

Regionalism Policies

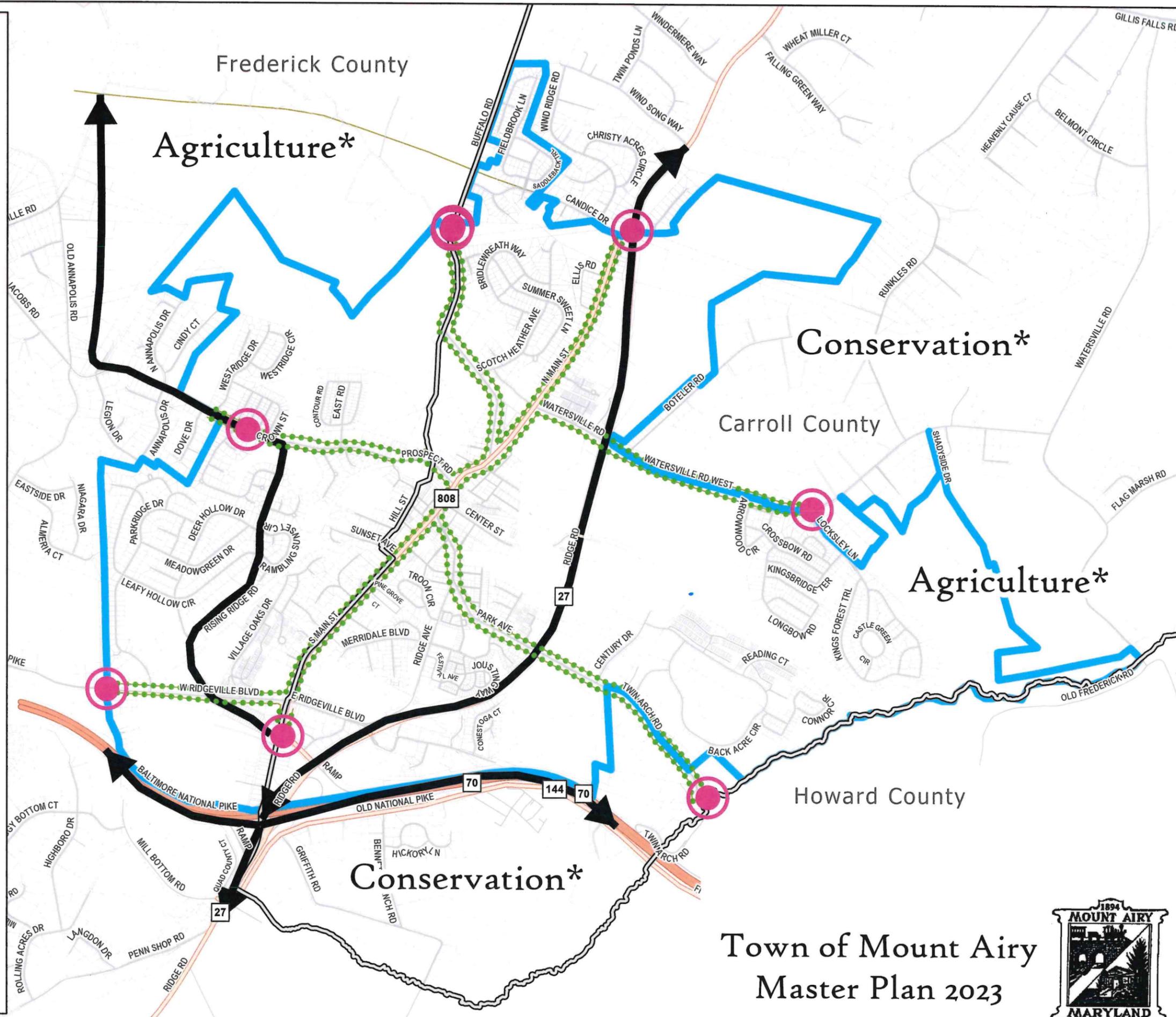
-  Existing Gateways
-  Existing Regional Traffic Arteries
-  Proposed Landscape Enhancements
-  Ultimate Town Boundary
-  County Border

* Encouraged County Land-use Policies



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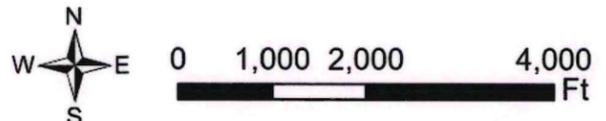
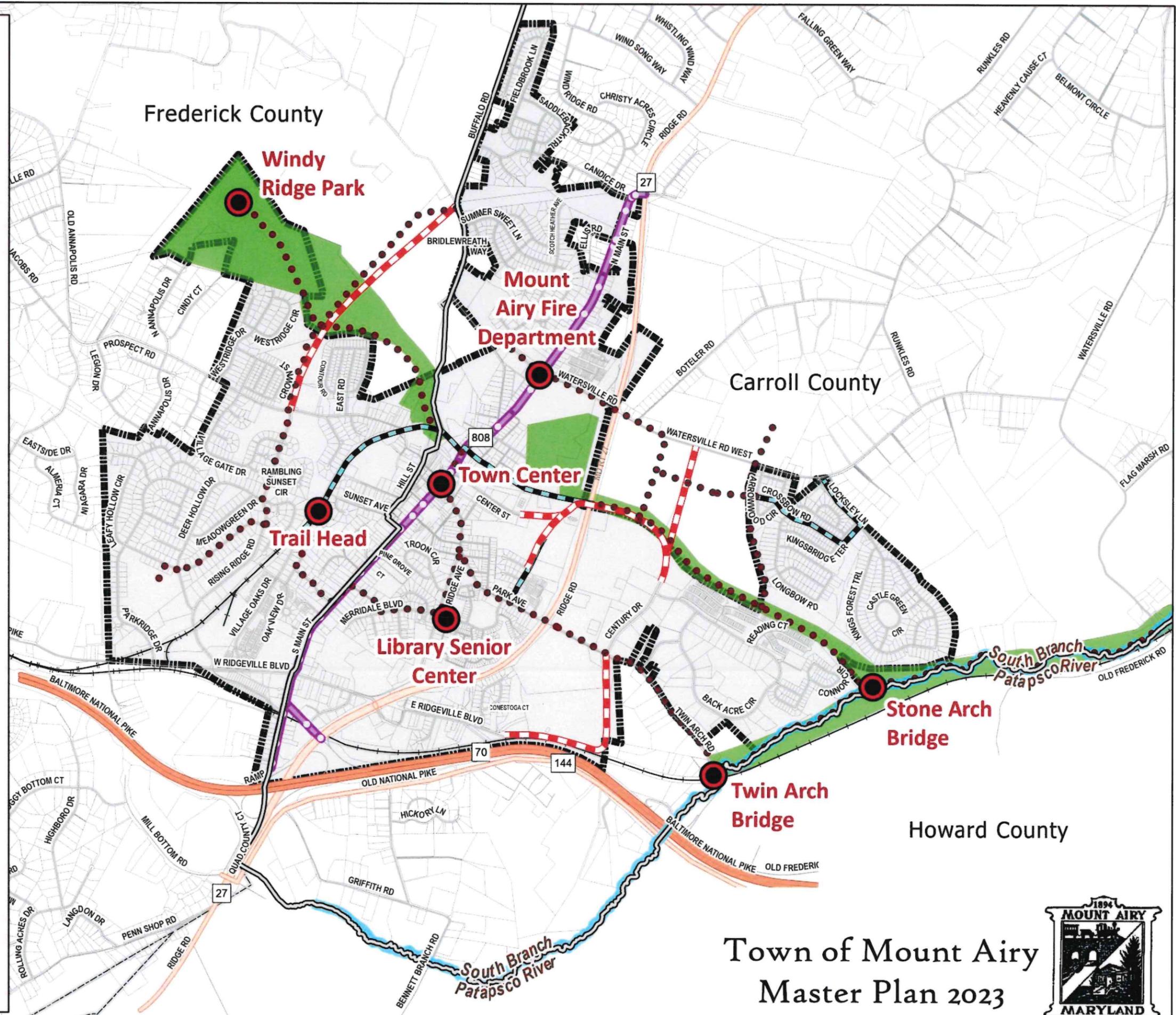
Town of Mount Airy
Master Plan 2023



Community Framework

Legend

-  Community Destination Point
-  Main Street
-  Proposed Interconnected Street
-  Proposed Trail
-  Pedestrian Path
-  Linear Park
-  Incorporated Area
-  County Border



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Town of Mount Airy Master Plan 2023



