 | (9) Elderly housing, detached and attached units [§ 112-62F(21)].

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- 2606 | **(10) Private parks and recreational facilities.**
- 2607 | **(11) Nonresident professional offices [§ 112-62F(24)]. [Added 7-7-2003 by Ord. No.**
- 2608 | **2003-12]**
- 2609
- 2610 The proposed outer growth boundary towards the east will include three separate parcels known
- 2611 as the Doubs Property, Springwood Property, and the Spicer Property; totaling 203 acres.
- 2612 Annexation of one or more of these parcels would allow for low density residential development
- 2613 pursuant to the Town’s Conservation Zoning. The Mount Airy Water Service Area Map will
- 2614 categorize all potential annexation areas as future planned service areas.
- 2615 The following charts list the potential annexation properties. The charts show projected water
- 2616 yield under the proposed land use designation. Although there is no additional water or sewer
- 2617 capacity being planned for these future annexation areas, they could be considered as additional
- 2618 groundwater recharge areas for the Town within our watershed. Following these charts are more
- 2619 detailed descriptions of the properties and explanations as to the proposed land use and projected
- 2620 density.

CARROLL COUNTY – FUTURE ANNEXATION AREAS							
Map Area	Property	Acres	Current County Zoning <small>Note: 1</small>	Comprehensive Land Use Plan Designations	Projection of Dwelling Units		Proposed Water Yield (gpd)
				Proposed Town <small>Note: 2</small>	Current <small>Note: 3</small>	Proposed <small>Note: 4</small>	
A	Knill Property	189	R-40,000	Conservation	200	63	25,000
B	Leishear Farm <small>(Note: 5)</small>	162	R-40,000	Low Density Residential <del>Conservation</del>	160	TBD	TBD
	Harrison Farm <small>(Note: 5)</small>	83		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

**Commented [RG48]:** Per WS #2 discussions, just go with "Low Density Residential."

**Commented [RG49]:** QUESTION: Change to "R1" per 112-3 ??

**CARROLL COUNTY – FUTURE ANNEXATION AREAS (Cont'd)**

Map Area	Property	Acres	Current County Zoning <i>Note: 1</i>	Comprehensive Land Use Plan Designations Proposed Town <i>Note: 2</i>	Projection of Dwelling Units		Proposed Water Yield (gpd)
					Current <i>Note: 3</i>	Proposed <i>Note: 4</i>	
K	Warfield Property	51	R-40,000	TBD R1	TBD n/a	TBD 50	TBD 12,500
L	Pank Property	1.2	R-40,000	Industrial	n/a	0	250

**Commented [RG50]:** Per discussion w/Town Staff on 11/21 re: the Code info provided on previous pages (in highlighted text).

**Commented [RG51]:** Chg to "R1" ... or is "Industrial" the '

**Commented [RG52]:** Need to adjust this footnote if we chg Harrison and/or Leishear Farms' projected zoning. This says it will be OP/E.

**Commented [RG53]:** CM Domotor asked for this sentence on how the reader can determine the additional population in each of the chart's proposed annexations. Original request was for another column to be added to the chart with that calculation.

**NOTES:**

1. Carroll County Zoning Map - 2014
2. Bureau of Comprehensive Planning – 2006 Mount Airy Environs Community Comprehensive Plan. Proposed Land Use
3. Town of Mount Airy – 2003 Master Plan, Chapter 4.
4. Town of Mount Airy – 2013 DRAFT Comprehensive Master Plan Update. Chapter Five. Municipal Growth Element
5. 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.

Population Density can be calculated by multiplying the Dwelling Unit numbers above by 2.75 persons per dwelling unit.

2621  
2622  
2623  
2624  
2625  
2626  
2627  
2628

FREDERICK COUNTY – FUTURE ANNEXATION AREAS							
Map Area	Property	Acres	Current County Zoning <i>Note: A</i>	Comprehensive Land Use Plan Designations  Proposed Town <i>Note: B</i>	Projection of Dwelling Units		Proposed Water Yield (gpd)
					Current <i>Note: C</i>	Proposed <i>Note: D</i>	
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

**Commented [RG54]:** QUESTION: Chg to "R1" per Code 112-3 ?

2629  
2630  
2631  
2632  
2633  
2634  
2635  
2636  
2637

**NOTES:**

- A.** Frederick County Government. Community Development Division, 2012 Comprehensive Plan & Zoning Review - New Market Region Plan. September 13, 2012
- B.** Frederick County Government. Community Development Division, 2012 Comprehensive Plan & Zoning Review - New Market Region Plan. September 13, 2012.  
[http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap\\_201209141428035325.pdf](http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap_201209141428035325.pdf)
- C.** Town of Mount Airy – 2003 Master Plan, Chapter 4.
- D.** Town of Mount Airy – 2013 Master Plan, Chapter 5.

Population Density can be calculated by multiplying the Dwelling Unit numbers above by 2.75 persons per dwelling unit.

**Commented [RG55]:** CM Domotor asked for this sentence on how the reader can determine the additional population in each of the chart's proposed annexations. Original request was for another column to be added to the chart with that calculation.

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2638 CARROLL AND FREDERICK COUNTY FUTURE ANNEXATION AREAS

2639 (PLEASE REFERENCE THE PULL-OUT ANNEXATION MAP AT THE BACK)

2641 A. Knill Property: The property totals 189 acres and is currently in Agricultural use within the  
2642 County. The existing use of the property as a farm market is compatible with the proposed  
2643 Conservation designation similar to other future annexation areas. The Knill Property is a  
2644 desirable location for the incorporation of pedestrian and bike friendly paths.

2646 B. Leishear and Harrison Properties: This total parcel contains 245 acres within Carroll County  
2647 bordering MD 27. In this plan update, the proposed land use is ~~split (see Map). The two~~  
2648 ~~Low Density Residential (R1) which would provide “low-density development potential~~  
2649 ~~with concentration on good land management, harmony with the physical environment and~~  
2650 ~~a variety of housing options. It is also intended to encourage conservation of open land and~~  
2651 ~~assure both the continuing beauty and agricultural potential of areas located at the periphery~~  
2652 ~~of the community.” Any development would allow single-family dwellings (which would~~  
2653 ~~be in harmony with existing residents on Jacks Court and Boteler Rd.) and parks (which~~  
2654 ~~would reduce our Open Space deficit). By special exception, a development could also~~  
2655 ~~include a much-needed new community center and/or library, a possible new fire or police~~  
2656 ~~station, and/or professional office(s) which could include medical services. Regardless of~~  
2657 ~~whether Annexation occurs, the County should set aside a portion of this parcel for building~~  
2658 ~~a new Community Center. areas are adjacent to existing county residences along Jacks Court~~  
2659 ~~and Boteler Rd. The proposed Conservation area, which is not ideal for development, is in~~  
2660 ~~the northeast portion of the Leishear Farm. The remaining area from MD 27 to the eastern~~  
2661 ~~boundary of this parcel is proposed for Mixed Use.~~ It is noted that the County has  
2662 designated this property with an “Employment Campus” Land Use Designation in its 2014  
2663 Carroll County Master Plan. The prior 2013 Master Plan proposed OP/E for this parcel.  
2664 The Harrison (southern) portion of this total property contains 4 potential well sites with  
2665 one having a significant production yield. If annexed, those wells may benefit the Town  
2666 and are key to any development on this large site.

2668 C. Myers Property: This parcel, located on the northeast corner of Watersville Road and MD  
2669 27, contains 0.46 acres of land. The Town has identified the land use designation of this  
2670 property as Office/Park Employment.

2672 D. Harne Property: This 6-acre property is currently developed with one single-family  
2673 residence. The topography of the land is very rolling and steep. Potential redevelopment for

**Commented [RG56]:** Per WS #2 discussions:  
- Original split zoning (conservation, low-density res, and MXD) will be replaced by a single-zone of Low Density Residential (R1). [Note: This will require Annexation Map Update through Carroll County to be inserted into the rear map section.]  
- Per Mayor + Council consensus, new text is added to focus on this parcel (and the proposed R1 zoning) to allow/encourage a new community center in any development.  
- Having the proposed zoning as Low-Density Res (R1) still takes into account the prior recommendation for a portion of the parcel to be zoned Conservation. In other words, it is not necessary, under an R1 proposal, to also delineate a separate Conservation sub-parcel.  
- Per discussions re: commercial opportunities, WS #2 focused on addn'l medical services and so the added text regarding “professional offices” is added.  
- Council roll-call on R1/R2 instead of proposed split-zoning:  
Tim – yes  
Evans – yes  
Munder – no  
Galletti – yes  
Domotor – yes

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- 2674 the parcel could support a maximum of six houses. The land use designation identified in  
2675 this master plan cycle for this property is Low Density Residential.  
2676
- 2677 E. Wagner Property: This is a 1.9 +/- acre parcel located on the east side of North Main Street  
2678 with no road frontage onto North Main Street. This parcel does have road frontage on MD  
2679 27 and the Maryland Department of Transportation is the authority to grant or deny its  
2680 access to MD 27. This parcel is currently zoned for R-40,000 in Carroll County. If this  
2681 parcel is annexed into the Town, it should come in with an R-1 zoning.  
2682
- 2683 F. Dorseytown: This is approximately 13 acres of a cluster of 14 residential dwellings located  
2684 at the north end of Town along North Main Street and Ellis Road. There are three larger  
2685 parcels that have the potential to be subdivided. These properties are situated between Town  
2686 limits and the Mount Airy Baptist Church, which is within the Town boundary. Also, there  
2687 is a row of 4 houses situated on the east side of Main Street directly across from the Mount  
2688 Airy Baptist Church. This area has been identified for possible annexation into Town limits  
2689 since the 2003 Master Plan. The recommended land use designation for this annexation  
2690 area is Low Density Residential.  
2691
- 2692 G. Doubs Property: This 123-acre parcel abuts the eastern portion of the Woodlands  
2693 Subdivision. Currently undeveloped, this parcel is zoned Agricultural and Conservation in  
2694 Carroll County. The Doubs Property has approximately one mile of frontage along the  
2695 South Branch of the Patapsco River. Along this one-mile stretch lies the original “B&O  
2696 Old-Line Spur;” branching from the main line and heading into downtown Mount Airy. The  
2697 land is mostly wooded with a rolling topography containing a stream which extends north-  
2698 to-south; bisecting the property. This property has the strong potential to provide additional  
2699 passive parkland and is an important component in the Town’s vision for trail connectivity.  
2700 The Doubs Property has been depicted as a future recreation area in both the 1994 and 2003  
2701 Master Plans. Due to the physical features of the property and the environmentally sensitive  
2702 areas along the river, the proposed land use designation is Conservation.  
2703
- 2704 H. Springwood Property: This 52-acre parcel lies north of the Doubs Farm. Currently under  
2705 Agricultural Use, the property is surrounded by the Doubs Property to the south and west.  
2706 The western boundary of this property is bordered by a 50’ fee simple strip owned by the  
2707 Doubs Property. The Springwood Property has the potential to expand the Town’s trail  
2708 network and passive recreation areas. This property is not contiguous to the Town limits  
2709 and would therefore only be eligible for annexation if the Doubs Property is annexed. A  
2710 land use designation of Conservation has been applied to this future annexation parcel.  
2711

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- 2712 I. Spicer Property: This 28-acre parcel lies east of the Springwood Property and north of the  
2713 Doubs Property. This parcel is currently being farmed under Agricultural Zoning in the  
2714 County and has the potential to serve as an agricultural buffer between the Town and County  
2715 jurisdictional border. A land use designation of Conservation has been applied to this  
2716 parcel. There is no contiguity between this parcel and the existing Town limits. This  
2717 property would only be eligible for future annexation if the Doubs Property and Springwood  
2718 Property are annexed.  
2719
- 2720 J. Nell Property: This parcel is located between North Main Street and MD 27. This parcel  
2721 does not have direct access to either North Main Street or MD 27. This parcel does have  
2722 road frontage to MD 27 and MDOT has the authority to grant or deny access. This parcel is  
2723 6.9 +/- acres and is currently zoned for R-40,000 in Carroll County. If this parcel is annexed  
2724 into the Town, it should come in with an R-2 zoning.  
2725
- 2726 K. Warfield Property: TBD – Pending discussions with property owner and Council  
2727
- 2728 L. Pank Property: This parcel is a 1.2 +/- acre parcel with access to Twin Arch Road. This  
2729 parcel is currently (Sep, 2024) working toward Annexation with the Town Council. This  
2730 parcel is adjacent to a 10-acre and 40-acre parcel owned by the same company. The request  
2731 is to bring this into the Town as an Industrial zoned parcel.  
2732
- 2733 M. South Main Street Area: This area contains multiple parcels that total approximately 130  
2734 acres of development opportunity. Currently the parcels are zoned Agricultural and lie  
2735 between MD 144 and Interstate 70. The proposed split-zoning includes is Low Density  
2736 Residential (R1). and MXD. This is a logical annexation area to the Town due to its  
2737 proximity to the I-70 highway interchange with MD 808 (Main Street).  
2738
- 2739 ~~N. Rigler Property: This parcel totals 25 acres and is currently zoned for Agricultural use in  
2740 Frederick County. The property is proposed for Low Density Residential development by  
2741 the County. Recently, there has been discussion of preserving the property for open space  
2742 use, providing a primary or secondary entrance into the Town-owned property now master  
2743 planned for a regional passive park. The vast majority of the properties lying in Frederick  
2744 County west of the Town boundaries are zoned R-1 while the predominant zoning of  
2745 properties to the east is Agricultural. This property is identified in this plan with a Low  
2746 Density Residential land use designation.~~
- 2747
- 2748 N. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation  
2749 in previous Master Plans as Conservation/open space usage. These land use designations  
2750 would serve the same purpose as referenced above with the Zeltman property, as a buffer to

**Commented [RG57]:** Per WS #2 discussions:  
- Original split zoning (conservation, low-density res, and MXD) will be replaced by a single-zone of Low Density Residential (R1).  
[Note: This will require Annexation Map Update through Carroll County to be inserted into the rear map section.]

-Having the proposed zoning as Low-Density Res (R1) ensures harmony with adjacent residences and the addition of open spaces to help eliminate the Open Space deficit.

**Commented [RG58]:** - Deletion proposed by CM Munder with Council consensus.

- Following paragraph moves up as new "N."

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2751 Frederick County development and serve as an additional water recharge area. In addition,  
2752 this parcel also adjoins the Town-owned Windy Ridge Park; a parcel of 88 acres that is  
2753 currently being master planned by Frederick County into a regional park complex. There  
2754 may be a future opportunity to provide access to Windy Ridge Park through this property.  
2755

#### 2756 OPPORTUNITIES AND CONSTRAINTS OF FUTURE ANNEXATION AREAS

2757 The Town recognizes that our future growth area is significant. Certain parcels serve as a water  
2758 recharge area for existing Town wells and have been retained in the outer growth area for this  
2759 purpose. To ensure the most efficient use of land, future development of these areas should, at  
2760 minimum, cluster any future residential units, generate open space, and create a “physical rural  
2761 edge” of the community.

2762 There is no obligation on the part of the Town to annex additional property. If a decision to annex  
2763 additional land were made, it would be a decision by the Town Council to permit additional  
2764 development, increase park or open space inventory, and/or gain infrastructure within our  
2765 corporate boundaries.

2766 The accompanying map entitled “Future Annexation Areas” breaks down these future potential  
2767 annexations into parcels.

#### 2768 CONTROLLING GROWTH

2769 Three major tools are implemented by the Town to control the timing and pace of all growth.

2770 Adequate Public Facilities Ordinance (APFO): As the first tool, and used for residential and  
2771 mixed-use growth, the Town instituted an APFO in 1989. In 2003, 2006, and again in 2023,  
2772 detailed standards were added that required Planning Commission certifications of “adequacy” for  
2773 seven critical public facilities; water, sewer, schools, roads/traffic control devices, fire/EMS,  
2774 parks/open space, and police services. In 2023, additional guidance was provided, via a code  
2775 amendment, to the Planning Commission’s task in that body deciding any open space waiver to a  
2776 development.

2777 Each development, whether it is zoned residential, mixed-use, commercial or industrial, must be  
2778 thoroughly evaluated to see if water allocation units can be assigned. The Town will continue to  
2779 track water allocations given for each approved development. The remaining six APFO areas are  
2780 reviewed and evaluated at the concept plan stage of development so there is clear direction early  
2781 on the adequacy of all seven public facilities.

2782 Because our schools and roads/traffic devices involve both Counties and the State, the Town must  
2783 work closely with those two entities when assessing their adequacy.

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2784 Limits on the Issuance of Building Permits: The second tool available to set the pace and limit  
 2785 growth is the limited issuance of building permits per project per year. As discussed earlier, that  
 2786 limit will continue from the previous Master Plan cycle and is 24 permits per project per year.  
 2787 This limit aligns with the projected Low Growth Scenario (only 12 permits per project per year)  
 2788 and lowers the risk of exceeding our bi-annual water appropriations from our well-heads. It also  
 2789 “paces” growth to prevent an undesired surge in development which could also quickly exceed the  
 2790 capacity of our roads, schools, fire/EMS, open spaces/parks and police services.

2791 Capital Improvements Program (CIP): The third tool available for the Town to plan for future  
 2792 infrastructure improvements is the Capital Improvements Program. The yearly update of the CIP  
 2793 occurs in the annual budget process. It allows the Town to consider capital infrastructure projects  
 2794 for Town-owned streets and roads, water and sewer, parks and recreation, and public works  
 2795 projects. These public improvements are funded primarily through water and sewer revenues,  
 2796 general fund revenues and any fee-in-lieu funds provided by developers when land is not dedicated  
 2797 towards their open space requirement. Other capital facilities such as schools and libraries are  
 2798 planned and funded by both Frederick and Carroll counties and serve the Town of Mount Airy.

2799 **COMMUNITY FACILITIES ELEMENT**

2800 **PUBLIC SCHOOLS**

2801 Both Carroll and Frederick County school systems serve Mount Airy. In Frederick County, we  
 2802 have Twin Ridge Elementary, Windsor Knolls Middle and Linganore High School. In Carroll  
 2803 County, we have Parr’s Ridge primary school, Mount Airy Elementary, Mount Airy Middle, and  
 2804 South Carroll High School. Resident children are divided between these two school systems. Most  
 2805 municipalities the size of Mount Airy have their own high schools. Mount Airy has not had a high  
 2806 school within its Town boundary since 1967.

<b>2023 Enrollment - Percent of State Rated Capacity</b>				
<b>Elementary Schools</b>	<b>County School System</b>	<b>State Rated Capacity</b>	<b>2023 Enrollment</b>	<b>Percent Of State Capacity</b>
<b>Parr’s Ridge Elementary (pre K-2)</b>	<b>Carroll</b>	<b>610</b>	<b>431</b>	<b>59%</b>
<b>Mount Airy Elementary (3-5)</b>	<b>Carroll</b>	<b>598</b>	<b>457</b>	<b>70%</b>
<b>Twin Ridge Elementary (pre K-5)</b>	<b>Frederick</b>	<b>681</b>	<b>681</b>	<b>100%</b>
<b>Middle Schools</b>				

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Mount Airy Middle (6-8)	Carroll	850	754	88%
Windsor Knolls Middle (6-8)	Frederick	978	748	76%
<b>High Schools</b>				
South Carroll High (9-12)	Carroll	1339	935	57%
Linganore High (9-12)	Frederick	1642	1598	97%

2807

Projected Enrollments (Percent of State Rated Capacity)						
	2024	2025	2026	2027	2028	2029
<b>Elementary Schools</b>						
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%)
<b>Middle Schools</b>						
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%)
<b>High Schools</b>						
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%)

2808  
 2809  
 2810  
 2811  
 2812  
 2813

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

2814 As can be seen in the tables above, all Frederick County schools supporting our Frederick County  
 2815 residents are in trouble. Applying a typical APFO standard that a 100-110% capacity is  
 2816 “Approaching Inadequate,” then the Frederick County elementary and middle schools for Mt. Airy

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2817 are “Approaching Inadequate.” If the typical APFO threshold for “Inadequate” is above 110%  
2818 capacity, then the Windsor Knolls Middle School is projected to be “Inadequate” in 2028 (at **112%**  
2819 capacity) and the Linganore High School will be “Inadequate” in 2028 (at **111%** capacity).

2820 The Town Adequate Public Facilities Ordinance does not allow any residential subdivision to  
2821 move forward if any of the schools in the Town are above 100% of State Rated Capacity.

#### 2822 WATER AND SEWERAGE FACILITIES

2823 The Town has historically used groundwater wells for its primary water supply. The primary  
2824 procurement of these wells has been through the residential development process. The Town  
2825 currently controls 11 production wells. Four wells are in the Carroll County side of Mount Airy  
2826 and seven are within the Frederick County side of Mount Airy.

2827 The Town was under a consent order for public water supply from 2006 to 2013. This consent  
2828 order was a requirement from MDE to reach certain milestones in water capacity supply and new  
2829 water sources in order to meet current and future demand on the Town water system. The total  
2830 future water demand assumes that everything within the growth area boundary builds out  
2831 according to the adopted land use plan. If this were to occur, the total future water supply demand  
2832 for our system would be 1,189,000 gpd. With the addition of well #11 and re-appropriations for  
2833 wells #5 and #6, the Town’s new total appropriations are 927,000 gpd based on a daily average  
2834 and 1,386,500 gpd based on a month of maximum use.

2835 The Town will continue to rely upon groundwater resources within the municipal boundaries. Most  
2836 importantly, the ultimate water supply side must not exceed the design capacity of our WWTP,  
2837 permitted at 1.2 million gallons per day processing.

2838 The Town’s only wastewater treatment facility discharges to the South Branch of the Patapsco  
2839 River. Environmental and physical limitations preclude the plant from further expansion beyond  
2840 the current 1.2 mgd capacity. There are no plans for expansion or a second facility.

2841 The total future wastewater capacity assumes that everything within the growth area boundary  
2842 builds out according to the adopted land use plan. If this were to occur, the total future wastewater  
2843 capacity, based on annual average use, for the Mount Airy WWTP would be 1,064,000 gpd  
2844 anticipated demand plus 120,000 gpd Inflow and Infiltration (I&I), or a total use of 1,184,000 gpd.

#### 2845 STORMWATER MANAGEMENT SYSTEMS

2846 The Town follows the State of Maryland guidelines for stormwater management that is  
2847 implemented in the Town by the Carroll County Office of Stormwater Management. The State of  
2848 Maryland revised their stormwater management regulations in 2009 and started implementation in  
2849 2010. Carroll County also updated their regulations to follow the State and they have been enforced  
2850 for the past ten years. Any updated regulations are automatically adopted by the Town and

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2851 enforced by the County.

2852  
 2853 The revised Stormwater Management Chapter of the County Code increased the area subject to  
 2854 stormwater management compliance, expressed a preference for non-structural stormwater  
 2855 management practices, and addressed review, inspection and maintenance issues. Simultaneously,  
 2856 a Water Resource Management chapter was created that designated water resource management  
 2857 areas and led to the creation of a Water Resource Management Manual. Water resource impacts  
 2858 now are reviewed as part of the development review process. Carroll County also instituted a  
 2859 floodplain management program to review all activities within and affecting any designated  
 2860 floodplains within the Town’s boundaries. Other revised and updated County Ordinances include  
 2861 grading, erosion and sediment control.

2862 The Town-County Agreement provides a review and implementation process for Town projects  
 2863 through County Offices for both Stormwater Management, and Grading/Sediment Control.

2864 FIVE-YEAR CAPITAL BUDGET

2865 Along with the annual budget process, the Town of Mount Airy approves a five-year capital  
 2866 budget. Capital expenditures are broken into three categories; General Fund, Water, and Sewer  
 2867 projects. Within the General Fund, capital projects involve parks and recreation, road projects,  
 2868 storm sewer improvements, storm water management facilities, building improvements, and  
 2869 equipment replacement. Water and Sewer projects include capital expenditures for upgrades or  
 2870 major replacements within those systems. Capital projects for extending water and sewer  
 2871 infrastructure may also involve a new water source for the Town. Any extensions of infrastructure  
 2872 shall be financed via developer fees. ~~The budget areas within the CIP are shown below: All other~~  
 2873 ~~capital projects are budgeted annually as per the following:~~

**Commented [RG59]:** CMs Domotor + Munder and Town Engineer agreed to remove all actual budget data in this table on 11/25.

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

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Storm Sewers and Stormwater Management	\$ 61,000
Equipment	\$ 43,750
Paving	\$ 496,580
<b>Total General CIP:</b>	<b>\$ 722,330</b>

2874 ~~NOTE: The above CIP data does not include costs associated with PFAS mitigation.~~

**Commented [RG60]:** If the dollar figures are removed, then this Note isn't needed.

2875 Any new water and sewer infrastructure costs, as it relates to subdivision development and  
2876 necessary new water source infrastructure to serve the new development, are borne by the  
2877 developer. The same is true of commercial development, where the developer of the property is  
2878 responsible for the extension of all utilities into the site, consistent with approved Planning  
2879 Commission guidelines and Water and Sewer Commission recommendations.

2880 SERVICES AND INFRASTRUCTURE FOR DEVELOPMENT OUTSIDE THE  
2881 MUNICIPAL GROWTH AREA

2882 The Town of Mount Airy does not provide water and sewer services beyond the municipal limits,  
2883 unless specifically approved by Maryland Department of the Environment in the case of a public  
2884 health and safety exception. Other municipal services that are provided by the State, County and  
2885 other volunteer organizations transcend the municipal boundaries and serve the four-county area  
2886 surrounding the Town. Fire, EMS and police service the four-county area, and the school boards  
2887 in Frederick and Carroll Counties serve the municipal student population.

2888 OPEN SPACE

2889 Open space is more than a legal requirement; it is a vital component of community welfare and  
2890 quality of life. By thoughtfully integrating natural resources with community needs, we can  
2891 mitigate the environmental impact of development. ~~For instance, while building homes generates~~  
2892 ~~revenue, it also increases population density, which in turn demands enhanced quality of life~~  
2893 ~~measures.~~

**Commented [RG61]:** CM Domotor questioned the intent of this sentence on 11/25.

2894 Therefore, open space should be an integral part of future designs, not merely an afterthought.  
2895 Incorporating well-designed open spaces into planning demonstrates foresight and enhances  
2896 overall community benefit. Rather than leaving areas as blank spaces on a concept plan, a strategic  
2897 approach to their use will provide lasting advantages for the town.

2898 RURAL BUFFERS AND TRANSITIONAL AREAS.

2899 The Town has been very diligent in following their comprehensive plan for development, open  
2900 space, and infrastructure to support the Town's residential and commercial growth over time.  
2901 Because the Town resides in two counties and is actually bounded by four counties, defining the  
2902 Town boundaries and future growth areas has become increasingly important.

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2903 This 2023 Comprehensive Master Plan Update includes future annexation areas around our current  
2904 borders in order to create physical borders and green space to serve as a rural buffer between the  
2905 municipal growth limits and the Counties. Implementation of this annexation plan is vitally  
2906 important. The Town has a conservation zone in their zoning ordinance that can provide adequate  
2907 protections to annexed land areas on the periphery of the Town. Some of these parcels that lend  
2908 themselves to conservation and open space type of zoning classifications are suitable to create a  
2909 buffer type of area.

2910 These new buffer areas also create an opportunity to serve as additional water recharge areas for  
2911 our municipal well system. Passive (e.g. parks) and active recreational opportunities (e.g. sports  
2912 fields) would also be well served on those conservation-zoned properties.

2913 In terms of transitional areas of development, the Town has created three transitional types of  
2914 commercial zoning to protect residential areas that are adjacent to existing commercial zones. The  
2915 Towns three transitional zones are the downtown zone (DTZ), which allows a mixture of  
2916 commercial retail development along with the opportunity for housing in the downtown area;  
2917 limited commercial (LC) which is a lower-level commercial zone used between the heavier  
2918 commercial zones and Main Street, and the last is neighborhood professional (NP) which is much  
2919 more restrictive and fundamentally protects long-standing residential areas in close proximity to  
2920 major commercial corridors.

2921 PROTECTION OF SENSITIVE AREAS THAT COULD BE IMPACTED BY  
2922 DEVELOPMENT WITHIN THE PROPOSED MUNICIPAL GROWTH AREA.

2923 The Natural Resources chapter of this Master Plan addresses the location and protection of  
2924 sensitive areas within the Town limits. These areas include well-head protection areas and  
2925 floodplains. The Town's development application review process ensures the identification and  
2926 protection of environmentally sensitive areas on a parcel-by-parcel basis. Carroll County  
2927 implements the protection of any affected floodplain areas during the site development review  
2928 process.

2929 FUTURE MUNICIPAL GROWTH AREAS OUTSIDE THE MUNICIPAL LIMITS

2930 This 2023 Comprehensive Master Plan update includes changes to the future growth boundary.  
2931 But the proposed land use designations of those future annexations will continue to push for  
2932 conservation land use and maximize open space in other land use designations, where possible.  
2933 This emphasis is due to two factors. The first is the limitation on public water supply (due to our  
2934 dependence upon groundwater sources) and wastewater processing capacity due to standards set  
2935 by MDE. Secondly, there is a clear, strong desire to reduce our open space deficit and to create  
2936 new recreational opportunities. The Town will continue to promote the most efficient use of land  
2937 for all land use designations in accordance with of the State of Maryland's Smart Growth

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2938 Principles.

2939

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2940 MUNICIPAL GROWTH OBJECTIVE AND IMPLEMENTING STRATEGIES

2941 **STRATEGIC GOAL D - Commercial Development:** Pursue our commercial economic  
2942 development along Center Street (in concert with Goal B) and the South Main Street corridors  
2943 while exploring suitable sites for 1) a new police station; 2) medical services; and 3) small  
2944 businesses. ~~Focus our commercial economic development and redevelopment along the Center  
2945 Street, Main Street, and MD 27 corridors while exploring suitable sites for 1) a new senior focused  
2946 medical facility or same-day surgery center, and 2) a new police station. Grow our commercial  
2947 districts while reducing our Open Space deficit, protecting our environment, and preserving our  
2948 cultural/historical resources and community identity.~~

2949  
2950 **Objective D.5.1:** Begin the urban renewal (aka “redevelopment”) of properties considered as  
2951 “blighted areas” or “slum areas.”

2952  
2953 **Objective Lead:** Town Council or Council-designated committee acting under the  
2954 Council’s authority for urban renewal.

2955  
2956 **Implementation:**

- 2957 ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-  
2958 point, determine what properties require urban renewal or redevelopment. In this  
2959 assessment, use approved criteria for what constitutes “blighted” or “slum.”
- 2960 ➤ Prioritize the final assessment results to begin the Town’s engagement with property  
2961 owners to begin urban renewal or redevelopment. Property prioritization is to be based  
2962 upon criteria set by the Town Council or by its designated committee.
- 2963 ➤ Establish a new process (to become approved Town Code) for property-owner  
2964 engagement to begin urban renewal/redevelopment, and gain Town Council and Town  
2965 Attorney approval before its use.
- 2966 ➤ With Town Council approval, begin the approved process for urban renewal.

2967  
2968  
2969 **Objective D.5.2:** Drive commercial districts’ infill development.

2970  
2971 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with the  
2972 Economic Development Commission (EDC), and Planning Commission.

2973  
2974 **Implementation:**

- 2975 ➤ Update the Town’s inventory of vacant commercially-zoned parcels and develop (with assistance  
2976 from the Economic Development Commission) outreach strategies to vacant parcel owners to  
2977 encourage commercial development.