Topography

Legend

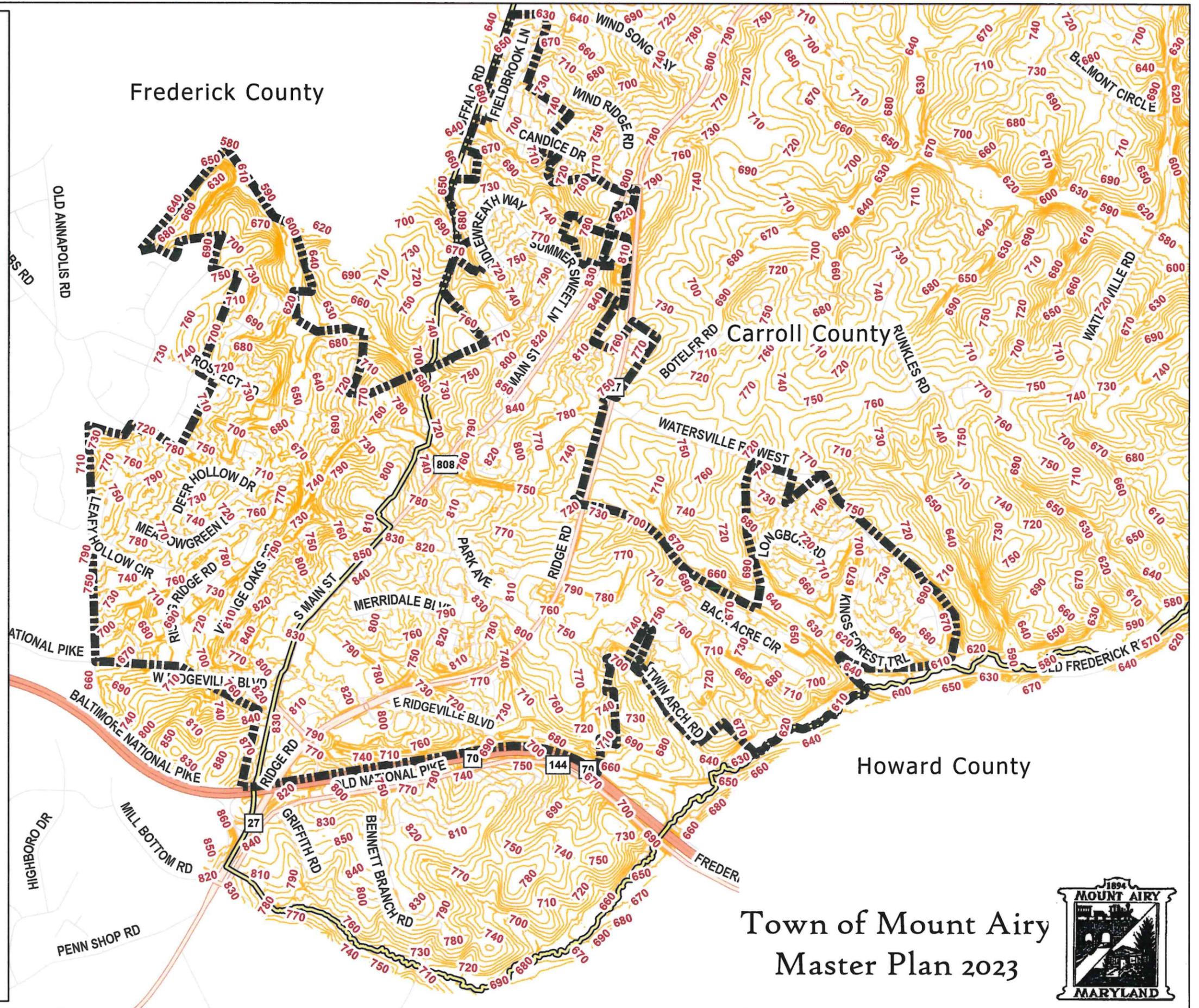
Contours 2014 & 2015

-  Elevations
-  Incorporated Area
-  County Border



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Ft.

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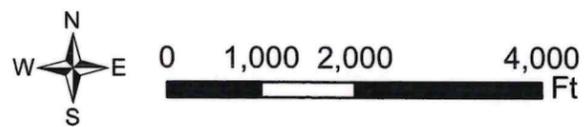
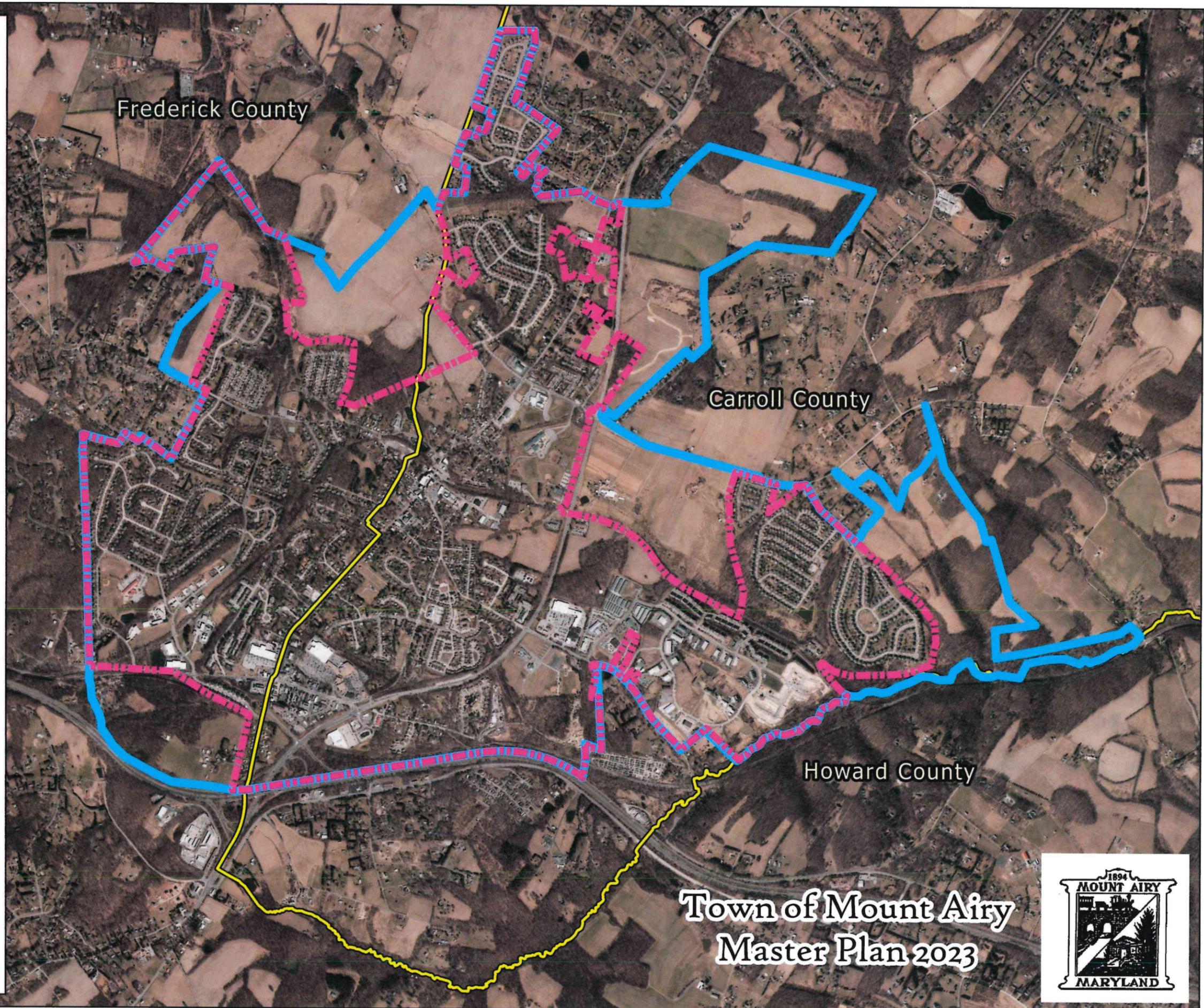
Town of Mount Airy
Master Plan 2023



Mount Airy Orthophoto

Legend

-  Incorporated Area
-  Ultimate Town Boundary
-  County Border

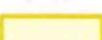
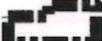
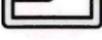


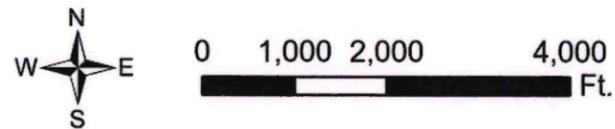
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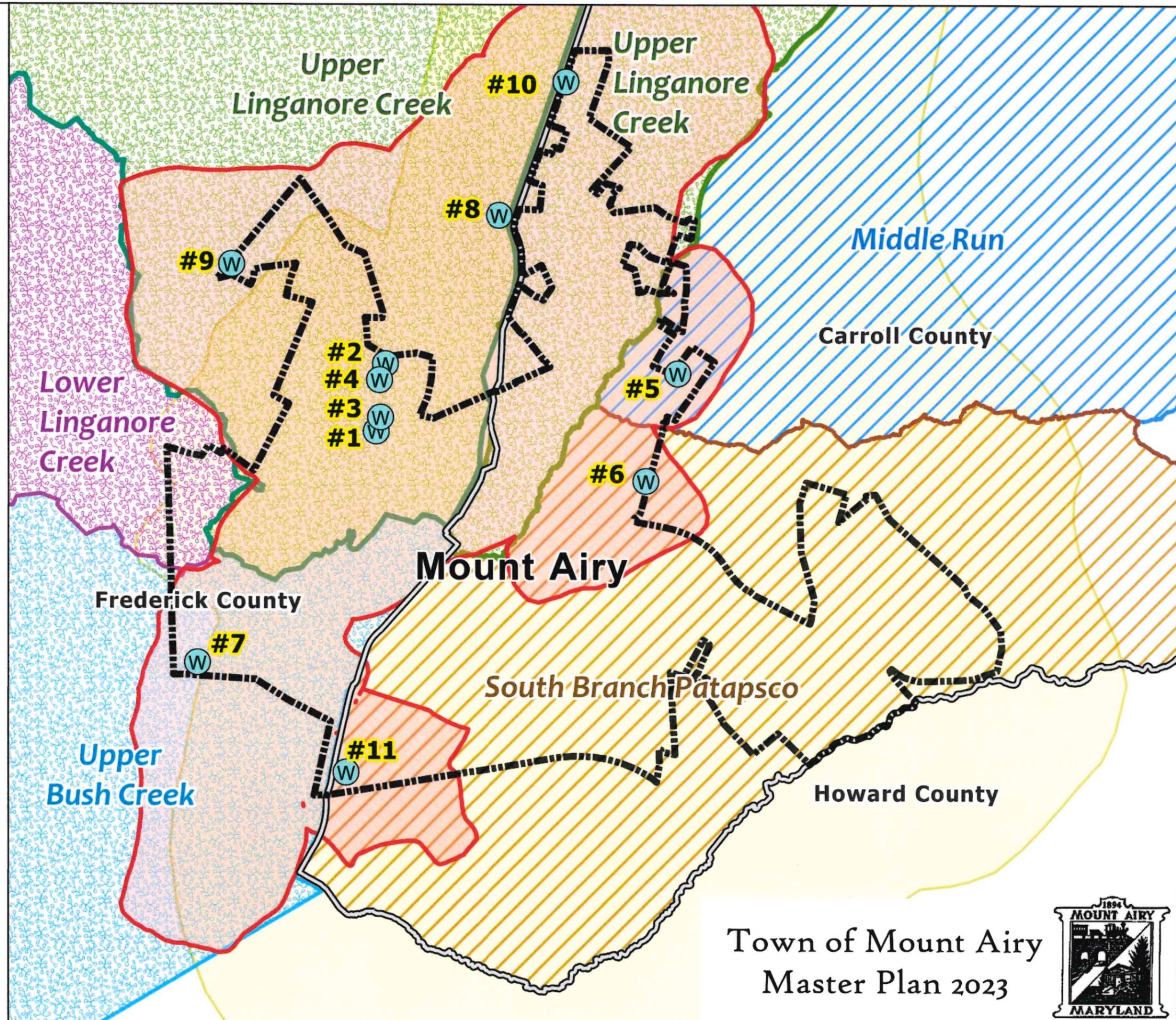
Water Resource Management Areas

Legend

-  Production Wells
-  Middle Run (Car.) (021309081029)
-  South Branch Patapsco (Car.) (021309081028)
-  Upper Linganore Creek (Car./Fred.) (021403020235)
-  Lower Linganore Creek (Fred.) (021403020234)
-  Upper Bush Creek (Fred.) (021403020228)
-  Wellhead Protection Area
-  Aquifer Recharge Area
-  Incorporated Area
-  County Border



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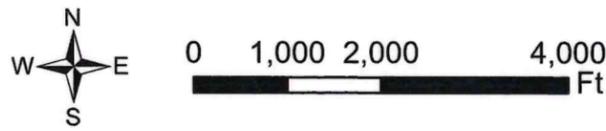
Town of Mount Airy
 Master Plan 2023



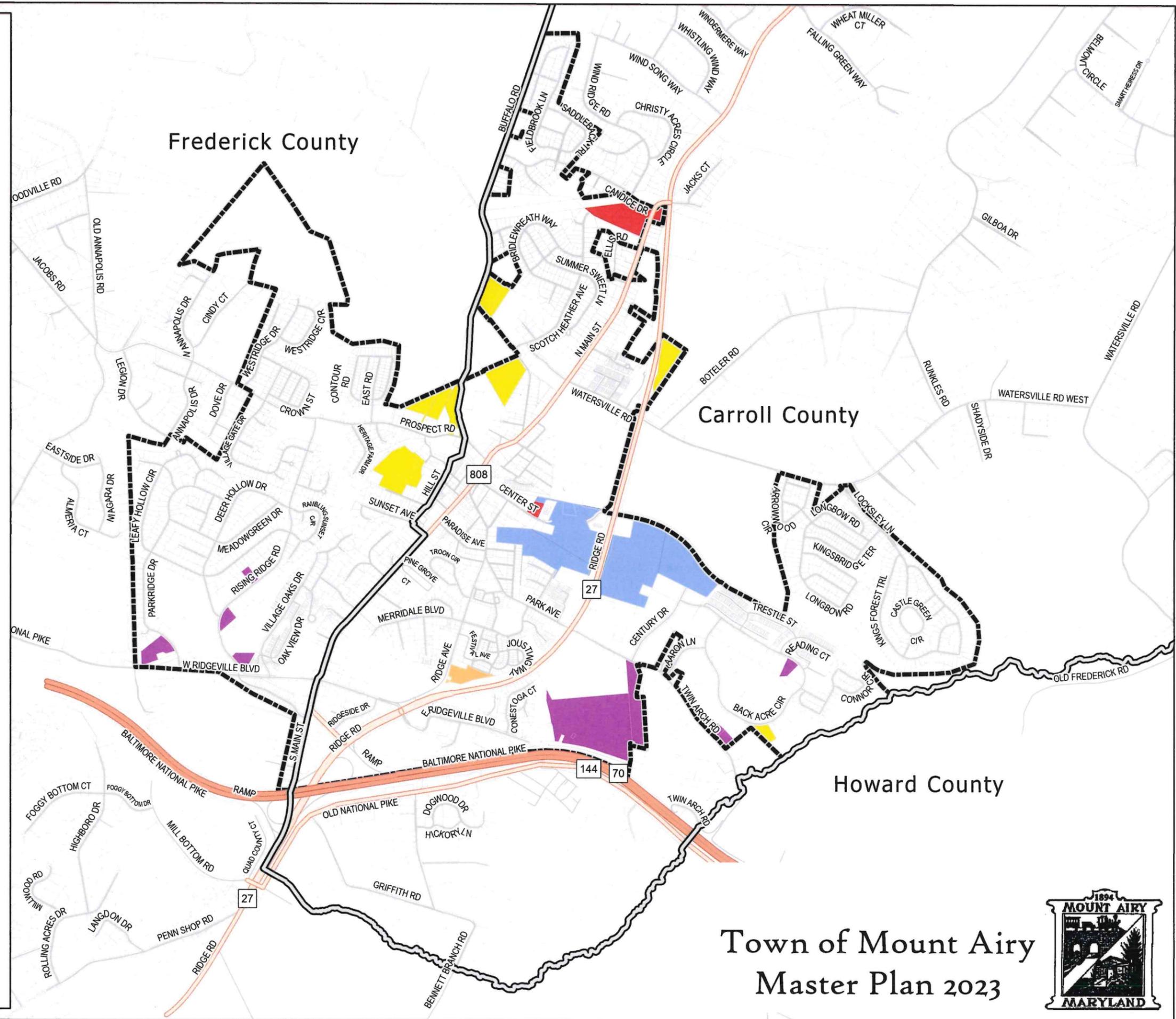
Vacant Land Inventory

Zoning

-  RE ~ Residential Existing
-  R2 ~ Low Density Residential
-  R3 ~ Medium Density Residential
-  R5 ~ Medium Density Residential
-  R7 ~ High Density Residential
-  DTZ
-  CC ~ Community Commercial
-  LC ~ Limited Commercial
-  NP ~ Neighborhood Professional
-  I ~ Industrial
-  MXD
-  County Border
-  Incorporated Area



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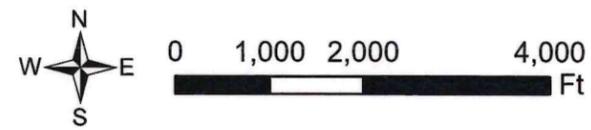
Town of Mount Airy
 Master Plan 2023