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- 2978  
2979  
2980  
2981
- The EDC develops a marketing strategy to commercial developers (with an emphasis on new medical services' facilities) to invite commercial development within the Town. Implementation of the marketing strategy to be recommended by the EDC and approved by the Town Council.

2982  
2983  
2984  
2985  
2986  
2987  
2988

=====

**STRATEGIC GOALE** - Industrial Development: ~~Grow our industrial districts while protecting our environment, safety and health while preserving our cultural/historical resources and community identity. 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.~~

2989  
2990

**Objective E.5.1:** Drive industrial districts' infill development.

2991  
2992  
2993

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

2994  
2995  
2996  
2997

**Implementation:**

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

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2998

## CHAPTER SIX: TRANSPORTATION

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### 2999 INTRODUCTION - LAND USE AND TRANSPORTATION

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3000 The relationship between transportation and land use provides the foundation for all of the  
3001 principals of transportation planning. Daily lifestyle and commuting to work travel patterns  
3002 influence the use and need for primary and secondary roadways. In the Town of Mount Airy, the  
3003 established patterns of travel to and from home and work, and the heavy use of major routes (e.g.,  
3004 I-70) to regional employment centers outside of the Town boundary continue to burden our  
3005 primary and secondary roadways.

3006  
3007 Economic development across the four-county community and the regional development and  
3008 growth of the Washington-Baltimore corridor have continued to make Mt. Airy an attractive home  
3009 to many residents. The road network in Mount Airy not only services the Town residents, but also  
3010 accommodates many commuters traveling from points north of the Town into southern  
3011 employment centers. Therefore, the land uses along these traffic corridors must provide alternative  
3012 modes of transportation to accommodate non-work travel for our residents simply trying to do  
3013 local shopping, utilizing parks and recreation, and safe busing to schools. Therefore, the  
3014 transportation challenge is to design and expand adequate north-south corridors (e.g. MD 27) for  
3015 a transiting workforce while also designing and building a community-focused road network with  
3016 safe pedestrian and bicycle access across the Town.

3017  
3018 A complete understanding of the current (2024) condition of the transportation network in the  
3019 Town is important in predicting the future impact of land use decisions on traffic in the Town.  
3020 These predictions can lead to better planning of future development projects and capital projects  
3021 funded through collaborative county, municipality, and development partnerships that ensure  
3022 interconnectivity, multimodal transportation opportunities and adequate road and intersection  
3023 capacity that ensure interconnectivity of neighborhoods to major thoroughfares, multimodal  
3024 transportation opportunities (e.g., pedestrian, biking and vehicular) and adequate road and  
3025 intersection capacity.

### 3026 TOWN ROAD SYSTEM DESCRIPTION

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3027 The Mount Airy Town road system is approximately 126 state and local roads on the Carroll  
3028 County side and 62 roads on the Frederick side.

3029  
3030

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3031 ROADWAY FUNCTIONAL CLASSIFICATIONS

3032 The Functional Classification is a general guide for roadway design and access control. In  
3033 addition, it is used to analyze capacity with respect to function. The Town utilizes the 2017 Carroll  
3034 County criteria for functional road classifications. While typical roadway design is based upon  
3035 traffic volumes, speed and other engineering factors, not all roadways designated with the same  
3036 classification will have the same design. A roadway’s classification is also based upon its daily  
3037 traffic volumes and purpose. Thus, its classification may change over time.  
3038

**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.

3039  
3040 As explained above, roadways are classified into six categories: Interstate Principal  
3041 Arterial/Freeway and Expressway, Other Principal Arterial, Minor Arterial, Major Collector,  
3042 Minor Collector, and Local Roadways.  
3043  
3044

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3045 Below are descriptions of each major and minor roadway of the primary and secondary road  
3046 network of the Town of Mount Airy. Each description includes the functional classification  
3047 assigned to that roadway.

3048  
3049 Interstate 70: Classified as a Principal Arterial/Freeway – This interstate highway provides the  
3050 primary east-west route throughout the State. Our location adjacent to the interstate provides  
3051 significant opportunities for direct access to job centers to the east (Baltimore) and west (Frederick  
3052 City). This location also attracts businesses which flourish around the interchange of I-70 and MD  
3053 27. The highway proximity also results in development pressure due to the excellent access.  
3054 Mount Airy sits at the convergence of four counties and the road network facilitates commuter  
3055 traffic flow through and around the Town. The challenge continues to be how to handle the  
3056 development pressure, while still enjoying access to larger job centers and commercial markets.

3057  
3058 MD 27: Classified as an Minor Arterial- This State Road was constructed in the early 1970's and  
3059 was originally intended to function as a “bypass” east of the Town and provide volume relief from  
3060 the use of MD 808 (e.g., Main Street) going through our downtown zone. MD 27 has become a  
3061 major transportation corridor for many north-south commuters.

3062  
3063 As the population has grown, the volume of traffic utilizing MD 27 has become increasingly  
3064 congested within the Town limits. The road is functioning in two primary ways: to move people  
3065 daily between work and home and to provide access to the main commercial center businesses in  
3066 town.

3067  
3068 The last major study of this critical artery was the MD 27 Corridor Study – Future Conditions  
3069 Report, April, 2017.

3070  
3071 MD 808/Main Street: Classified as a Major Collector – Historically, Main Street functioned as  
3072 the main route through town for all local traffic and north/southbound commuter traffic. Presently  
3073 it serves more as an access to the downtown zone, Mount Airy Elementary and Middle Schools,  
3074 and centrally located homes and subdivisions. It is also a “relief route” for peak-hour commuter  
3075 traffic. There is a lack of sidewalks along North Main Street and South Main Street requires  
3076 sidewalk improvements; including the removal of redundant mailboxes. The right-of-way and  
3077 paving width for Main Street is very narrow and pedestrian accessibility and safety must be  
3078 addressed. Especially in the downtown business zone, pedestrian accessibility and safety, traffic  
3079 roadway safety, and hazards posed by existing parking spaces and along the narrow roadway must  
3080 be addressed.

3081  
3082

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3083 EXISTING SECONDARY ROAD NETWORK

3084 The secondary road network feeds the needs of local traffic and in addition provides collective  
3085 routes to the primary road system that is meant to facilitate through traffic and move commuters  
3086 from work to home. Most of the secondary road system in Mount Airy has been in existence for a  
3087 long period of time and received minimal upgrades to the existing infrastructure. Most of these  
3088 roads lead from Carroll and Frederick County into the primary road network. The following is an  
3089 evaluation of these roads.

3090  
3091 Ridgeville Boulevard: *Classified as a minor arterial.* This road connects both Carroll County and  
3092 Frederick County residents with MD 27 and MD 808 (Main Street). Ridgeville Boulevard (the  
3093 original Maryland Route 144) is not only a historic and scenic by-way, but is also one that serves  
3094 the region’s residents for essential commercial services and major shopping areas. It will continue  
3095 to function as a collector connecting residents to Main Street and MD 27. There are sidewalks  
3096 along portions of the north side and portions of the south side of this road.

3097  
3098 Twin Arch Road: *Classified as a minor arterial.* This road serves a variety of commercial,  
3099 industrial and residential uses. It is the only access for the Twin Arch Shopping Center, Mount  
3100 Airy Carnival Grounds, multiple industrial parks, the Twin Arch Crossing townhouses, and  
3101 Brittany Manor. There are no sidewalks on the south side of the road going eastbound. Several  
3102 annual events at the Mt. Airy Volunteer Fire Company (MAVFC) Fairgrounds highlight the need  
3103 for these safety improvements:

- 3104 a) improved east-west pedestrian crossing of MD 27 from/to Park Ave. and Twin Arch Rd.,
- 3105 b) better pedestrian access along the south side of Twin Arch Rd. between MD 27 and the  
3106 entrance to the MAVFC Fairgrounds, and
- 3107 c) a new north-south pedestrian crossing the 4 lanes of traffic to the south side of Twin Arch Rd.

3108  
3109 Watersville Road: *Classified as a major collector.* Watersville Road is a collector for Carroll  
3110 County residents and services the Nottingham Community. It also serves the Knill property (a  
3111 large parcel that is considered a possible future annexation area of the Town). On the west side of  
3112 MD 27, Watersville Road provides access from MD 27 to three of Mt. Airy’s schools, MD 808  
3113 (Main Street), the Mt. Airy Volunteer Fire Company, and the Summit Ridge subdivision.

3114  
3115 Park Avenue: *Classified as a major collector.* Park Avenue assists in transporting residents from  
3116 the western portions of Mount Airy and downtown traffic east towards MD 27. It also provides  
3117 western movement from MD 27 to the downtown area and MD 808. This road also provides access  
3118 to Lorien Life Center Nursing Home and Assisted Living Facility, Wildwood Park, Wildwood  
3119 Senior Community, and the Mount Airy Post Office. The road section varies in width between its  
3120 connection with MD 27 and South Main Street on the western end.

3121

Commented [RG62]: CM Domotor + Munder agreed to this edit on 11/25.

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3122 Ridge Avenue: Classified as a minor collector. Ridge Avenue assists in transporting residents from  
3123 the western portions of Mount Airy and downtown traffic east towards MD 27. This road also  
3124 provides access to Lorien Life Center Nursing Home and Assisted Living Facility as well as access  
3125 to the Public Library.

3126  
3127 Merridale Blvd: Classified as a minor collector. Merridale Boulevard is a collector for Carroll  
3128 County and allows a connection from Park Avenue to Ridge Avenue for residents who live along  
3129 Merridale Boulevard. This road also provides access to Lorien Life Center Nursing Home and  
3130 Assisted Living Facility as well as the Public Library.

3131  
3132 Prospect Road: Classified as a major collector. This road connects the western part of the Town  
3133 and Frederick County into the downtown area and terminates at South Main Street. It allows  
3134 access to Rising Ridge Road, which provides a western bypass alternative to Main Street.

3135  
3136 Buffalo Road: Classified as a minor collector. This road is maintained by the Town in the section  
3137 closest to Main Street. Frederick County maintains the middle section and Carroll County  
3138 maintains the northern section that intersects with MD 26 near the community of Taylorsville.  
3139 Buffalo Road provides access primarily for Frederick County residents coming into our downtown  
3140 or into our western residential subdivisions (e.g., Sterling Glen and Summit Ridge). Projected  
3141 growth in eastern Frederick County will likely make this road a major collector.

3142  
3143 Rising Ridge Road: Classified as a major collector. Rising Ridge Road provides access to the  
3144 Twin Ridge Elementary School and our western-most subdivisions within the Town limits.

3145  
3146 Century Drive: Classified as a minor collector. Century Drive is an established collector road that  
3147 services an existing industrial/commercial corridor and residential developments. The road is  
3148 shown on the master plan to retain its collector standard with a possible extension to Center St.  
3149 (contingent upon Council approval of the pre-concept plan for Mt. Airy Crossing).

3150  
3151 Ridgeside Drive: Classified as a minor collector. Ridgeside Drive is a local road built to an in-  
3152 town closed section standard of 40 ft. It connects South Main Street with East Ridgeville  
3153 Boulevard. It has multiple entrances providing access to major commercial/retail areas of town. It  
3154 is constructed to its final standard, with no additional right-of-way available.

3155  
3156 Candice Drive: Classified as a minor collector. Ownership of this road is split between Carroll  
3157 County and the Town. Candice Drive connects Buffalo Road and North Main Street. This allows  
3158 traffic to flow from residential areas both inside and outside of the Town limits.

3159  
3160 Aaron Lane: Classified of a minor collector. Aaron Lane serves as an access and exit point for a

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3161 commercial/industrial area within the Town. This could also be used as an alternative route for the  
3162 adjacent residential area, providing access to the Twin Arch shopping center and MD 27.  
3163

#### 3164 ASSESSING EXISTING ROAD NETWORK PERFORMANCE

3165 The cumulative effects of increasing traffic flow on the main highway system and secondary roads  
3166 within the Town are taking its toll in several ways. The most visible effect are traffic congestion  
3167 problems during morning and evening rush-hours. As the outer suburban areas of Mount Airy  
3168 continue to develop residentially and commercially, the MD 808, MD 144, and MD 27 routes have  
3169 become increasingly overloaded with pass-through traffic. Due to growth within and surrounding  
3170 the Town boundary, traffic congestion will continue to occur and driving conditions are expected  
3171 to deteriorate. A comprehensive, long-term road system improvement plan is much needed.

3172 An inventory and analysis of the existing capacity and condition of the Town's area roadway  
3173 system are important steps towards projecting future roadway system needs and developing a long-  
3174 term transportation management plan. To analyze the existing roadway network capacity and  
3175 efficiency, and in order to develop an improvement plan, this process includes:

- 3176 1) assessing the capacity and performance of the existing roadway system; and
- 3177 2) identification of opportunities for capacity-increasing improvements using a number of  
3178 alternatives.

3179 Two performance measures are used to demonstrate how well the roadway system is functioning  
3180 to meet the goals and expectations of the roadway network. These performance measures include:

- 3181 1) an assessment of signalized intersection capacity, and
- 3182 2) an assessment of exiting road system capacity.

3183  
3184 Measuring performance can help determine whether the efficiency of the roadway system is  
3185 currently adequate and whether this efficiency will get better or worse over time.  
3186

#### 3187 ASSESSMENT OF EXISTING SIGNALIZED INTERSECTION CAPACITY

3188 In order to plan for immediate and long-term system-wide improvements, the Town continuously  
3189 assesses the existing capacity of the road system and its major signalized intersections.  
3190 Intersection capacity is characterized by the Level of Service (LOS), or delay time, required for a  
3191 vehicle to pass through the intersection. Essentially, the more traffic that passes through a  
3192 signalized intersection, the longer the delay for a vehicle. While delay issues can often be corrected  
3193 through optimization of signal timing, other improvements, such as additional turning lanes and  
3194 through lanes, are required to improve the level of service. The next table provides the delay  
3195 characteristics experienced by a driver passing through a signalized intersection under different

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3196 Level of Service (LOS) conditions.

Level of Service Characteristics				
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.

3197  
 3198 For new developments, Traffic Impact Studies are analyzed by Town staff and traffic engineers to  
 3199 determine if the signalized intersections and the road system are functioning adequately. The  
 3200 Town of Mount Airy collects intersection capacity analysis data from Traffic Impact Studies  
 3201 required as part of the new development proposals per the Town’s Adequate Public Facilities  
 3202 Ordinance (APFO). In addition, the Maryland State Highway Administration (MSHA) maintains  
 3203 traffic volume counts for its road network. For the state roads within the Town boundary, the  
 3204 MSHA traffic counts are updated on an annual basis.  
 3205  
 3206 The following table provides information from recent traffic studies and SHA traffic counts for  
 3207 heavily used intersections involving the Town’s primary highway system. Most of the heavily  
 3208 used signalized intersections around Mount Airy operate in the morning peak hour at an “C” level  
 3209 of service, meaning there is a delay of up to 35 seconds. However, the in-town roads experience  
 3210 more traffic in the evening rush hour, often starting at 3:30 p.m. Town intersections are all rated  
 3211 lower during the PM rush hour, with South Main Street at Ridgeville Blvd. receiving an “E” and

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3212 both Main St. at Prospect Rd. and MD 27 at Park Ave./Twin Arch Rd. both receiving “D” (per the  
 3213 MD 27 Corridor Study – Future Conditions Report, April, 2017).  
 3214

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 <sup>3</sup>	D
Ridgeville Blvd. at Ridgeside Dr.	944 <sup>3</sup>	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 <sup>2</sup>	D
Twin Arch Road at Century Dr.	782 <sup>2</sup>	A
Twin Arch Road at Aaron Lane	572 <sup>2</sup>	A
MD 808 at Rising Ridge Rd.	885 <sup>3</sup>	A
MD 808 at Center St	980 <sup>1</sup>	A
MD 808 at Prospect Rd	1260 <sup>1</sup>	C
MD 27, north of I-70	unknown	unknown

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

3215  
 3216  
 3217

3218 **ASSESSMENT OF EXISTING ROAD SYSTEM CAPACITY**

3219 Determining the existing and future capacity of the road system and predicting when road  
 3220 improvements should be made to increase capacity are also key facets of any transportation  
 3221 planning effort. The existing capacity of a road system is based on the road classification and the  
 3222 existing level of traffic on the road. Using data on the existing number of travel lanes and existing  
 3223 traffic volumes, the service volume capacity can be determined. A comparison of the service

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3224 volume capacity to the measured Average Daily Traffic (ADT) can be used to identify road  
 3225 systems over capacity and needing widening.