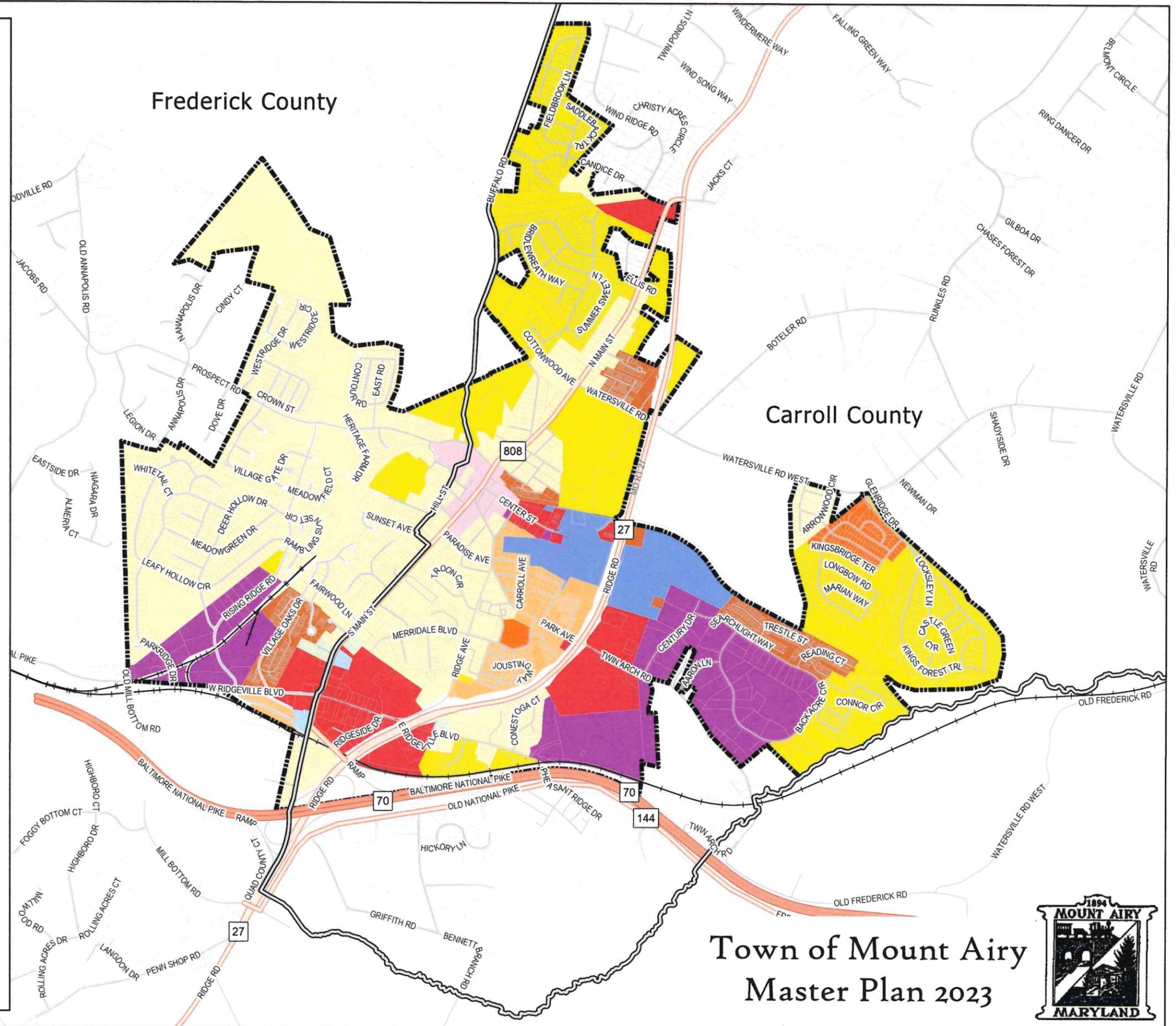
Existing Zoning

Legend

-  RE ~ Residential Existing
-  R2 ~ Low Density Residential
-  R3 ~ Medium Density Residential
-  R5 ~ Medium Density Residential
-  R7 ~ High Density Residential
-  DTZ
-  CC ~ Community Commercial
-  LC ~ Limited Commercial
-  NP ~ Neighborhood Professional
-  I ~ Industrial
-  MXD
-  Incorporated Area
-  County Border



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Town of Mount Airy
 Master Plan 2023

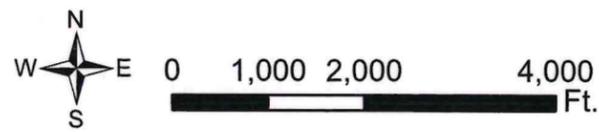


Existing Use of Land

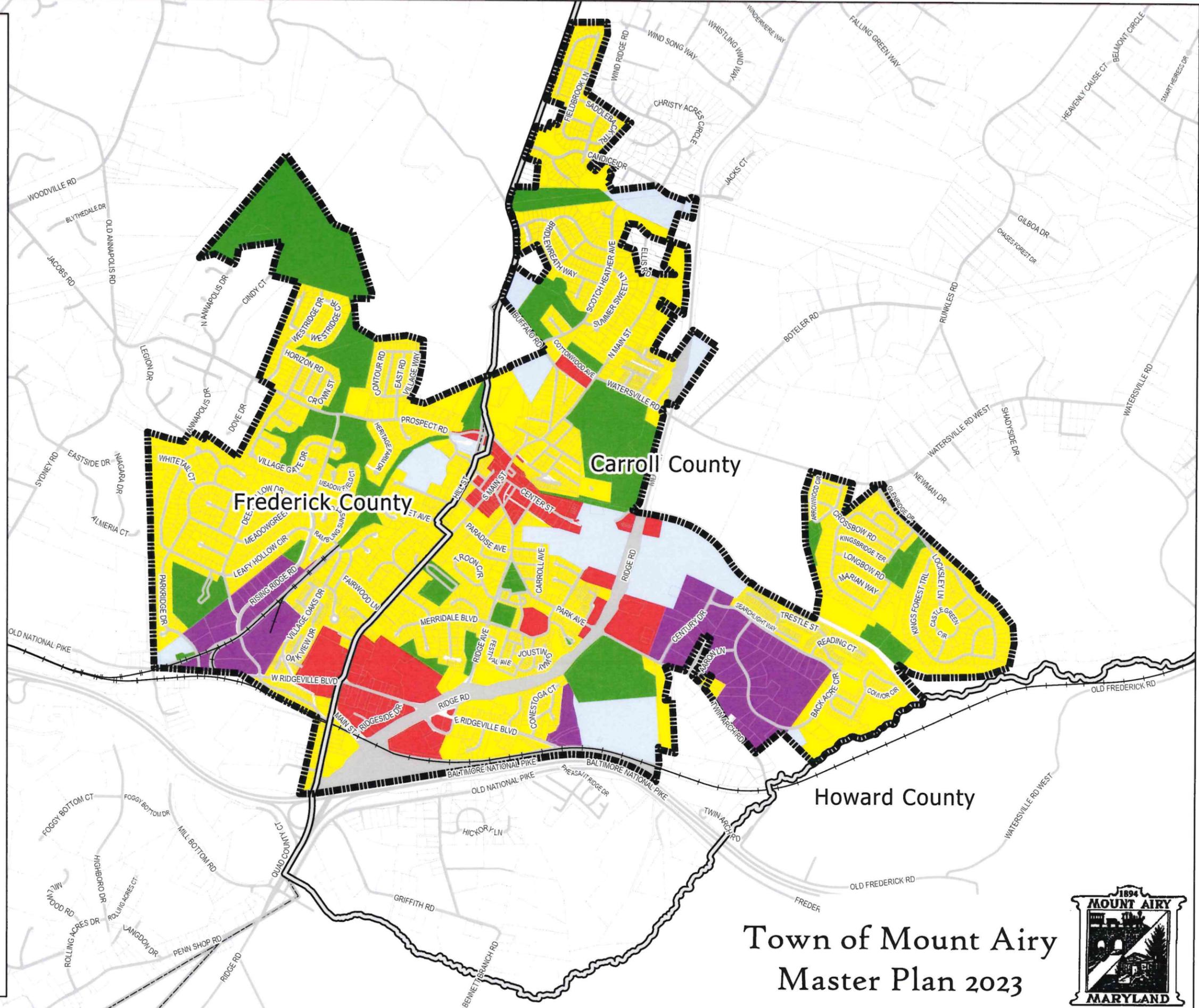
Legend

-  Residential
-  Commercial
-  Industrial
-  Vacant
-  Open Space
-  Transportation
-  Incorporated Area
-  County Border

Non-Residential Special Exceptions are considered commercial land use.



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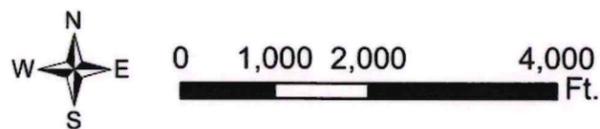
Town of Mount Airy Master Plan 2023



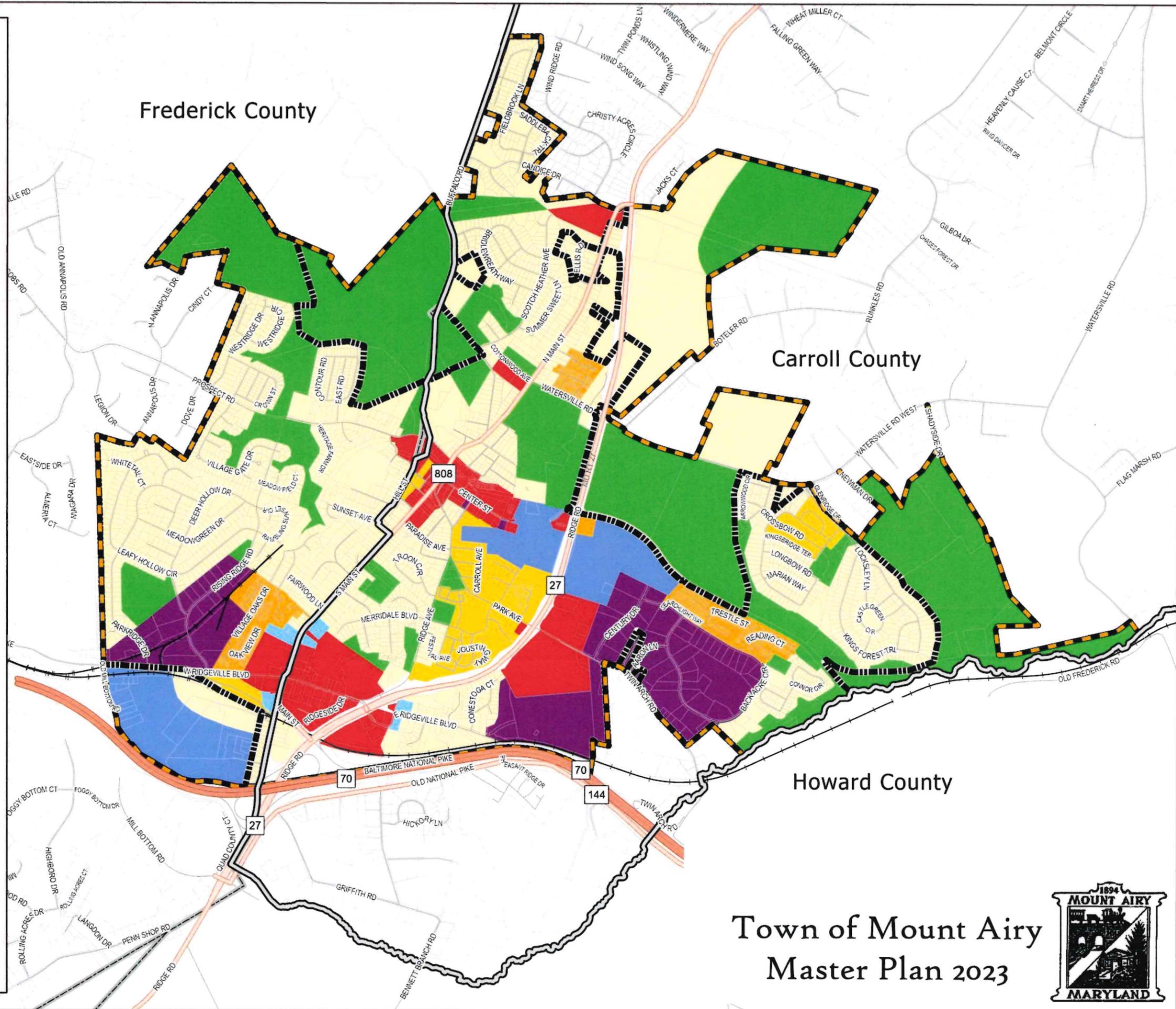
Designated Comprehensive Land Use

Legend

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Conservation
-  General Commercial
-  Transitional Commercial
-  Office Park Employment
-  Industrial
-  MXD
-  Incorporated Area
-  Growth Area
-  County Border



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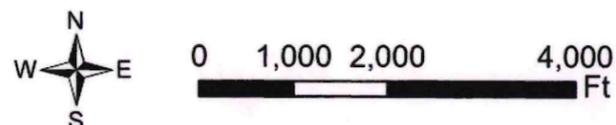
Town of Mount Airy
Master Plan 2023



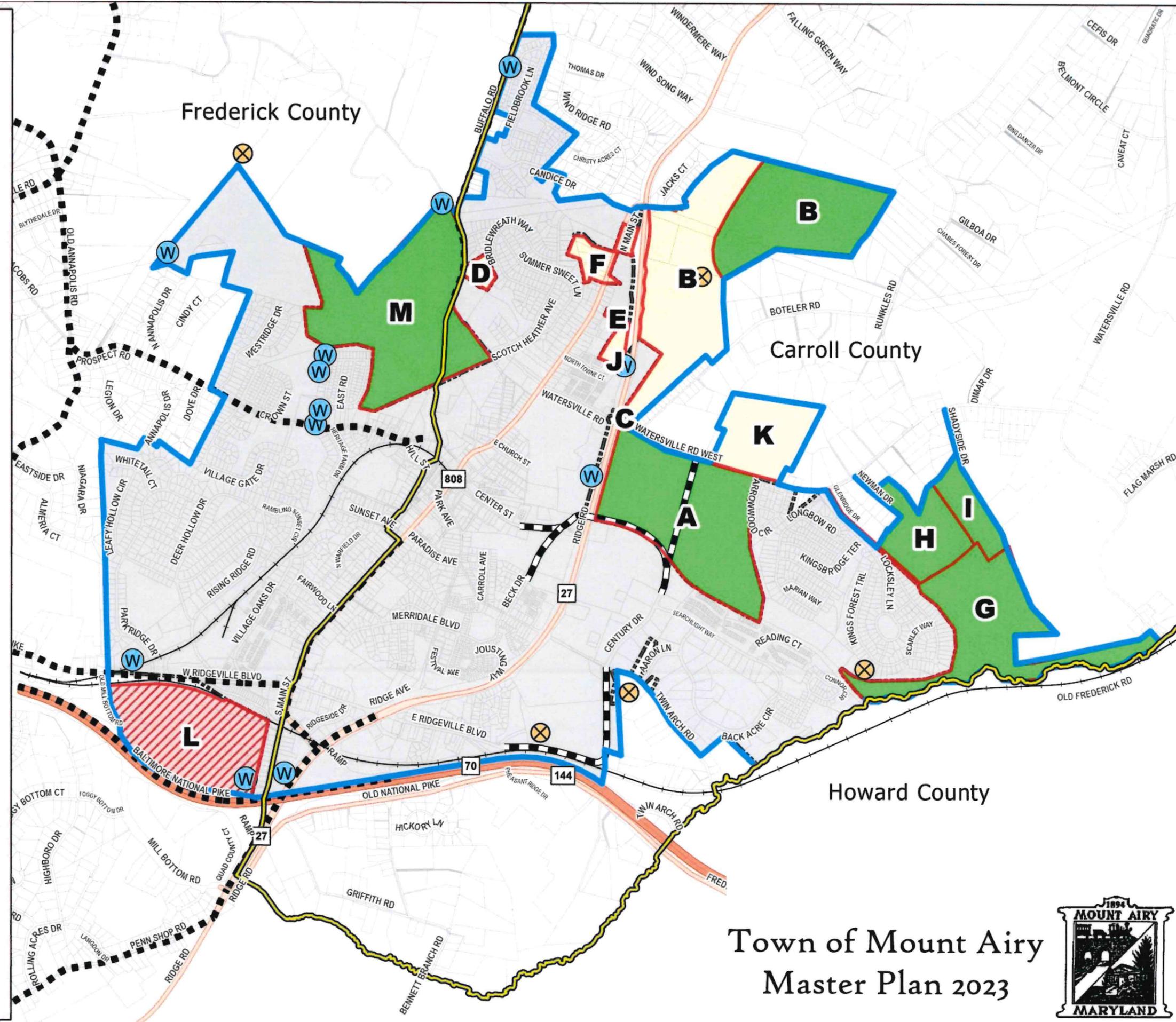
Future Annexation Areas

-  Potential Annexation Areas
-  Incorporated Area
-  Conservation
-  Low Density
-  Office Park Employment
-  Ultimate Town Boundary
-  County Border
-  Planned Road Improvements
-  Proposed Road (Fred)
-  Production Well
-  Potential Well

- A. Knill Property
- B. Leishear/Harrison Properties
- C. Myers Property
- D. Harne Property
- E. Wagner Property
- F. Dorseytown
- G. Doubs Property
- H. Springwood Property
- I. Spicer Property
- J. Nell Property
- K. Warfield Property
- L. South Main Street Area
- M. Kraft / Royston



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Town of Mount Airy
Master Plan 2023