3226 The next table provides the standard service volume for roads with two, four and six travel lanes.  
 3227

<b>Service Volume Capacity Per Travel Lanes</b>	
<b>No. of Travel Lanes</b>	<b>Service Volume (ADT)<sup>1</sup></b>
2	≤11,999
4	≥12,000 and ≤25,999
6	≥26,000

3229 <sup>1</sup>Transportation Research Board (TRB), 2000. ADT = Avg Daily Traffic

3230 The next table provides Average Daily Traffic (ADT) values and the corresponding number of  
 3231 travel lanes required for adequate service capacity for a number of road systems in the Town.  
 3232

<b>Intersection</b>	<b>Daily Lane Volume (ADT)</b>	<b>No. of Existing Travel Lanes</b>	<b>No. Lanes required for adequate service capacity</b>
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

3233  
 3234 As illustrated in the previous table, the majority of the primary and secondary road systems in the  
 3235 Town that have recently been assessed for daily volume counts (ADTs) are meeting the minimum

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3236 service volume capacity for their current design. However, MD 27 at Leishear Road is currently  
3237 not meeting an adequate service capacity. In addition, traffic conditions on MD 27 north of I-70  
3238 and near the intersections of Ridgeville Blvd and MD 808 (N. Main St.) are at a critical point  
3239 where widening (as requested by Carroll County in 2024) is necessary. During peak rush hours,  
3240 both morning and evening, when commuting traffic is the heaviest and competition for resident  
3241 access to the commercial opportunities is the greatest, congestion on MD 27 poses the greatest  
3242 problem. Some drivers divert, utilizing MD 808 (N. Main Street) to travel north or south. But  
3243 conflict with peak hour commuting traffic is inevitable if the commercial sectors are to be accessed.  
3244 Over the last ten years, increasing residential development north of Mount Airy has caused the  
3245 volume of traffic traveling MD 27 and MD 808 to increase dramatically. In addition, although  
3246 there is no reported ADT data available to perform the volume capacity analysis, the Town staff  
3247 concludes that Twin Arch Road is currently built below standard for the volume of traffic it is  
3248 handling.

3249  
3250 With the limited data available a complete picture of the existing traffic conditions in the Town is  
3251 not obtainable. Some primary and secondary signalized intersections and road systems do not  
3252 have current Traffic Impact Studies completed. It is recommended that these studies be completed  
3253 and that the Town invest in the development of a model of the Town's transportation network. A  
3254 transportation network model and the 2017 corridor analysis can be used to assess long-range  
3255 impacts using growth trends and anticipated development projects. A model is useful for  
3256 comparing the impacts of various growth assumptions and for evaluating alternative transportation  
3257 improvement programs.

3258 **RECOMMENDATIONS FOR ROAD SYSTEM IMPROVEMENT**

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3259 Recommendations for future road system improvement can be developed to address existing and  
3260 future congestion levels and create opportunities for increased connectivity. Capacity can be  
3261 improved through increase in volume capacity (e.g., widening) and through creation of new roads  
3262 to foster interconnectivity.

3263  
3264 **IMPROVING CAPACITY – PROPOSED FUTURE ROAD WIDENING**

---

3265 The following are recommendations for future road widening based on analysis performed to date:

3266  
3267 MD 27: The Town will continue to work with MD SHA to communicate any volume or  
3268 signalization issues affecting rush hour traffic. The traffic flows in this area of the Town are very  
3269 significant and should continue to be monitored. In particular this will become necessary as full  
3270 build-out conditions are reached along the MD 27 corridor.

3271  
3272 In 2024, Carroll County submitted to the State a prioritized list of much-needed county road

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3273 improvements. Number 5 priority among the 5 roads on that submission is the widening of MD  
3274 27 to a consistent four lanes from the southern-most limit of the County to the intersection of  
3275 Leishear Road. If funded, this widening will provide some relief to the congestion along that  
3276 corridor within the limits of the Town. Additional improvements are targeted, including  
3277 dedicated turn lanes, signalized traffic control, boulevard separation of lanes, and controlled  
3278 intersections to allow pedestrian crossings. However, real relief will occur when MD 27 is  
3279 widened all the way north to the intersection with MD 26.

3280  
3281 Twin Arch Road: As previously indicated, Twin Arch Road currently does not meet the Town  
3282 design standards to accommodate the current volume of traffic nor does this road provide safe  
3283 pedestrian access. On the east side of MD 27 and the south side of Twin Arch Rd. there's an  
3284 urgent need for:

- 3285 • New sidewalks between the southeast corner of the MD 27/Twin Arch Rd. intersection and
- 3286 the MAVFC Fairgrounds' entrance,
- 3287 • a new, safe pedestrian crossing between the northeast corner of the intersection and the
- 3288 southeast corner, and
- 3289 • the widening of Twin Arch Rd. eastward past the Twin Arch Industrial Park entrance.

3290  
3291 Buffalo Road: Sectional improvements for widening and upgrading this road to in-town standards  
3292 will occur along with the development for the proposed Full Property. It is recommended the  
3293 Town continue to work toward widening and upgrading this road as development continues within  
3294 eastern Frederick County and within the current Town boundaries, and as annexations occur along  
3295 this road.

3296 South Main Street Traffic Circle: This project, scheduled to begin in 2024, aims to provide a new  
3297 roundabout connecting S. Main St. and Rising Ridge Rd. in a manner that will allow faster and  
3298 easier access to MD 27 and the I-70 interchange from the busy Ridgeside Drive and Ridgeside  
3299 Court.

3300 IMPROVING CONNECTIVITY – PROPOSED FUTURE ROAD CONNECTIONS

3301 As growth continues within and beyond the Town limits, traffic conditions will warrant the  
3302 necessity of providing additional road connections. ~~Future connections and the way they are~~  
3303 ~~executed should be evaluated for their positive and potentially negative impacts to existing primary~~  
3304 ~~and secondary road systems and overall quality of life.~~ These connections will become essential  
3305 to reducing the burden of increased traffic volume on the primary road systems. Future connections  
3306 and the way they are executed should be evaluated for their positive and potentially negative  
3307 impacts to existing primary and secondary road systems, and overall quality of life for existing  
3308 and new developments.

3309  
3310 Center Street Extended: The extension of Center Street from Main Street to MD 27 has been in

Commented [RG63]: CM Domotor + Munder agreed deletion on 11/25.

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3311 the Mount Airy Master Plans for many years. It is still considered to be a critical connection for  
3312 the Town as it will serve as the last commercial corridor entering the downtown area from MD 27.  
3313 This connection also affords downtown area residents a direct road to Watkins Park. The road is  
3314 envisioned as functioning as a boulevard type of entrance into Main Street.

3315  
3316 Rising Ridge Road extension northward to Buffalo Road: The northern extension of Rising Ridge  
3317 Road is planned to be the last section of the “Western bypass” for Mount Airy. This roadway  
3318 needs to be carefully designed to deal with any environmental areas that may affect the road  
3319 alignment or design. The roadway connection is slated to traverse in a northern direction and  
3320 connect with Buffalo Road near Old Bohn Road.

3321  
3322 Rising Ridge Road extension south to Main Street: Consideration should be made to provide a  
3323 south end connection to Main Street and MD 27. This connection would provide the first section  
3324 of the “Western bypass”.

3325  
3326 Century Drive Extended: This road is planned to extend through the remaining industrial park for  
3327 the Twin Arch Industrial Park. The road exists as a collector from Twin Arch Road, there is a leg  
3328 of the road unconstructed that will connect to MD 27 on the eastern side of the Town. This last  
3329 piece of roadway is considered a valuable connection to access two industrial parks and a major  
3330 residential townhouse community. Design considerations should be considered for this road  
3331 alignment to accommodate a future “Rails to Trails” pathway that would parallel the road for a  
3332 short distance.

3333  
3334 Beck Drive Extension into Center Street: This short road extension is expected to take place when  
3335 the residentially zoned portion of the Beck Property to the west of MD 27 is developed. This road  
3336 extension will provide an access point from the new residential development to the Center Street  
3337 corridor. A pathway is recommended to allow pedestrian access from Park Avenue and Beck Drive  
3338 to Center Street.

3339  
3340 MD 27 Corridor Analysis: The development of the vacant land situated on the east side of Route  
3341 27 has the potential to create a substantial increase in traffic (and congestion) given the current  
3342 limitations of the road infrastructure network in this area. Again, as stated earlier, the April 2017  
3343 MD 27 Corridor Study<sup>19</sup> is outdated and any road system improvement plan will require a more  
3344 contemporary corridor analysis.

3345 IMPROVING ROAD SYSTEM DESIGN FOR SAFETY

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<sup>19</sup> MD 27 Corridor Study – Future Conditions Report, Sabra, Wang & Associates, Inc., April, 2017.

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3346 “COMPLETE STREETS”

3347 The Maryland Department of Transportation (MDOT) is implementing Complete Streets  
3348 statewide. Complete streets ensure that a range of safe options for multimodal transportation,  
3349 including active transportation, are prioritized throughout all phases of project development.  
3350 Active transportation refers to human-powered means of travel like walking and bicycling, using  
3351 mobility aids, and other human-scaled or low-powered micromobility, such as e-bikes and e-  
3352 scooters. The Model Complete Streets Initiative is an opportunity to apply a multi-pronged  
3353 approach to delivering safe and accessible travel options for every roadway user. The Complete  
3354 Streets methodology is a deliberate approach to planning, designing, and constructing streets to be  
3355 as safe as possible for as many types of travelers as possible. It requires the development of an  
3356 objective. That objective must include performance targets that indicate how well the project could  
3357 serve and protect people walking, biking, rolling, or using low-powered mobility devices like e-  
3358 scooters. All development plans, regardless of zoning district, must comply with this initiative.  
3359 Maryland’s “Complete Streets” is focused on encouraging pedestrian and bicycle safety using  
3360 designs which ensure improved safety for drivers, pedestrians, and bicycle users.

**Commented [RG64]:** -It was agreed to keep this State text regarding Complete Streets, but add at the end the text from the DT Vision Plan proposed by CM Domotor.

3361 Complete Streets recognize that crossing the street, walking to shops, and cycling to work or for  
3362 recreation are equally important to driving.

**Commented [RG65]:** -This sentence is from DT Vision Plan, per CM Domotor.

3363 “GREEN STREETS”

3364 In our Town, as it is across almost all municipalities, a large percentage of land is covered by  
3365 impervious roadways, alleys, driveways, sidewalks and surface parking lots. Stormwater runoff  
3366 from these areas can produce significant runoff volumes and carry pollutant loads that negatively  
3367 impact the water quality of surface waterbodies and reduce groundwater recharge because of the  
3368 loss of soil infiltrative capacity. The Environmental Protection Agency (EPA) provides a Green  
3369 Streets Handbook which provides a process to begin reducing the impervious surface footprint of  
3370 the public right-of-ways and associated off-street surface parking areas. Green streets can provide  
3371 many environmental, social and economic benefits. In addition to the stormwater runoff reduction  
3372 and water quality improvement benefits, green streets can be designed to calm traffic, provide safer  
3373 pedestrian and bicycle paths, mitigate urban heat island effects, improve community aesthetics,  
3374 promote a sense of place and stimulate community investments. These enhancements can help to  
3375 make a “green and complete street” that is safe and accessible for all users while also being  
3376 friendlier to the environment and beneficial for the community at large. The Town should use this  
3377 handbook to select, design and implement site design strategies and green infrastructure practices  
3378 for roads, alleys and parking lots.

**Commented [RG66]:** Per WS #2 discussions:  
- It was agreed that this text on “Green Streets” would be removed and the design criterion of “Green Streets” will be included in the revision of the Town’s Design Guidelines (an Objective in Chapt 8 by the Planning Commission and Town Engineer).

3379 TRAFFIC CALMING AND ROAD MAINTENANCE

3380 The primary purpose in the design of a road is to ensure safe transit. Design standards are in place  
3381 to ensure adequate roadway width, curvature, and sight distance exist and to provide safe for  
3382 pedestrians crossing and traveling along the road. The Town utilizes the design standards of

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3383 Carroll County for all new roads constructed within the Town boundaries. State-owned and  
3384 maintained roads are designed with Maryland State Highway Administration (MSHA) standards.  
3385 The Town ensures all road design standards are met in the land development approval process.

3386  
3387 **TRAFFIC CALMING**

---

3388 The Town of Mount Airy should consider incorporating traffic calming into its road design  
3389 standards for Minor Collector streets and Local Roadways. Traffic calming designs are  
3390 recommended to reduce speeds at intersections or along roadways. The Institute of Transportation  
3391 Engineers (ITE) and the Federal Highway Administration (FHWA) provide insights as to how to  
3392 properly implement traffic calming tactics.

3393  
3394 **ROAD MAINTENANCE**

---

3395 An inventory of existing physical conditions of the primary in-town roads is kept by the Town of  
3396 Mount Airy and updated regularly. The Town of Mount Airy performs capital improvements  
3397 yearly to keep the Town's roads in good condition. An annual paving contract involves different  
3398 stretches of roads each year. It includes patching the road where there may be cracks or shifting of  
3399 asphalt and resurfacing the section of road that is patched. This annual task allows the roads to be  
3400 repaired properly and typically includes approximately two of the roughly fifty miles of the  
3401 Town's roadway network to be upgraded annually. Transportation maintenance also requires  
3402 continued maintenance and improvement of the storm drainage systems to remove runoff water  
3403 and to prevent flooding of the Town streets. Lastly, road surface maintenance also should be  
3404 coordinated with other projects such as pipeline repairs or installations, upgrading or installing  
3405 sidewalks, repairing or adding curbs, and storm drain gutter replacement for every stretch of road  
3406 that goes through its annual paving. This helps the Town keep the roadway network maintained as  
3407 well as enhance the safety of cyclists and pedestrians.

3408 **IMPROVING MULTI-MODAL TRANSPORTATION OPPORTUNITIES**

---

3409 To implement the Town's goal of a more walkable community, it is important to incorporate other  
3410 modes of transportation into the Town's overall transportation network planning in order to have  
3411 a diverse and balanced system. In addition to the road system, the Town must plan to integrate for  
3412 other bicycle and pedestrian access. Improvements should be made to help increase pedestrian  
3413 and bicycle safety throughout the town.

3414  
3415 The Town has concentrated on increasing the opportunities for pedestrian and bicycle paths  
3416 through the design of good subdivision layouts that provide for pedestrian and bicycle non-  
3417 motorized interconnections between neighborhoods. It is equally important in the development of  
3418 the Town's park system, the downtown area, and any commercial development that alternatives  
3419 for pedestrian and non-vehicle access are seriously considered in the site design process. This also

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3420 is a vital component in promoting interconnectivity for newly revitalized areas and redevelopment  
3421 corridors.

3422  
3423 Town-wide Pedestrian Pathways (*also reference Chapter 7 for the section on Parks*): The first  
3424 Central section of “Rails to Trails” has been completed and it connects Watkins Park to Main  
3425 Street at the Railyard. The West section is partially completed with a connection from the Twin  
3426 Ridge neighborhood (Rambling Sunset Circle) to Hill Street. The West section will be completed  
3427 when the section through the Cold Storage property is done. The East section from Watkins Park  
3428 eastward faces challenges; including the safe crossing of MD 27 and the Town’s access along  
3429 Waste Water Treatment Rd. The East section will eventually connect the Eastern-most residential  
3430 developments (e.g. Nottingham) with the Downtown and our Western-most developments. In  
3431 addition, the Town should continue connecting neighborhoods with walkways to enable a more  
3432 walkable community. These connections allow pedestrians and bicycles to avoid traffic and major  
3433 highways. The Sterling Glen pathway connection to Summit Ridge and the East Ridgeville  
3434 Boulevard sidewalk installation from Conestoga Court connecting to the commercial area near  
3435 MD 27 are two locations in which these improvements are being considered.