Mount Airy

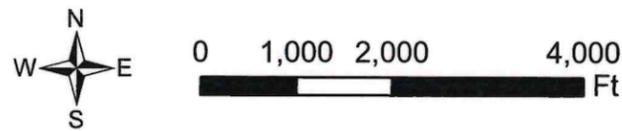
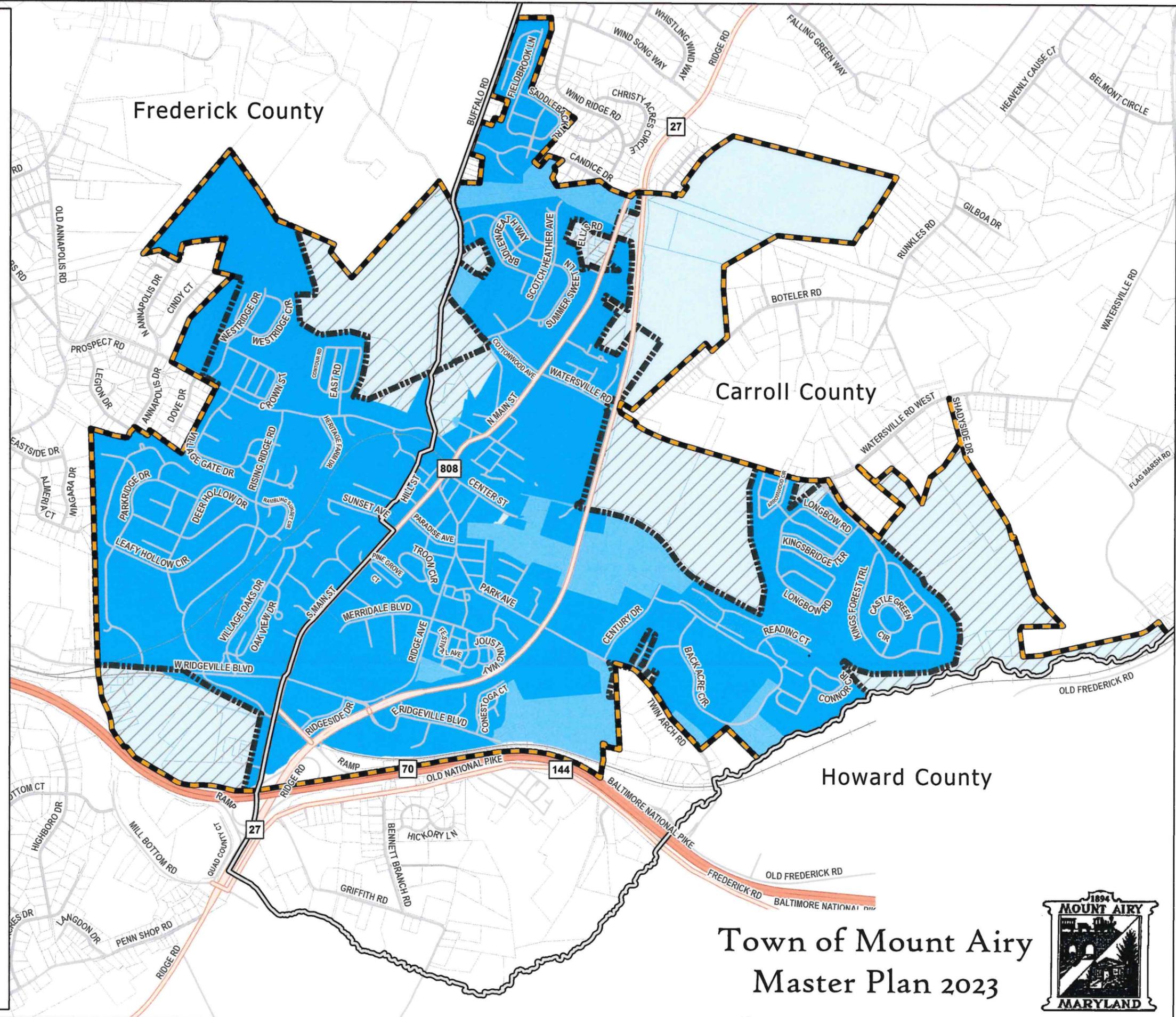
Frederick County

Carroll County

Howard County

Water Service Areas

-  Existing
-  Priority
-  Future
-  Long Range
-  Incorporated Area
-  County Border



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 Land Management, 2024 (kc)

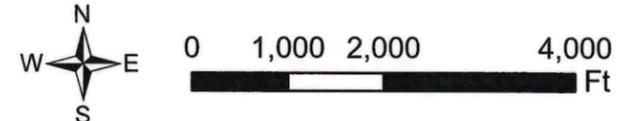
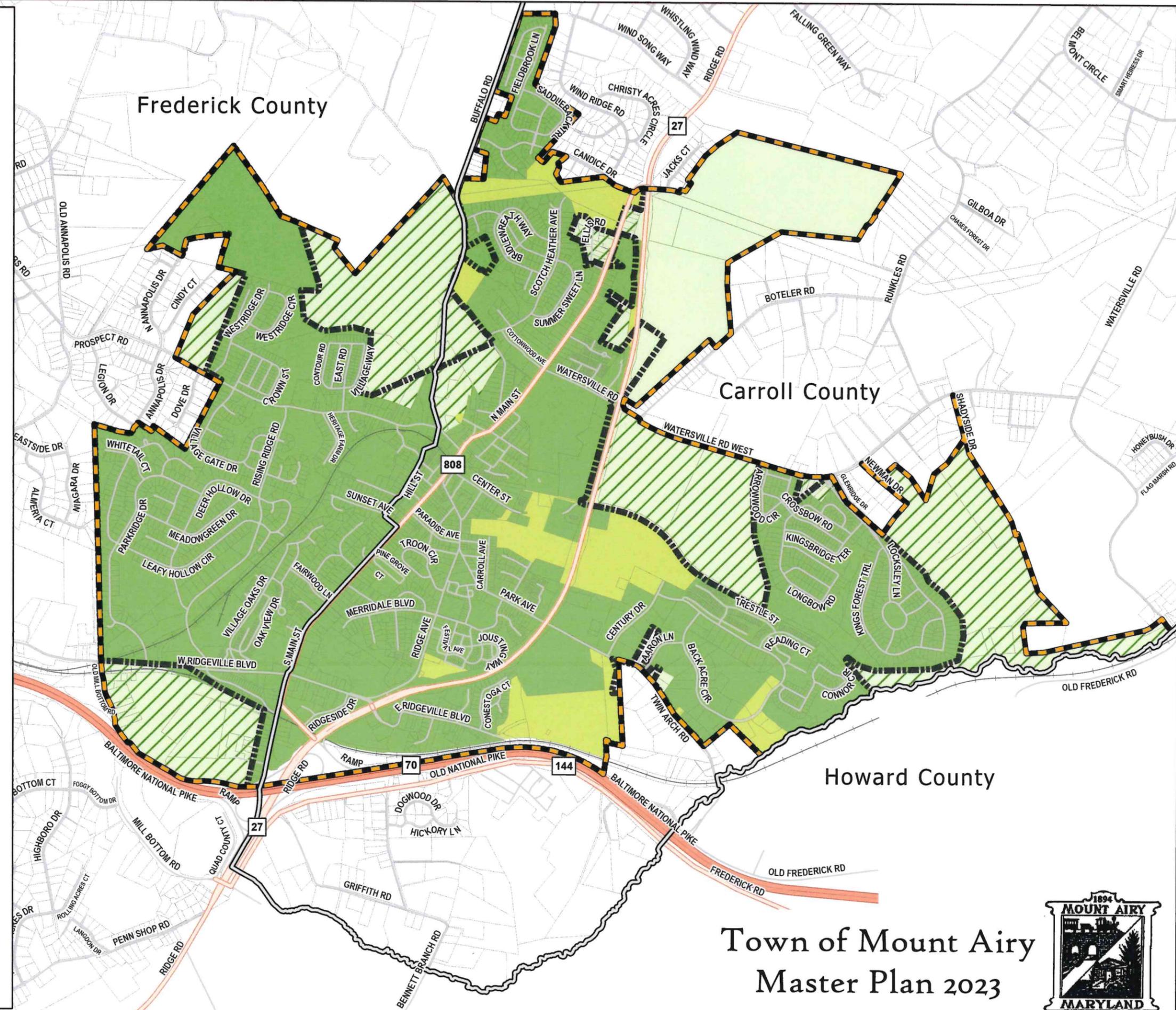
Town of Mount Airy
 Master Plan 2023



Mount Airy

Sewer Service Areas

-  S-1 S1: Existing
-  S-3 S3: Priority
-  S-5 S5: Future
-  S-6 S6: Long Range Future
-  Incorporated Area
-  County Border



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Town of Mount Airy
 Master Plan 2023