3436  
3437 Pedestrian Tunnel Walkway: It is imperative that for any infill development on the east and west  
3438 sides of MD 27 in the vicinity of Center Street, and the extension of Center Street from Main Street  
3439 to MD 27, there be a safe means for pedestrians to cross MD 27. Given the traffic volumes (e.g.,  
3440 estimated at 24,000 vehicles per day as of 2016), accident history, and intersections with marginal  
3441 level of service ratings in this vicinity of MD 27, traditional pedestrian signal and crosswalk  
3442 technologies will not suffice. Discussions between the town, Carroll County, and State Highway  
3443 Administration have taken place that identified the preference for an underground, or tunnel,  
3444 crossing. Pedestrian tunnels improve safety, access, and connectivity to a community. They  
3445 enhance mobility and promote pedestrian safety by minimizing the risk of accidents and collisions.  
3446 They also evoke an emotional response from users due to enhanced security and aesthetic appeal.  
3447 A pedestrian tunnel would also afford the safe connection of the town’s rails to trails pedestrian  
3448 and bicycle recreational amenity which is strategically important for the current and future  
3449 recreational and economic vitality of the town.

3450  
3451 Carroll County has also placed emphasis on a safe pedestrian crossing of MD 27 at Center Street.  
3452 In its March, 2024 letter<sup>20</sup> to the Maryland Department of Transportation the Board of County  
3453 Commissioners stated, “It is imperative that there be a safe means for pedestrians to cross MD 27  
3454 in this vicinity (of Center St.)”

3455  
3456 Sidewalk Improvements: General sidewalk improvements along roadways are another

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<sup>20</sup> 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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3457 enhancement for pedestrian travel. The Town continues to work with the MSHA to provide  
3458 Americans with Disabilities Act (ADA)-related sidewalk improvements in the Downtown Zone  
3459 along Main Street. These improvements will give pedestrians a safe, adequate walking space and  
3460 provide a more welcoming travel path. The narrowing of road intersections, due to wider  
3461 sidewalks, is another way to help pedestrians. It makes drivers more cautious of their surroundings  
3462 and pressures them to drive slower, which creates a safer neighborhood road and lets pedestrians  
3463 cross streets safely. These options help create safe travel for pedestrians as well as encourage  
3464 walking. Lastly, with cluster mailboxes installed along S. Main St., the redundant original  
3465 mailboxes should be removed.

3466  
3467 Pedestrian Crossing Signals: A pair of yellow flashing lights, which are push button-activated, are  
3468 installed near the intersection of Main Street and Park Avenue. When activated, these provide an  
3469 additional warning to drivers that a pedestrian is about to enter the designated pedestrian walkway.  
3470 The Town may install similar signals at other locations where pedestrian traffic or children walking  
3471 to/from school may need to cross safely. One potential candidate location is the intersection of  
3472 Main Street and Cottonwood Road for children crossing N. Main Street to get to the three schools  
3473 on the east side of N. Main Street.

3474  
3475 Electric Vehicle (EV) Charging Stations: Level-2 EV charging stations are located:  
3476

- 3477     ▪ in the Municipal Parking Lot adjacent to Park Ave,
- 3478     ▪ at our Public Library,
- 3479     ▪ within Watkins Park, and
- 3480     ▪ on the east side of MD 27, at E. Ridgeville Blvd. and Ridge Court.

3481  
3482 As EV use increases, the Town should increase the number of charging stations.

3483

3484

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3491 TRANSPORTATION OBJECTIVES AND IMPLEMENTING  
3492 STRATEGIES

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3493 **STRATEGIC GOAL A** - Adequate Public and Community Facilities: Improve the capacity  
3494 and quality of all areas of our Public and Community Facilities so that we provide, at the minimum,  
3495 an adequate Quality of Life for all residents.~~Achieve and Sustain Adequate Public Facilities:~~  
3496 ~~Improve the capacity and quality of all seven (7) areas of our Public Facilities so that we can~~  
3497 ~~provide, at the minimum, an adequate Quality of Life for all residents.~~

3498  
3499 **Objective A.6.1:** Pedestrian focus -- Increase the Town's safe walkability by adding sidewalks  
3500 and pedestrian crossing zones along highly-traveled roadways and/or between residential areas  
3501 and popular venues.

3502  
3503 **Objective Lead:** Streets & Roads Commission.

3504  
3505 **Implementation:**

- 3506 ➤ Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection
- 3507 and the entrance to the MAVFC Fairgrounds.
- 3508 ➤ Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.
- 3509 ➤ Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection
- 3510 and GreenTree subdivision limits.
- 3511 ➤ Improve the current pedestrian crossings along Main Street.
- 3512 ➤ Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

3513  
3514  
3515 **Objective A.6.2:** Advocate and assist in the design, solution development, and construction of a  
3516 pedestrian crossing under MD 27 to connect the rails-to trails pathway to the east.

3517  
3518 **Objective Lead:** Streets & Roads Commission, in coordination with Recreation & Parks  
3519 Commission and the Town Engineer.

3520  
3521 **Implementation:**

- 3522 ➤ Task organize a committee integrating members of the Streets & Roads and Parks &
- 3523 Recreation Commissions with the Town Engineer and other needed engineering and traffic
- 3524 safety expertise to establish optimal location, design criterion, and possible solutions.
- 3525 ➤ Partner with Carroll County, the State Highway Administration, developers, and other
- 3526 stakeholders to deliver shared solutions for funding and implementing a pedestrian tunnel
- 3527 crossing.

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3529 **Objective A.6.3:** Assist in the design and solution development for improvements to Twin Arch Road  
3530 congestion.

3531

3532 **Objective Lead:** Streets & Roads, in coordination with the Town Engineer.

3533

3534 **Implementation:**

- 3535 ➤ Task organize a committee integrating members of the Streets & Roads with the Town  
3536 Engineer to establish design criterion, and possible solutions to that criterion, for mitigating  
3537 the congestion on Twin Arch Rd.  
3538 ➤ Communicate your ideas to appropriate Carroll County and MDOT authorities to encourage  
3539 solution adoption and funding for the improvement(s).

3540

3541 **Objective A.6.4:** Create a transportation network model for Town and pertinent surrounding County  
3542 roads/streets.

3543

3544 **Objective Lead:** Streets & Roads, in coordination with the Town Engineer.

3545

3546 **Implementation:**

- 3547 ➤ Task organize a committee integrating members of the Streets & Roads with the Town  
3548 Engineer to survey off-the-shelf transportation network models/modeling,  
3549 ➤ Educated by current model options, establish criteria for this Town's needs from a model.  
3550 ➤ With Town-specific modeling criterion/expectations established, determine which current  
3551 models meet our needs.  
3552 ➤ Determine which of the available and qualified models is the optimal/cost-effective model for  
3553 our needs, and make the argument for funding and acquisition with the Town Council.

3554

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3555 | **CHAPTER SEVEN: COMMUNITY FACILITIES &**  
3556 **PUBLIC SERVICES**

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3557 One of the goals of long-range planning is to also identify, coordinate and plan the growth of vital  
3558 community infrastructure and public services. Community infrastructure which supports an array  
3559 of public services is essential to the Town. Our continued efforts to provide and improve upon  
3560 necessary public services for Mount Airy residents are critical to attaining our Town’s 2033  
3561 Vision<sup>21</sup>. As such, these services must be thoroughly considered when planning for any growth  
3562 and infrastructure improvements.

3563 Small municipalities, such as Mt. Airy, face a challenge when it comes to matching public facility  
3564 growth with residential, mixed-use, commercial, and industrial growth. It’s fair to state that the  
3565 growth of community facilities and public services in small towns such as ours typically lags the  
3566 growth of residents and businesses. As a consequence, we face the reality of an aging community  
3567 with lagging services, infrastructure, and delayed financial support from the County and State.  
3568 Certainly, community services need to be provided to support any new development, but it is the  
3569 long-term maintenance and incremental growth/expansion of that infrastructure that becomes a  
3570 financial challenge to a small local government. For these reasons, long-term community services  
3571 infrastructure planning is essential to anticipate growth, build a plan and seek funding solutions.  
3572 Two traditional tools by which public services are scheduled to keep pace with new land  
3573 development are the Adequate Public Facilities Ordinance (APFO) and the Capital Improvements  
3574 Program (CIP).

3575 The APFO intends to work in conjunction with the CIP, by providing specific timing of essential  
3576 infrastructure which is based on a level of service currently observed by the jurisdiction.

3577 The Capital Improvements Program is a long-range planning implementation tool by which needed  
3578 public improvements are placed into a specific time frame for funding, design, engineering, and  
3579 construction. The CIP is an adopted document that delineates a schedule of the improvements for  
3580 public facilities such as water and sewer, roads and traffic devices, parks and open space, fire and  
3581 emergency medical services (EMS), local police, and schools. The typical time frame for a capital  
3582 improvements program is five years, with a yearly update to reprioritize needed facilities and  
3583 associated funding within the municipal fiscal budget for the listed projects.

3584 The continuous effort to schedule needed infrastructure construction and maintenance allows the  
3585 Town to maintain a high quality of life. The Town of Mt. Airy continues to adjust to changing  
3586 infrastructure needs as the community demands certain public services.

3587 The Community Facilities and Public Services to be discussed in this chapter and which are

---

<sup>21</sup> The Vision for the Town of Mt. Airy is found in the *Introduction*.

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3588 necessary to serve the Town’s residents are listed below:

3589

- |      |                        |      |                                |
|------|------------------------|------|--------------------------------|
| 3590 | • Parks and Recreation | 3594 | • Town Government Facilities   |
| 3591 | • Public Schools       | 3595 | • Libraries and Senior Centers |
| 3592 | • Public Safety        | 3596 | • Water, Sewer, and Wastewater |
| 3593 | • Emergency Services   | 3597 | • Solid Waste and Recycling    |

3598 **PARKS AND RECREATION**

---

3599 The Town of Mount Airy provides for various active and passive recreational opportunities at  
3600 several locations from many sources. The Town currently (2023) owns and maintains 13 active  
3601 parks. Several private organizations own recreational fields, and both Carroll and Frederick  
3602 County Boards of Recreation own recreational fields within the Town boundaries. As a result of  
3603 the population increase over the past decades, the Town of Mount Airy has the greatest need for  
3604 ed fields and courts to support baseball, softball, pickleball, soccer, and football.

3605 The Town’s Adequate Public Facilities Ordinance requires 3 acres of open space/park land for  
3606 every 100 citizens. Currently (April, 2024) the Town has an open space deficit of 74.7 acres. Two  
3607 of the largest undeveloped parcels within the Town are zoned mixed-use (MXU-CC and MXD)  
3608 are presently the greatest potential  
3609 contributors towards reducing this deficit.  
3610 Other than these remaining undeveloped  
3611 parcels, the open space/park land deficit will  
3612 have to be addressed via future annexations.



3613 While open space has been required for new  
3614 residential developments, neither  
3615 commercial development and industrial  
3616 subdivisions have been required to provide  
3617 open space. As the Town implements its  
3618 vision for pedestrian accessibility and  
3619 connectivity through trail networks throughout the Town, there is an opportunity to extend this  
3620 requirement to non-residential development.

3621

3622

3623

3624

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3625 TOWN OF MOUNT AIRY PARK AND RECREATION FACILITIES

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

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3626 There are also a number of Carroll and Frederick County facilities, both public and private, that  
3627 are available to Mount Airy residents. This includes Old National Pike District Park and Russell  
3628 Windsor Field; two facilities located just 3 miles west of town. The Old National Pike District  
3629 Park has baseball and soccer fields with future plans for other recreational additions.

3630 Local sports leagues, to include the Mount Airy Youth Athletic  
3631 Association (MAYAA) and the Four County Little League  
3632 (FCLL), make use of baseball and soccer fields at schools located  
3633 within the Town. Schools outside the Town's boundaries are  
3634 generally too distant to be of much use to the leagues serving the  
3635 community.



3636 Another private set of fields at the Fire Company Carnival grounds has been used primarily by  
3637 MAYAA over the years. These fields are privately owned by the Mount Airy Volunteer Fire  
3638 Company. There are four baseball fields at this complex and during the  
3639 winter months, two of the fields are used for football. If any development of  
3640 this privately-owned land were to occur, the community could lose the sports  
3641 fields located there. The Town should therefore actively pursue an  
3642 alternative location to replace those fields as well as create additional fields  
3643 to meet current shortfalls caused by increased demand in recent years.



3644 While there is still an emphasis on ensuring adequate playing fields to accommodate sports related  
3645 events, there is an increased focus to coordinate community-oriented events in the Town's Park  
3646 facilities. The past decade has revealed a strong desire to take part in local events that build a  
3647 community connection. Well-attended events include Camp Night, Movie Nights, benefit races  
3648 and walks, as well as concerts and performances by local artists.

3649 **NEED FOR A MOUNT AIRY SPORTS COMPLEX**

3650 The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field  
3651 Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. In response  
3652 to the 2007 Town Survey, and 2012 Community Needs Assessment, an active search was started  
3653 to acquire the additional land specifically for a regional sports complex to make up the shortfall.  
3654 The results of the 2020 Town Survey (as the second-most desired recreational amenity) continue  
3655 to underscore this need.

3656 In the meantime, the Town has been getting by with community and school parks spread all around  
3657 the Town, causing parents of young athletes to consistently complain about the need to travel back  
3658 and forth to fields in different locations. This situation presents a particular hardship for families  
3659 with multiple children involved with sports. Clearly, the best long-term solution to these needs is  
3660 a single sports complex of sufficient size to accommodate multiple games at the same location.  
3661 Such a complex could also offer the opportunity to bring the community together and enable the

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3662 hosting of playoffs and tournaments in various sports.

3663 The vision is that regional sports complex off of a major artery would be the perfect complement  
 3664 to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational  
 3665 area at Watkins Park.

3666 The 2007 property search ended in 2011 with the optimism that such a complex could be developed  
 3667 as part of the Town’s negotiations with Carroll County on the annexation of the nearby Harrison-  
 3668 Leishear property. Unfortunately, in February of 2021 those negotiations were terminated and the  
 3669 possibility of a sports complex (among other items) on that property ended. That property is still  
 3670 proposed as a future annexation in this Master Plan (ref: Chapter 4 and Master Plan Proposed  
 3671 Annexation Map). If negotiations reopen on the annexation of Harrison-Leishear, then fresh  
 3672 conversations on a much-needed sports complex should be restarted.

3673 **PLANS FOR FUTURE PARK FACILITIES**

3674 Parks and recreational facilities are important to the perception of the Town’s character. Attractive  
 3675 and accessible facilities encourage use and are symbols of civic pride. Town parks should be  
 3676 visible, inviting and accessible from public roads. The landscaping and furnishing of park facilities  
 3677 should be done with quality and care. There are always a variety of park types available within a  
 3678 certain community and demand for certain types of recreation is greater in some locations than  
 3679 others. In 2020, a town survey provided feedback on the “most needed” recreational facilities.  
 3680 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%

3681 Ref: 2020 Town Survey, Question #8

3682 Approximately 62% of the survey responses indicated their top desired was for Nature Trails and  
 3683 Walking/Biking Paths. Consequently, the Town redoubled its efforts to design and construct the  
 3684 three-phase Rails-To-Trails Project.

**Commented [RG67]:** From WS#1:  
 This paragraph should align with final text on pg. 97 regarding the proposed annexation of H-L and its agreed zoning districts.  
  
 Per the WS #2:  
 Given the discussions on the zoning of H-L to Low Density Res (R1), is there any further editing of this paragraph desired by Council ?  
  
 Respectful of the Mayor’s input, would we also wish to add text on the need for a Community Center in this section?

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3685 The second desired recreational amenity was more Wooded Areas and Open Space (45%). In  
3686 response, the Town has focused on closing its Open Space deficit and increased the Open Space  
3687 acreage requirement for the newest zoning district, Mixed-Use (MXD).

3688 Lastly, the 2020 Survey also asked residents what were the Top-4 “likes” about living in the Town.  
3689 Only 4 out of 1,740 responses placed our recreational facilities as their #1 response. Clearly, our  
3690 Town and its Board of Recreation & Parks are motivated to address all of these survey responses.

3691 **Guidelines for Parkland Acquisition and Categories:** There are general guidelines for creation  
3692 of park facilities for a municipal population sizes. Listed below are some general standards for  
3693 providing parkland. A municipality should generally comply with these standards and monitor  
3694 their acquisition of parkland over time to see if it meets the standard criteria.

3695 **Neighborhood Parks** – 5 Acres/ 1,000 pers. Avg size = 1-10 acres with ½ mile service area.

3696 **Community Parks** – 10 Acres/1,000 pers. Avg size = 20-75 acres with 2+ miles of service area.

3697 **District Parks** – 10 Acres/1,000 pers. Avg size = 100+ acres in a Regional Location.

3698 There are also more specialized Regional/Resource types of parks, which may traverse several  
3699 counties and provide hiking, biking or camping opportunities. Two examples of this type of park  
3700 would be the Gillis Falls Watershed area located northeast of the Town and the Carroll County  
3701 Rails-to-Trails Greenway that continues to be designated on their current Master Plan. These  
3702 greenways are not developed, but both have been included in long-range planning at the County  
3703 level.

3704 **NEW NEIGHBORHOOD PARK: BACK ACRE CIRCLE (TO BE NAMED)**

3705 As a result of the Brittany Manor subdivision, and separate from the playfield at Twin arch Park,  
3706 a parcel of 1.15 acres located along Back Acre Circle was deeded to the town and can be developed  
3707 into a Town Park. A Town-owned trail, also as a result of this development, connects this Back  
3708 Acre parcel to the Rails- to-Trails Project east of the Waste Water Treatment Plant.

3709 **NEW NEIGHBORHOOD PARK: RAILS-TO-TRAILS (WEST AND EAST PHASES)**

3710 The Rails-to-Trails pathway runs along the right-of-way of the old B&O railroad. The entire trail  
3711 will be designated as a hiking and biking path and will link up most of the residential developments  
3712 in the town along the way to make Mount Airy a walking/biking community interconnected to the  
3713 downtown and to most of the town parks along water and sewer easements. The Town’s  
3714 development of this linear park is a three-phase effort:

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- 3715 ➤ Rails-To-Trails (Central – Phase 1) was completed in 2023. It is an approximately 1/3-mile  
3716 path which extends from the Downtown “Rail Yard” and historic train depot eastward to  
3717 Watkins Park. It includes an elevated  
3718 boardwalk and concrete ramp providing  
3719 accessibility over a creek.
- 3720 ➤ Rails-To-Trails (West – Phase 2) is more  
3721 than half completed. It extends westward  
3722 from our Downtown “Rail Yard” to  
3723 Tempest Lane. The section which connects  
3724 Hill Street to Main Street runs through the  
3725 Cold Storage lot which is not owned by the  
3726 Town and therefore not completed. The  
3727 Frederick County Bikeways and Trails Plan  
3728 shows an on-street bikeway along MD 144.
- 3729 ➤ Rails-To-Trails (East – Phase 3) is not  
3730 completed. It extends eastward from  
3731 Watkins Park across MD 27 and along the Waste Water Treatment Facility access and runs  
3732 one more mile to the main rail line traveling east to Baltimore. This is shown in the Carroll  
3733 County Comprehensive Plan to continue to Sykesville.



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

#### 3734 PUBLIC SCHOOLS

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3735 Both the Carroll and Frederick County school systems serve Mount Airy.

3736 Elementary school offerings: In Carroll County, the students are served by Parr’s Ridge  
3737 Elementary and Mount Airy Elementary schools. In Frederick County, the Town’s students are  
3738 served by Twin Ridge Elementary.

3739  
3740 Middle school offerings: In Carroll County, the middle school students are served by Mount Airy  
3741 Middle School. In Frederick County, the middle school students are served by Windsor Knolls  
3742 Middle School.

3743  
3744 High school offerings: In Carroll County, the Town’s high school-aged students are served by  
3745 South Carroll High School. In Frederick County, these students are served by Linganore High  
3746 School. Both of these high schools are some distance from the Town.

3747  
3748  
3749  
3750

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3751 PUBLIC SAFETY

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3752 POLICE PROTECTION

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3754 In 2015 The Town established its own Police Department to provide police services for the Town.  
3755 The staffing level of the department (as set by the Town Code) is 1.1 officers per 1,000 residents.  
3756 The Town’s population in 2023 is 9,873 residents. The Mount Airy Police Department (MAPD)  
3757 is currently budgeted for ~~11~~ 12 Sworn Officers (including the Chief) and 2 civilian staff. ~~The~~  
3758 ~~current staffing levels allow for 20 hours of daily police service. These hours and other services~~  
3759 ~~When necessary, the MAPD is~~ ~~are~~ supplemented by the Carroll County Sheriff’s Office, Frederick  
3760 County Sheriff’s Office, and Maryland State Police via Mutual Aid Agreements.

3761  
3762 The Mount Airy Police Department is currently (2023) located in a rented commercial office space  
3763 at 205 Center Street. This is a commercial office building with a mixture of medical and vacant  
3764 suites. The rented space is inadequate for all the required functions of the Police Department  
3765 including Administrative Offices and functions, Evidence/Property Storage, Patrol Squad Room,  
3766 Conference/Training Room, Fleet Parking and Storage, and Prisoner Holding Facilities. The space  
3767 also accommodates the Town’s Code Enforcement employee. The location provides good access  
3768 to the downtown area and our Main Street corridor. This location does not provide direct access to  
3769 the MD 27 corridor sections of the Town, nor does the current facility adequately support the  
3770 functions of a full-service police agency. Space is limited and the facility does not meet accepted  
3771 standards. A new police station must be budgeted, designed, and constructed within this Master  
3772 Plan cycle to assure the Mount Airy Police Department can continue to meet the Town’s public  
3773 safety needs and comply with all acceptable standards for municipal police facilities.

3774  
3775 FIRE AND RESCUE EMERGENCY SERVICES

---

3776 Emergency Medical, Fire, and Rescue Services are provided by the Mount Airy Volunteer Fire  
3777 Company Inc. (MAVFC). The fire company personnel include approximately 25-30 volunteer  
3778 responders, numerous volunteer support personnel (non-responders) and 32 career personnel  
3779 assigned by the Carroll County Department of Fire and EMS (DFEMS). These personnel work a  
3780 24 hour on/72 hour off rotating shift. The station is staffed 365 days a year, 24 hours a day by the  
3781 DFEMS career personnel. There is currently a minimum of 6 personnel assigned each day, two to  
3782 staff each of our two paramedic units, and 2 to staff the first large unit out. There are two  
3783 paramedics, one shift Lieutenant, one apparatus driver (FADO), and two firefighter/EMT’s  
3784 assigned each day. This number of personnel will increase as DFEMS grows. Volunteers  
3785 supplement the contingent of career personnel at various levels. Currently, the primary focus of  
3786 DFEMS is to provide full time EMS service at the paramedic level. This sometimes cannot be  
3787 maintained due to numerous calls at a given time or temporary lack of paramedic trained personnel.  
3788 These personnel may also be used to staff their apparatus if necessary.

3789

**Commented [RG68]:** Town Administrator states on 11/25 that the Town has funded for 12 sworn officers, not 11.

**Commented [RG69]:** CMs Domotor + Munder agreed to deleting this sentence on 11/25. As a result, the following sentence has to be rewritten.

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3790 The current fire station was constructed in 1991-1992 and was occupied in late 1992. The station  
3791 is located at 702 North Main Street.

3792  
3793 The “first due” service area, or area where the MAVFC is expected to respond first, extends well  
3794 beyond the Town limits into Carroll and Frederick counties and a small portion of Howard County.  
3795 In addition, the MAVFC responds outside the first due response area to assist departments in any  
3796 of the four surrounding counties, and occasionally to other Maryland counties and surrounding  
3797 states on “mutual aid” calls. Call totals have been into the 2,000’s over the past several years. The  
3798 incident total for 2023 is 2,397. The number of alerts was 2,765. These numbers are expected to  
3799 continue to increase. Approximately 65.5% of the incidents were in Carroll County, 27% in  
3800 Frederick County, 4.5% in Howard County, and 2.5% in Montgomery County. There was 1 call  
3801 in Baltimore County. The average response time to calls in the first due area from dispatch to  
3802 arrival on the scene is between 5 and 10 minutes. Monitoring of response times is done frequently  
3803 and updated when necessary.

3804  
3805 GOVERNMENT FACILITIES

---

3806  
3807 MOUNT AIRY TOWN HALL

---

3808 Situated in the heart of the downtown area, the Mount Airy Town Hall is located at 110 South  
3809 Main Street. At this location, the administrative offices for the Mayor, Water and Sewer, Finance,  
3810 Engineering, and Community Planning are accessible to the public. Last renovated in 2007, the  
3811 Town Hall was expanded slightly to accommodate adequate office and meeting room space.  
3812 Regularly scheduled Town Council meetings are held  
3813 at this location. The Town Council Room also serves  
3814 as the primary venue for various Town Commission  
3815 and Board Meetings, and many Public Hearings. In  
3816 addition, the Town Hall also serves as the location for  
3817 an Operations Center when the need arises for the  
3818 coordination of emergency management services for  
3819 the Town.



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3820 FLAT IRON BUILDING

3821 Built by William E.T. Smith in 1903, the Smith Building  
3822 (commonly known as the Flat Iron building) has stood at  
3823 the heart of downtown, Main Street, Mount Airy, for over  
3824 120 years. The town maintains ownership and stewardship  
3825 of the building and property. The building served  
3826 prominent businessmen in the early years and was the first  
3827 meeting place of the American Legion following WWII. It  
3828 has also served as Town Hall, the local police station, a  
3829 military museum, and the home of the town’s Historical  
3830 Society. The building’s design is unique, adds to the  
3831 historic streetscape of Main Street, and contributes to the  
3832 town’s listing on the National Register of Historic Places as designated by the National Park  
3833 Service. Accordingly, the building’s history, location and condition warrant preservation. Due to  
3834 the strategic location of the building being situated in the heart of the Downtown, the future uses  
3835 must be carefully considered to the best benefit to Mt. Airy, its businesses, and residents. The town,  
3836 in cooperation with other organizations, intends to draw from a wide variety of funding sources  
3837 including grants, bonds, nonprofit fundraising, and municipal funds to pursue a path to preserve  
3838 the building and the property in a manner which facilitates pedestrian access, promotes historical  
3839 tourism and enhances economic development for Main Street businesses.



Commented [RG70]: CM Domotor edit in 11/25 mtg.

3840 MOUNT AIRY MAINTENANCE FACILITY

3841 The Mount Airy Maintenance Facility is located just west of Prospect Park. This facility serves  
3842 as the central operations location for the Department of Public Works. This facility is regarded  
3843 as a public facility in that it also offers residents the opportunity for used motor oil drop-off and  
3844 recycling. The current facility sits on 2.5 acres with another four-acre parcel owned by the Town  
3845 connected to its northwest corner for future expansion.

3846 CABOOSE VISITOR CENTER

3847 The C-2095 Caboose, lovingly nicknamed Mackenzie,  
3848 serves as the Mount Airy Visitor Center and has information  
3849 on many of the local businesses and amenities. Retired from  
3850 service in 1978, Mackenzie was sent to the B&O Railroad  
3851 Museum for restoration in 2014 and was returned to Mount  
3852 Airy in 2016. It serves as a showpiece of the Town's railroad  
3853 history and is often the hub of many downtown events.



3854 MOUNT AIRY BRANCH LIBRARY

3856 The Carroll County Public Library (CCPL)/ Mt. Airy branch provides numerous services and

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3857 community programs. Activities include youth programs, book clubs, and history programs  
3858 specific to our home state of Maryland. In addition to three study rooms, the library offers two  
3859 meeting rooms available by reservation for civic, hobbyist, crafts and other group meetings.  
3860

3861 In the 30+ years since the current library was opened, the Town’s growth and increased demand  
3862 for library services has exceeded the size and services currently provided. In addition, the demand  
3863 on the current library is further increased by its  
3864 location adjacent to three adjoining counties  
3865 (i.e., Frederick, Montgomery and Howard). As  
3866 a result, as of early 2024, CCPL reports that Mt.  
3867 Airy is the second busiest library in Carroll  
3868 County in number of items checked out and it  
3869 leads CCPL in the level of patron use of  
3870 meeting and study rooms.



3871  
3872 Aside from the 2014 renovations, the current  
3873 library has not received any major funding to  
3874 expand within its current location or to explore  
3875 a larger replacement building to accommodate the Town’s growth and steady increase in regional  
3876 use. The Town recognizes there is limited State and County funding for libraries. But the metrics  
3877 on Town patrons and regional use underscore the reality that the current library underserves our  
3878 Town and region. The Town and the surrounding county library systems need to initiate a  
3879 partnership to find a solution during this Master Planning cycle to provide a library facility which  
3880 better meets our current community and four-county regional needs.  
3881

3882 **MOUNT AIRY SENIOR AND COMMUNITY CENTER**

3883 Currently located on the same site and same building with the Mount Airy Branch Library, but  
3884 operating as a separate facility, is the Mount Airy Senior and Community Center. Supported by  
3885 the Carroll County Bureau of Aging and Disabilities, a variety of programs such as nutrition,  
3886 recreation, education, health and socialization are offered Monday through Friday. The center is  
3887 centrally located and also adjacent to the Wildwood senior housing community.  
3888

3889 In addition, our listening sessions in recent years with Mount Airy residents and others who utilize  
3890 the services provided by the Library and Senior Center increasingly indicate that our local citizens  
3891 want to see multi-generational activities offered (e.g., a stage and a gym, as well as space for more  
3892 classes and various forms of recreation). The more versatile and capable the services provided by  
3893 a Mount Airy facility that incorporates a public library, senior center, and community center, the  
3894 better.  
3895

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3896 The Town currently lacks this type of facility and past Town surveys and Community Needs  
3897 Assessments have produced a clear signal that it is needed. The most recent 2020 Town Survey  
3898 comments consistently advocate for a center which offers after-school and weekend programs for  
3899 both children and adults. Our residents look to adjoining counties' community/recreation centers  
3900 and the positive impact it brings to the sense of "community." the various programs that can  
3901 become available during the winter months (when outside recreation opportunities diminish), the  
3902 place for art exhibitions from our residents, and a general indoor "gathering place" for clubs and  
3903 social groups. The harsh reality is that the inventory of existing buildings within the Town limits  
3904 to provide a center is discouraging and any discussion of county-funded construction of a new  
3905 dedicated building is very difficult in the current tight budget environment (which exists at all  
3906 levels -- State, County and Town). Nonetheless, going beyond a survey and into more detailed  
3907 criteria for such a center is wise so that the Town can be poised to move forward if the opportunity  
3908 arises and funding issues are less onerous. Optimistically, perhaps a future annexation may  
3909 provide part of the solution (e.g., Harrison-Leishear), or a developer's agreement to construct such  
3910 a center (within a proposed project as infill development) could be another solution.

**Commented [RG71]:** At 11/25 mtg, M Domotor asked that a margin comment be inserted here so that he may address the Council during WS #3 on this section.

**Commented [RG72]:** CM Domotor states this sentence needs to be re-written in 11/25 mtg. The entry was provided by COAL.