Proposed Street System

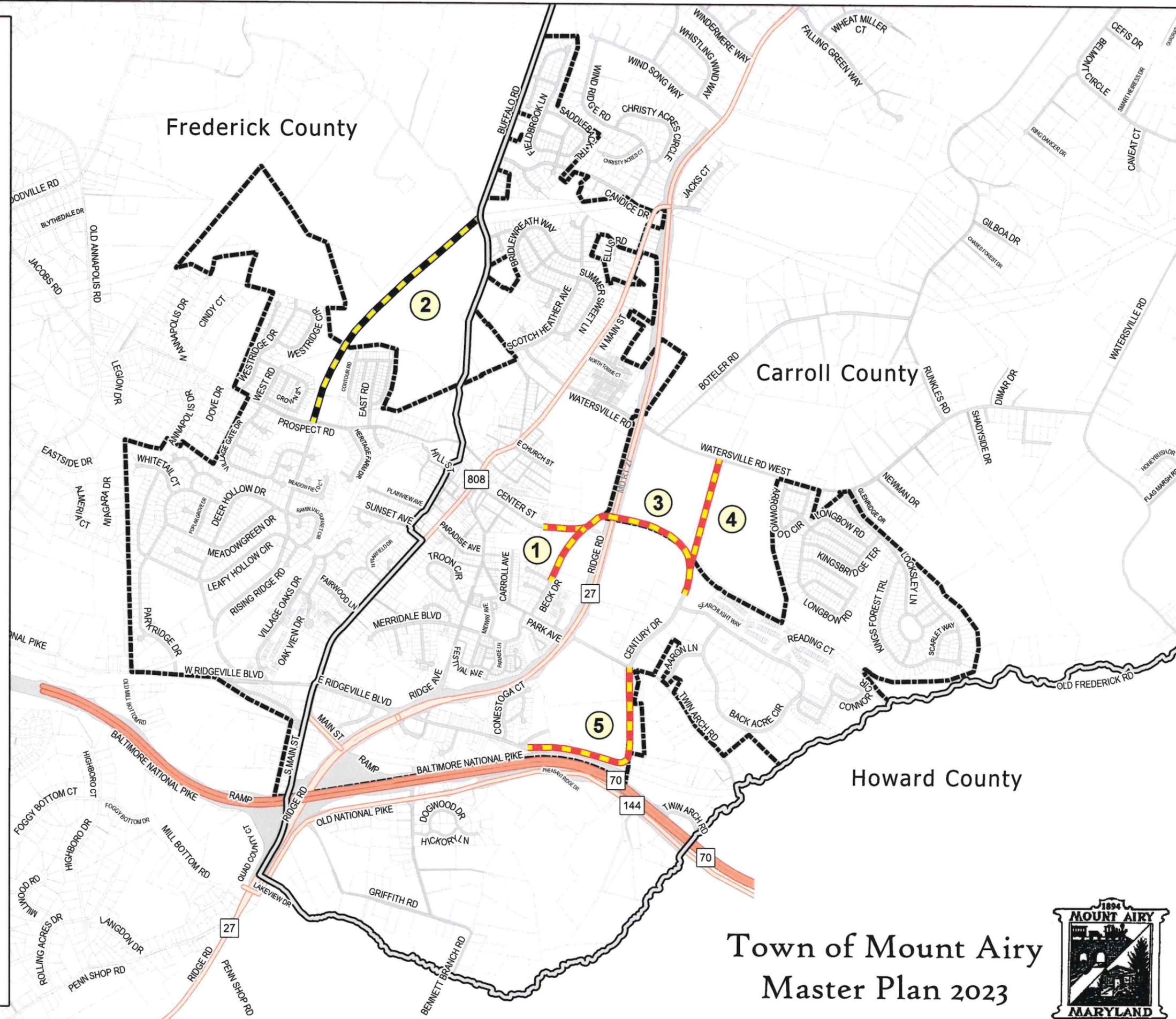
-  Planned Roads (Carr Co.)
-  Proposed Road (Fred. Co)
-  Incorporated Area
-  County Border

- 1 - Center Street connection to MD 27 with local connection to Beck Drive to the extended Center St.
- 2 - Extend Rising Ridge Road north to Buffalo Road.
- 3 - Extend Century Drive north to a new intersection on the extended Center St. from MD 27.
- 4 - Extend Century Drive North from a future intersection of Center Street extended and Century Drive, to connect to Watersville Road.
- 5 - Connection from Twin Arch Road to East Ridgeville Blvd.



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Town of Mount Airy
Master Plan 2023