### 3911 SOLID WASTE AND RECYCLING

3912 Solid Waste disposal is considered a critical public service. The Recycling and Sanitation  
3913 Commission was created in 1990 to address State legislation requiring mandatory recycling. This  
3914 commission, of up to nine members, has directed the collection and disposal of solid waste and  
3915 monitored the ever-changing landscape of recyclables over the past 23 years. Town Code requires  
3916 mandatory recycling within the Town. Curbside recycling has been in operation since 1992. All  
3917 paper, glass, plastic and cardboard continue to be collected once weekly for town residents located  
3918 in Carroll County and on a bi-weekly basis for town residents located in Frederick County. The  
3919 "single-stream" curbside method used allows all recyclables to be "commingled" in the same  
3920 recycling container. In 2008, the Town participated in a pilot program with Frederick County that  
3921 provided 65-gallon bins with lids and wheels; more  
3922 than tripling the container size. Recycling efforts  
3923 dramatically increased, resulting in a decrease in  
3924 landfill tipping fees. The Town extended the pilot  
3925 program to the Carroll County side of Town in the  
3926 spring of 2009, experiencing the same degree of  
3927 success. This method is still in place today.



SINGLE STREAM BLUE RECYCLING BINS  
LINE TOWN STREETS ON RECYCLING DAY

3928 Solid waste removal within the entire incorporated  
3929 boundaries of Mount Airy, as well as recycling  
3930 collection on the Carroll County side of Town, is  
3931 contracted to a commercial hauler on a tri-annual  
3932 basis. The Frederick County Division of Solid Waste Management provides recycling collection

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3933 to those residents on the Frederick County side of the Town.

3934

3935 Mount Airy also provides yard waste pick-up approximately every other week, April until  
3936 December. Every year, right after the New Year holiday, Christmas trees are collected and  
3937 recycled.

3938 A yearly large item bulk pick-up is normally scheduled in the Spring for larger items such as lawn  
3939 mowers, grills, and items that aren't allowed to be collected on a weekly basis.

3940 The Town maintains a Downtown Trash and Recycling Center to help with the logistics of solid  
3941 waste and recycling collection in the downtown environment. The combination of residential and  
3942 commercial collections in the historic downtown zone led to this innovative solution to solve the  
3943 problems of the different needs of these two entities. Our commercial hauler collects the one trash  
3944 dumpster and two comingled recycling dumpsters three times each week. These dumpsters are  
3945 contained in a locked-fence area with access to only those authorized individuals and commercial  
3946 enterprises that have been issued a key.

**Commented [RG73]:** CM Domotor wishes to address the Council on this paragraph. CM Munder did not comment because he had departed the meeting to join a work-related conf call.

3947 Mount Airy is committed to state-of-the-art recycling and sanitation programs in the future. Open  
3948 relationships with the Frederick County and Carroll County Divisions of Public Works will allow  
3949 Mount Airy to collaborate in efforts to take advantage of the potential savings of increased  
3950 recycling percentages and decreased solid waste disposal. As new technologies are implemented,  
3951 Mount Airy's award winning Recycling and Sanitation programs will be ready to lead into the  
3952 future.

3953 Short term goals for recycling in Mount Airy involve informing the residents as more types of  
3954 waste become recyclable. Plastic shopping bags, dry cleaning bags and plastic clothing bags are  
3955 currently recycled separately. As new processes are developed to handle more recyclables,  
3956 information will be distributed.

3957 A large portion of the costs associated with the solid waste and recycling collection process are  
3958 the per ton tipping fees paid by the Town. Reducing the tipping fees paid at the landfill or transfer  
3959 station will save money for the Town and its residents. The Town should explore the viability of  
3960 implementing a composting program for biodegradable wastes with a commercial company as part  
3961 of the waste collection program. A second option the town should explore is a program where  
3962 residents pay a fee based on the amount of waste they dispose of on a weekly basis (pay as you  
3963 throw). Such a program may encourage more residents to recycle items since they would pay a  
3964 higher fee for waste disposal.

**Commented [RG74]:** CM Domotor wishes to address the Council on this paragraph. CM Munder did not comment because he had departed the meeting to join a work-related conf call.

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COMMUNITY FACILITIES & PUBLIC SERVICES OBJECTIVES AND  
IMPLEMENTING STRATEGIES

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

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

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

~~**Implementation:**~~

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

**Objective A.7.21:** Complete the Rails-to-Trails project.

**Objective Leader:** Board of Recreation & Parks ~~Commission~~, in coordination with Town Staff.

**Implementation:**

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

**Objective A.7.32:** Complete the planned new park at Back Acre Circle.

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

**Implementation:**

- Coordinate with the Town Staff to document the current status of effort towards that new park.

**Commented [RG75]:** Per WS #2:

-Per Mayor's suggestion and Council consensus, this Obj will be moved under GOAL D as part of the Commercial Growth goal. In other words, Obj A.7.1 is now D.7.1 a few pages forward.  
-As a result, all subsequent GOAL A Objs will be renumbered.

**Commented [RG76]:** Because of delting the above OBJ, the following Objs are re-numbered.

**Commented [RG77]:** At 11/25 meeting, the Town Administrator correctly stated that this is a Board and not a Commission. Also, it was agreed to have the Board work with Town Staff on this Obj.

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- Provide recommendations for park design, amenities, pathways and parking to the construction plan.
- Establish a program (including specific work and scheduling) for completion of the new park.

**Objective A.7.43:** Continuously redevelop and improve existing parks.

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

**Implementation:**

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

**Objective A.7.54:** Establish the need and design criteria for a new Regional Sports Complex.

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

**Implementation:**

- Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports Complex and what such a complex would include (e.g., ball fields, parking, pathways, field lighting, other amenities, etc.).
- Based upon input, develop and provide a Proposal for this complex to the Town Council for their guidance. Include in that Proposal the prospective locations for the complex.

**Objective A.7.65:** Improve the Mount Airy Senior and Community Center.

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

**Implementation:**

- COAL will establish quarterly communications with both county's Departments of Citizen Services.
- Collectively develop a shared solution strategy to improve services, the building and parking lot. This strategy should include a comprehensive Town Survey targeting the

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Center’s 60+ yr old patrons as well as the Town’s 60+ yr old residents. The purpose of these surveys is to reveal the preferences and desires as well as the similarities and differences of the two groups. The strategy should also include coordination with both Carroll County and Frederick County to better understand the complete array of available Senior Citizen and Community Center services that are being offered in other communities, and to ensure that all of these services are included within the survey in order to determine those most desired by the Town’s 60+ residents as well as the general community.

**Objective A.7.76:** Improve the Town’s current Carroll County Branch Library.

**Objective Leader:** TBD by Council.

**Implementation:**

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

**STRATEGIC GOAL D - Commercial Development:** Pursue 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 police station; 2) medical services; and 3) small businesses.

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

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

**Implementation:**

- Document the nationally-accepted standards required for a municipal police station.

**Commented [RG78]:**

Per Ralph’s request at end of WS #2, we need to determine whether this Obj will remain ... and if so, decide on its Obj Leader.

PC discussions with COAL could not resolve ownership of the Obj.

**Commented [RG79]:**

-See earlier margin comment on moving this Obj under GOAL D.

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- 4085 ➤ Town Staff identify prospective buildings within Town limits to meet those standards. If
- 4086 none are available, shift the effort towards the design of a new building and prospective
- 4087 Town infill locations to build it.
- 4088

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## CHAPTER EIGHT: COMMUNITY DESIGN GUIDELINES

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4098 A person's perception of his or her community comes from experiences that are in part shaped by  
4099 the structure and elements of the public realm. A tree-lined street provides peaceful setting for  
4100 evening walks. Main Street, the Rail Yard, Park Avenue and the Fairgrounds host festive  
4101 community events. The mere presence of religious and historic civic buildings can bring both  
4102 comfort and inspiration. Preserved historic sites help us recall the roots of our past and instill pride  
4103 in “our hometown.” All of these elements serve a purpose greater than the bricks, mortar, or  
4104 landscaping from which they are made. It is this ability of the man-made environment to evoke  
4105 emotional responses that obligates us to manage the public realm in a responsible and thoughtful  
4106 manner. Lastly, a small-town environment is more of a culture than a physical number of buildings  
4107 and people. It has similar values, welcoming, engaging, people know each other, and shared events  
4108 and experiences.

4109  
4110 The public realm is the network of places, spaces, and buildings which tie our residents to their  
4111 sense of a community. It is not enough for new development solely to provide good roads, expand  
4112 water and sewer systems, or meet building codes. New development should respect the qualities  
4113 and character of the town. Any new features, facades and elevations must be compatible with the  
4114 old and contribute to citizens’ pride in their community. Design guidelines help assure this  
4115 outcome.

4116  
4117 The Master Plan can play an important role in providing design guidelines which preserve and  
4118 enhance the Town’s character and encourage environmentally responsible designs, building  
4119 construction, and landscapes.

### 4120 DESIGNING FOR THE SHARED VISION OF THE COMMUNITY

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4121 In response to the policy recommendations set forth in the 2003 Comprehensive Master Plan, The  
4122 Town adopted two separate Design Guidelines in 2010:

- 4123
- 4124 • **The Design Guidelines:** *Additions and New Construction for the Town of Mount Airy,*  
4125 *Maryland,* and
  - 4126 • **Design Guidelines:** *Rehabilitation of Historic Properties*
- 4127

4128 These Design Guidelines reflected the residents’ desires during the 2008-2010 period for new  
4129 construction architecture. The primary objective of these guidelines was to encourage aesthetic

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4130 compatibility in building design and to work in concert with the Subdivision and Zoning  
4131 Regulations to maximize high-quality results in both form and function.

4132 IMPROVED DESIGN GUIDELINES

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4133 Preceding the submission of this Master Plan for Town Council review / approval, the Director of  
4134 Planning and the Planning Commission has reviewed many site plans, pre-concept plans, concept  
4135 plans, and site plan amendments. In all of these reviews, building design, building facades and  
4136 streetscape design are examined against the questions of:

- 4137 ✓ “Is that proposed building’s exterior design and materials appropriate for the surrounding  
4138 area?”; and
- 4139 ✓ “Can the proposed design be improved to enhance walkability, open space for the  
4140 residents, and traffic routing?”

4141 These questions, and others like them that are focused on achieving an optimal design with  
4142 developers, could be addressed and codified via updated Town Design Guidelines. The new  
4143 guidelines would include considering such concepts as “Complete Streets” (briefly discussed in  
4144 Chapter 6), the deliberate focus on Open Space at the forefront of a subdivision’s layout (rather  
4145 than “seeing what space is left over and declaring it as open space”), and other contemporary  
4146 community design concepts to ensure the Town’s overall function and form are appealing.

4147 Therefore, the following Objective is necessary to improve our future proposed development  
4148 designs, concepts, and plans.

4149

4150

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4151 COMMUNITY DESIGN GUIDELINES OBJECTIVES AND IMPLEMENTING  
4152 STRATEGIES

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4153  
4154 **STRATEGIC GOAL B - Responsible Growth:** Pursue growth through infill development,  
4155 redevelopment and annexations while eliminating our Open Space deficit, protecting our  
4156 environment, safety and health, and preserving our cultural/historical resources and community  
4157 identity. ~~Responsible Growth: Provide growth through infill development, redevelopment and~~  
4158 ~~annexations while erasing our Open Space deficit, protecting our environment and preserving our~~  
4159 ~~cultural/historical resources and community identity.~~

4160  
4161 **Objective B.8.1:** Review/Revise the 2010 Design Guidelines.

4162  
4163 **Objective Leader:** Planning Commission in coordination with the Town Director of Planning and  
4164 Town Engineer

4165  
4166 **Implementation:**

- 4167 ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town  
4168 Planning Commission establishes a separate, temporary *Design Guidelines’ Review*  
4169 *Committee* comprised of two (2) Commission members, one (1) Town resident (appointed  
4170 by the Mayor and approved by the Council), the Town Zoning Administrator, and the  
4171 Town Engineer.
- 4172
- 4173 ➤ The Committee establishes a 6-month workplan to review all existing Town Design  
4174 Guidelines and provide update(s) for the Planning Commission’s review/approval. In their  
4175 review, the committee will survey other existing design guidelines such as:
- 4176
- 4177 ▪ *Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001);*
  - 4178 ▪ any Carroll County design guidelines;
  - 4179 ▪ the *Frederick County Design Guidelines (Updated Jan, 2010);*
  - 4180 ▪ the *Frederick Town Historic District Design Guidelines (2019);*
  - 4181 ▪ the Frederick County Form-Based Code  
4182 (<https://www.cityoffrederickmd.gov/1584/Form-Based-Code>
  - 4183 ▪ Sykesville Historic District Design Guidelines (February 2024),  
4184 [https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-](https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-District-Commission-Guidelines-PDF)  
4185 [District-Commission-Guidelines-PDF](https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-District-Commission-Guidelines-PDF)
  - 4186 ▪ any environmentally responsible designs, building construction, and  
4187 landscapes; and
  - 4188 ▪ Complete Streets concept and designs.
  - 4189 ▪ Green Streets concepts and designs.
- 4190

**Commented [RG80]:**

- Proposed inclusion of John/Rachel and Barney/Julianne into this effort.

- Pls also see the proposed make-up of the committee to revise the Design Guidelines.

-See also new edit that incls the Green Streets concepts (per earlier discussion in Chapt 6, Transportation.

**Commented [RG81]:** Edits suggested by “PB”, a resident of the Town, via email to CMs and Mayor on 11/18.

**Commented [RG82]:** This is added per WS #52 discussions.

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- Upon Planning Commission approval, the revised draft Design Guidelines are delivered to the Town Council for their review/approval.

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

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

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

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4272 **VISION STATEMENT:** Mt. Airy will be a high-quality environment for living, working,  
4273 learning, and playing with more-than-adequate public facilities; where land use policies have  
4274 protected our environment, safety and health, and strengthened our heritage of being a close  
4275 community with small town charm.

4276 ~~**VISION STATEMENT (From previous 2013 Master Plan):** To provide a future for Mount~~  
4277 ~~Airy that builds on the features of the community and guides development in a way that is~~  
4278 ~~beneficial to the Town's citizens while respecting and protecting the environment.~~

4279 ~~**VISION STATEMENT (Proposed for Council consideration):** Mt. Airy will be a high quality~~  
4280 ~~environment for living, working, learning, and playing. It's a Town with a rich array of housing,~~  
4281 ~~businesses, industrial, and recreational offerings with more than adequate public facilities; where~~  
4282 ~~land use policies (and decisions) have protected our environment and strengthened our heritage of~~  
4283 ~~being a close community with small town charm.~~

---

4284 **STRATEGIC GOALS**

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4285 The Town's five (5) Strategic Goals are:

4286 **A. Adequate Public and Community Facilities:** Improve the capacity and quality of all areas  
4287 of our Public and Community Facilities so that we provide, at the minimum, an adequate Quality  
4288 of Life for all residents. ~~**Achieve and Sustain Adequate Public Facilities:** Improve the capacity~~  
4289 ~~and quality of all seven (7) areas of our Public Facilities so that we provide, at the minimum, an~~  
4290 ~~adequate Quality of Life for all residents.~~

4291 **B. Responsible Growth:** Pursue growth through infill development, redevelopment and

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4264 ~~annexations while eliminating our Open Space deficit, protecting our environment, safety and~~  
4265 ~~health, and preserving our cultural/historical resources and community identity.~~

4266 ~~**B. 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 ~~**C. Residential Development and Housing diversity:** Pursue a range of housing options that~~  
4270 ~~are responsive to the community’s needs.~~

4271 ~~**C. Residential Development and Housing diversity:** Provide an array of housing options to~~  
4272 ~~satisfy a wide range of income levels. Focus on 1) affordable entry level housing and 2) senior~~  
4273 ~~housing communities and amenities (to address our aging population and enable them to remain~~  
4274 ~~active, healthy residents).~~

4275 ~~**D. Commercial Development:** Pursue our commercial economic development along Center~~  
4276 ~~Street (in concert with Goal B) and the South Main Street corridors while exploring suitable sites~~  
4277 ~~for 1) a new police station; 2) medical services; and 3) small businesses.~~

4278 ~~**D. Commercial Development:** Focus our commercial economic development along Center~~  
4279 ~~Street (in concert with Goal B) and the South Main Street corridors while exploring suitable sites~~  
4280 ~~for 1) a new senior focused medical facility or same day surgery center, and 2) a new police~~  
4281 ~~station.~~

4282 ~~**E. Industrial Development:** Grow our industrial districts while protecting our environment,~~  
4283 ~~safety and health while preserving our cultural/historical resources and community identity.~~

4284 ~~**E. Industrial Development:** Create world class industrial campuses within our two existing~~  
4285 ~~Industrial Districts (Twin Arch Business Park and Rising Ridge Industrial Park). Grow our~~  
4286 ~~industrial districts while protecting our environment, and preserving our cultural/historical~~  
4287 ~~resources and community identity.~~

4288  
4289 **GOAL A SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4290  
4291 ~~**Adequate Public and Community Facilities:** Improve the capacity and quality of all areas of~~  
4292 ~~our Public and Community Facilities so that we provide, at the minimum, an adequate Quality of~~  
4293 ~~Life for all residents.~~ ~~**Achieve and Sustain Adequate Public Facilities:** Improve the capacity and~~  
4294 ~~quality of all seven (7) areas of our Public Facilities so that we provide, at the minimum, an~~  
4295 ~~adequate Quality of Life for all residents.~~

4296  
4297 **Objective A.3.1:** Increase the Town’s well water reserve.

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4264  
4265 **Objective Leader:** Town Engineer.

4266 **Implementation:**

- 4267 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application  
4268 of existing wells where source capacity already exists.  
4269  
4270 ➤ Require large developments to provide ample water capacity with their development to  
4271 support the Town’s calculation of proposed demand and drought reserve (Category 11).  
4272

4273  
4274 ~~Objective A.3.2: Continuously improve water testing technology.~~

**Commented [RG83]:** Per mtg on 11/25 – this was discovered as a dupe to B.3.1.

4275  
4276 ~~Objective Leader: Town Engineer~~

4277  
4278 ~~Implementation:~~

- 4279 ➤ ~~Implement the installation of better PFAS monitoring technology at all of the Town’s~~  
4280 ~~Water Treatment Plants.~~  
4281 ➤ ~~Replace existing equipment with newer monitoring technology for all known~~  
4282 ~~contaminants.~~  
4283

4284  
4285  
4286 **Objective A.4.1:** Reduce our Open Space deficit.

4287  
4288 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4289 the Town Engineer.

4290  
4291 **Implementation:**

- 4292 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.  
4293 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties  
4294 which can reduce or remove the deficit.  
4295 ➤ Assess how smaller types of open-space options could be encouraged within communities.  
4296 ➤ Develop an outreach/communications strategy for Town engagements with the County  
4297 and/or property owners; then gain Town Council and Mayoral approval and guidance for  
4298 implementing those engagements.  
4299

4300  
4301 **Objective A.6.1:** Pedestrian focus -- Increase the Town’s safe walkability by adding sidewalks  
4302 and pedestrian crossing zones along highly-traveled roadways and/or between residential areas

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4264 and popular venues.

4265

4266 **Objective Lead:** Streets & Roads Commission.

4267

4268 **Implementation:**

4269 > Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection  
4270 and the entrance to the MAVFC Fairgrounds.

4271 > Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.

4272 > Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection  
4273 and GreenTree subdivision limits.

4274 > Improve the current pedestrian crossings along Main Street.

4275 > Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

4276

4277

4278 **Objective A.6.2:** Advocate and assist in the design, solution development, and construction of a  
4279 pedestrian crossing under MD 27 to connect the rails-to trails pathway to the east.

4280

4281 **Objective Lead:** Streets & Roads Commission, in coordination with Recreation & Parks  
4282 Commission and the Town Engineer.

4283

4284 **Implementation:**

4285 > Task organize a committee integrating members of the Streets & Roads and Parks &  
4286 Recreation Commissions with the Town Engineer and other needed engineering and  
4287 traffic safety expertise to establish optimal location, design criterion, and possible  
4288 solutions.

4289 > Partner with Carroll County, the State Highway Administration, developers, and other  
4290 stakeholders to deliver shared solutions for funding and implementing a pedestrian  
4291 tunnel crossing.

4292

4293

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

4296

4297 **Objective Lead:** Streets & Roads, in coordination with the Town Engineer.

4298

4299 **Implementation:**

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

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- Communicate your ideas to appropriate Carroll County and MDOT authorities to encourage solution adoption and funding for the improvement(s).

**Objective A.6.4:** Create a transportation network model for Town and pertinent surrounding County roads/streets.

**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 survey off-the-shelf transportation network models/modeling.
- Educated by current model options, establish criteria for this Town’s needs from a model.
- With Town-specific modeling criterion/expectations established, determine which current models meet our needs.
- Determine which of the available and qualified models is the optimal/cost-effective model for our needs, and make the argument for funding and acquisition with the Town Council.

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

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

~~**Implementation:**~~

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

**Objective A.7.21:** Complete the Rails-to-Trails project.

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

**Implementation:**

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

**Objective A.7.32:** Complete the planned new park at Back Acre Circle.

**Commented [RG84]:** This new Obj is a result of Council Member Domotor’s advocacy for an action to acquire a transportation network model. Town Engineer agreed to new Obj.

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

**Implementation:**

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

**Objective A.7.43:** Continuously redevelop and improve existing parks.

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

**Implementation:**

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

**Objective A.7.54:** Establish the need and design criteria for a new Regional Sports Complex.

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

**Implementation:**

- Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports Complex and what such a complex would include (e.g., ball fields, parking, pathways, field lighting, other amenities, etc.).
- Based upon input, develop and provide a Proposal for this complex to the Town Council for their guidance. Include in that Proposal the prospective locations for the complex.

**Objective A.7.65:** Improve the Mount Airy Senior and Community Center.

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

**Implementation:**

- COAL will establish quarterly communications with both county’s Departments of Citizen Services.
- Collectively develop a shared solution strategy to improve services, the building and parking lot. This strategy should include a comprehensive Town Survey targeting the Center’s 60+ yr old patrons as well as the Town’s 60+ yr old residents. The purpose of these surveys is to reveal the preferences and desires as well as the similarities and differences of the two groups. The strategy should also include coordination with both Carroll County and Frederick County to better understand the complete array of available Senior Citizen and Community Center services that are being offered in other communities, and to ensure that all of these services are included within the survey in order to determine those most desired by the Town’s 60+ residents as well as the general community.

**Objective A.7.76:** Improve the Town’s current Carroll County Branch Library.

**Objective Leader:** TBD by Council.

**Implementation:**

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

**Commented [RG85]:**  
-Request Council consensus on the Obj Leader.

**GOAL B SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

Responsible Growth: Pursue growth through infill development, redevelopment and annexations while eliminating our Open Space deficit, protecting our environment, safety and health, and preserving our cultural/historical resources and community identity. ~~Responsible Growth:~~

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

**Objective B.3.1:** As technology becomes available, continuously improve water testing technology.

**Objective Leader:** Town Engineer

**Implementation:**

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

**Commented [RG86]:** At 11/25 mtg, the Town Engineer asked for these addn'l words.

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

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

**Implementation:**

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

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

**Objective Leader:** Town Engineer.

**Implementation:**

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

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- 4264 ➤ In cooperation with both Counties, review the current Forestation Banks Program with
- 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

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

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

**Implementation:**

- 4282 ➤ Establish a priority of properties (listed in Chapter 4) to be rezoned with rationale.
- 4283
- 4284 ➤ Develop an outreach/communications strategy for Town engagements with the County
- 4285 and/or property owners; then gain Town Council and Mayoral approval and guidance for
- 4286 implementing those engagements to pursue rezoning.
- 4287
- 4288

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

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

**Implementation:**

- 4294 ➤ Gain Town Council approval to proceed with recommended rezonings within this Master
- 4295 Plan.
- 4296
- 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 in coordination with the Town Director  
4290 of Planning and Town Engineer.

4291  
4292  
4293 **Objective Leader:** Planning Commission  
4294

4295 **Implementation:**

- 4296 ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town  
4297 Planning Commission establishes a separate, temporary *Design Guidelines’ Review*  
4298 *Committee* comprised of two (2) Commission members, one (1) Town resident (appointed  
4299 by the Mayor and approved by the Council), the Town Zoning Administrator, and the  
4300 Town Engineer.  
4301

**Commented [RG87]:**  
- Proposed inclusion of John/Rachel and Barney/Julianne into this effort.  
  
- Pls also see the proposed make-up of the committee to revise the Design Guidelines.  
  
-See also new edit that incls the Green Streets concepts (per earlier discussion in Chapt 6, Transportation.

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- The Committee establishes a 6-month workplan to review all existing Town Design Guidelines and provide update(s) for the Planning Commission’s review/approval. In their review, the committee will survey other existing design guidelines such as:
    - *Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001)*;
    - any Carroll County design guidelines;
    - the *Frederick County Design Guidelines (Updated Jan, 2010)*;
    - the *Frederick Town Historic District Design Guidelines (2019)*;
    - the Frederick County Form-Based Code  
(<https://www.cityoffrederickmd.gov/1584/Form-Based-Code>)
    - Sykesville Historic District Design Guidelines (February 2024),  
(<https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-District-Commission-Guidelines-PDF>)
    - any environmentally responsible designs, building construction, and landscapes; and
    - **Complete Streets concept and designs.**
  - Upon Planning Commission approval, the revised draft Design Guidelines are delivered to the Town Council for their review/approval.

**Commented [RG88]:** Edits suggested by “PB”, a resident of the Town, via email to CMs and Mayor on 11/18.

4285 **GOAL C SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4286  
4287 **Residential Development and Housing diversity:** Pursue a range of housing options that are  
4288 responsive to the community’s needs. Provide an array of housing options to satisfy a wide range  
4289 of income levels. Focus on 1) affordable entry level housing and 2) senior housing communities  
4290 and amenities (to address our aging population and enable them to remain active, healthy  
4291 residents).

4292  
4293 **Objective C.4.1:** Fully understand the potential residential infill development in order to gauge  
4294 the potential demands upon critical public facilities.

4295  
4296 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4297 the Town Engineer.

4298  
4299 **Implementation:**

- 4300  
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- Update the Town’s potential capacity of vacant residential-zoned parcels (including MXD and DTZ).
  - Using 2.75 persons-per-potential dwelling unit, maintain the calculations of future growth demands upon water, sewer, and police services.

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4264 **Objective C.4.2:** Encourage residential developments to include “Missing Middle Housing”  
4265 types.

4266  
4267 **Objective Lead:** Town Director of Planning and Zoning Administrator

4268  
4269 **Implementation:**

- 4270 ➤ Make prospective developers aware of the concept and diversity of housing known as  
4271 “Missing Middle Housing;” and encourage their consideration of such housing in their  
4272 pre-concept and concept plans, and pattern books.

4273  
4274 **GOAL D SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4275  
4276 **Commercial Development:** Pursue our commercial economic development along Center Street  
4277 (in concert with Goal B) and the South Main Street corridors while exploring suitable sites for 1)  
4278 a new police station; 2) medical services; and 3) small businesses. Focus our commercial economic  
4279 development along Center Street (in concert with Goal B) and the South Main Street corridors  
4280 while exploring suitable sites for 1) a new senior focused medical facility or same-day surgery  
4281 center, and 2) a new police station.

4282 **Objective D.5.1:** Begin the urban renewal (aka “redevelopment”) of properties considered as  
4283 “blighted areas” or “slum areas.”

4284  
4285 **Objective Lead:** Town Council or Council-designated committee acting under the  
4286 Council’s authority for urban renewal.

4287  
4288 **Implementation:**

- 4289 ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-  
4290 point, determine what properties require urban renewal or redevelopment. In this  
4291 assessment, use approved criteria for what constitutes “blighted” or “slum.”  
4292 ➤ Prioritize the final assessment results to begin the Town’s engagement with property  
4293 owners to begin urban renewal or redevelopment. Property prioritization is to be based  
4294 upon criteria set by the Town Council or by its designated committee.  
4295 ➤ Establish a new process (to become approved Town Code) for property-owner  
4296 engagement to begin urban renewal/redevelopment, and gain Town Council and Town  
4297 Attorney approval before its use.  
4298 ➤ With Town Council approval, begin the approved process for urban renewal.

4299  
4300 **Objective D.5.2:** Drive commercial districts’ infill development.  
4301

**Commented [RG89]:** At 11/25 mtg, the discussions from the  
CMs questioned whether we should have this Obj.

See pgs. 69-70 in Chapt 4 on new text re: Missing Middle Housing.

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4264  
4265 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4266 the Economic Development Commission (EDC), and Planning Commission.

4267  
4268 **Implementation:**  
4269 ➤ Update the Town’s inventory of vacant commercially-zoned parcels and develop (with  
4270 assistance from the Economic Development Commission) outreach strategies to vacant  
4271 parcel owners to encourage commercial development.  
4272 ➤ The EDC develops a marketing strategy to commercial developers (with an emphasis on  
4273 new medical services’ facilities) to invite commercial development within the Town.  
4274 Implementation of the marketing strategy to be recommended by the EDC and approved  
4275 by the Town Council.  
4276

4277 **Objective D.7.1:** Relocate the Mount Airy Police Department (MAPD) from its current leased  
4278 building to an acceptable, permanent building at an optimal location for best response throughout  
4279 the Town.

**Commented [RG90]:**  
-See earlier margin comment on moving this Obj under GOAL D.

4280 **Objective Leader:** Town Council, in coordination with the Chief, MAPD and Town Staff.

4281  
4282 **Implementation:**  
4283 ➤ Document the nationally-accepted standards required for a municipal police station.  
4284 ➤ Town Staff identify prospective buildings within Town limits to meet those standards. If  
4285 none are available, shift the effort towards the design of a new building and prospective  
4286 Town infill locations to build it.  
4287

4288 **GOAL E SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

4289  
4290 **Industrial Development:** ~~Grow our industrial districts while protecting our environment, safety~~  
4291 ~~and health while preserving our cultural/historical resources and community identity. Create world-~~  
4292 ~~class industrial campuses within our two existing Industrial Districts (Twin Arch Business Park~~  
4293 ~~and Rising Ridge Industrial Park). Grow our industrial districts while protecting our environment,~~  
4294 ~~and preserving our cultural/historical resources and community identity.~~

4295 **Objective E.5.1:** Drive industrial districts’ infill development.

4296  
4297 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4298 the Economic Development Commission and Planning Commission.  
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**Implementation:**

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

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**APPENDIX – MAPS**

Map Description	Tab
Regionalism Policies	A
Topography	B
Mount Airy Orthophoto	C
Natural Features	D
Water Resource Management Areas	E
Vacant Land Inventory & Zoning	F
Existing Zoning	G
Existing Use of Land	H
Designated Comprehensive Land Use	I
Future Annexation Areas	J
Mount Airy Water Service Areas	K
Mount Airy Sewer Service Areas	L
Proposed Street System	M
Recreation and Parks	N
Elementary School Attendance Areas School Year 2022	O
Middle School Attendance Areas School Year 2022	P
High School Attendance Areas School Year 2022	Q
Zoning Map – Town of Mt. Airy	R

**Commented [RG91]:** Per 11/25 desire by both CMS, John will update this map to show actual well numbers next to the symbols in the map. The well numbers will align to the text on page 53.

**Commented [RG92]:**  
UPDATE needed to reflect decisions re" HL and South Main St. annexations

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# MOUNT AIRY

MARYLAND

COMPREHENSIVE MASTER PLAN

2023 - 2033

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