Recreation and Parks

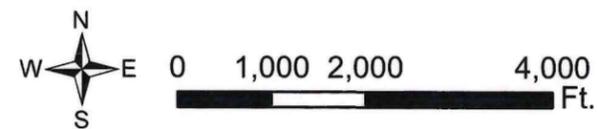
- Trails - Designated (Future)
- Bikeway - Designated (Future)
- ~~~~~ Stream
- Park Land
- ▭ Incorporated Area
- ▭ County Border

EXISTING FACILITIES

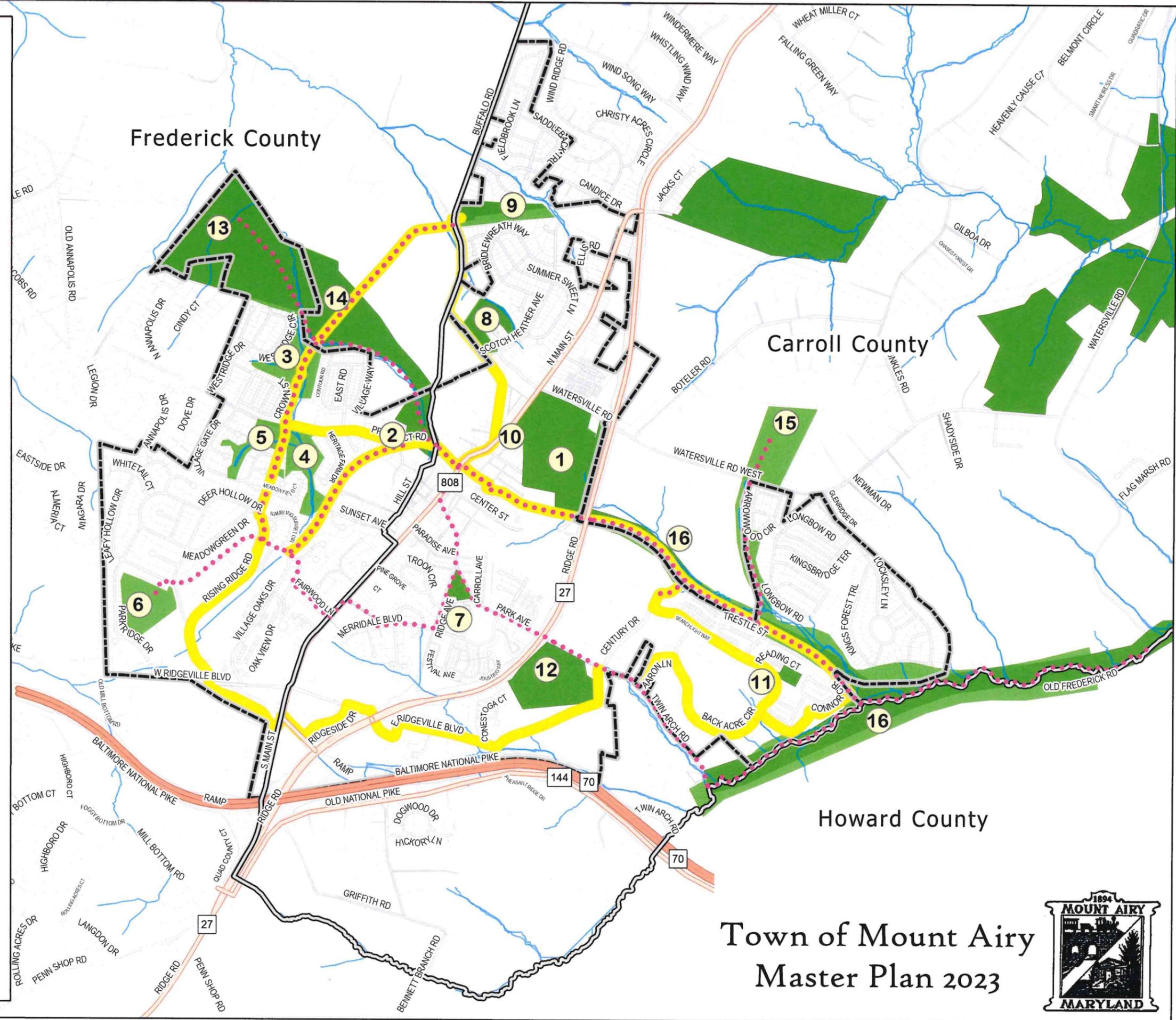
1. Watkins Regional Park
2. Prospect Park
3. East - West Park
4. Village Gate Tennis Courts
5. Village Gate Soccer Field
6. Twin Ridge Elem. Ball Fields & Soccer Fields
7. Wildwood Park - Walking Trail
8. Summit Ridge Ball Field
9. Summit Ridge Soccer Field
10. Vest Pocket Park
11. Basketball Ct; Soccer Field off Back Acre Cir.
12. Firemen's Carnival Grounds

PROPOSED FACILITIES

13. Town-owned Space
14. Ball Fields
15. Ball Fields - Watersville
16. Future Rail to Trails Recreation Trail



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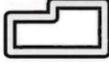


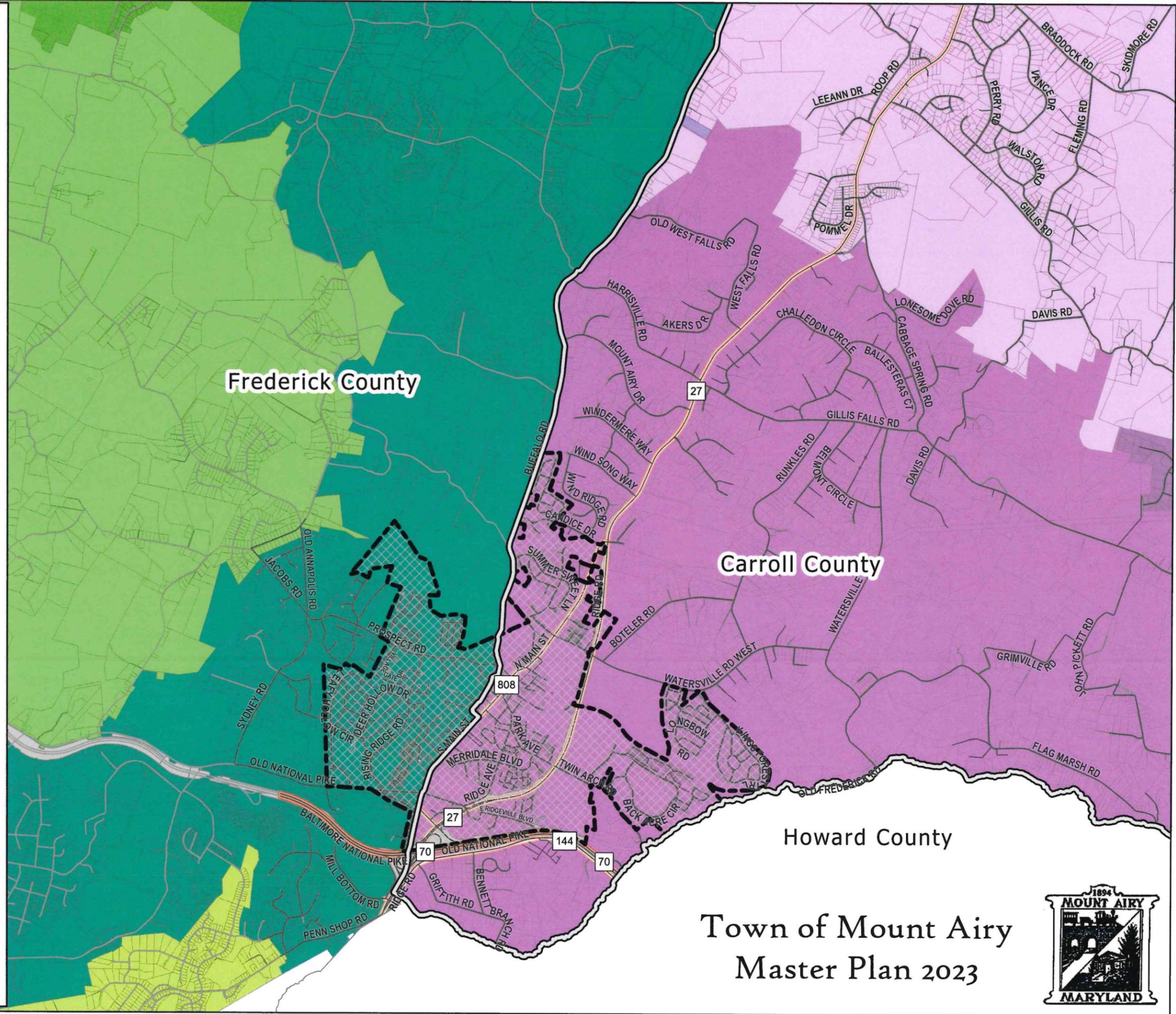
Town of Mount Airy
Master Plan 2023



Elementary School Attendance Areas School Year 2022

Legend

-  Linton Springs Elementary
-  Mt. Airy & Parrs Rdige Elementary
-  Windfield Elementary
-  Kemptown Elementary
-  Liberty Elementary
-  Twin Ridge Elementary
-  New Market Elementary
-  County Border
-  Incorporated Area



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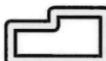
Howard County

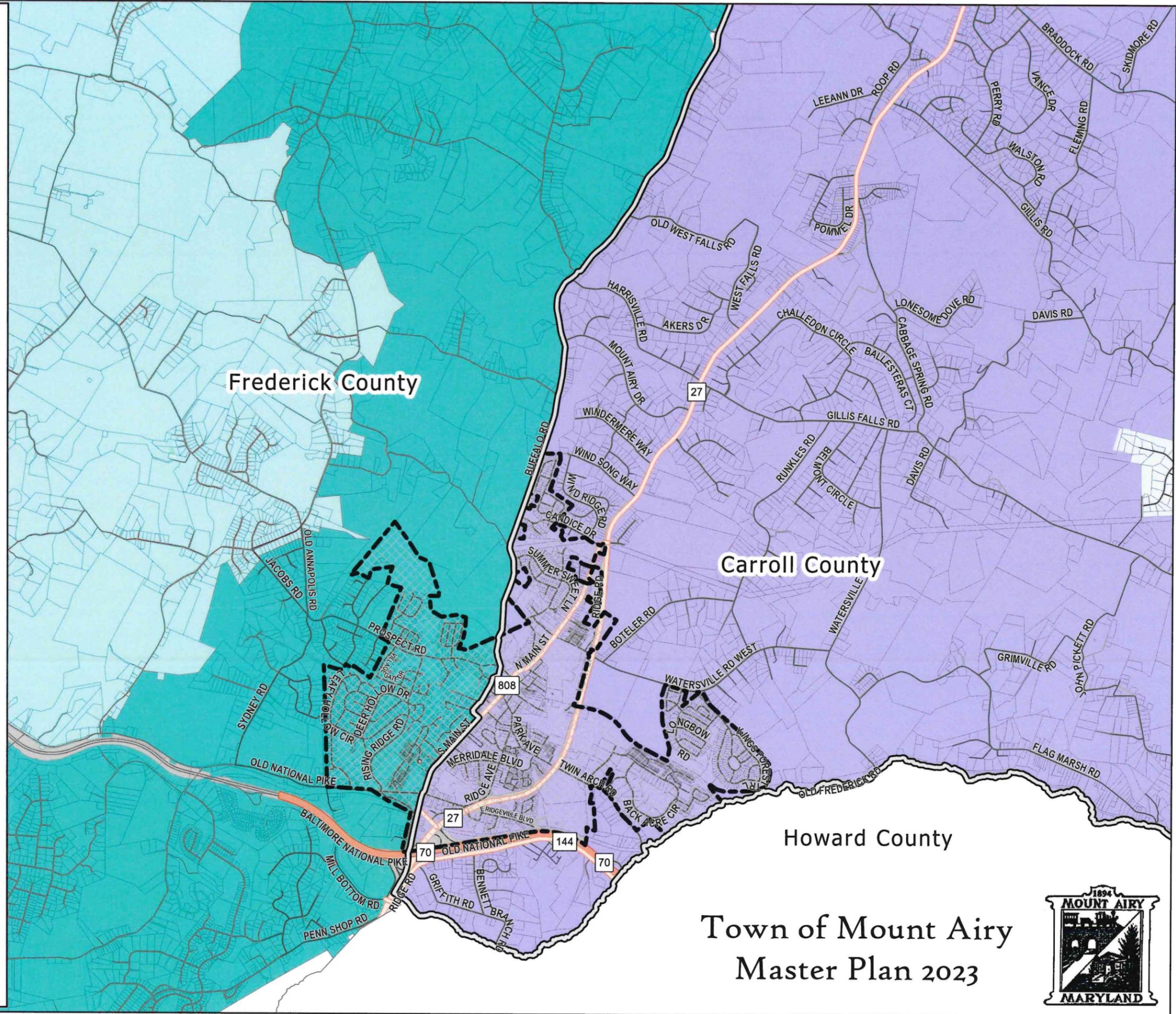
Town of Mount Airy Master Plan 2023



Middle School Attendance Areas School Year 2023

Legend

-  Mount Airy Middle
-  Sykesville Middle
-  New Market MS
-  Windsor Knolls MS
-  County Border
-  Incorporated Area



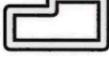
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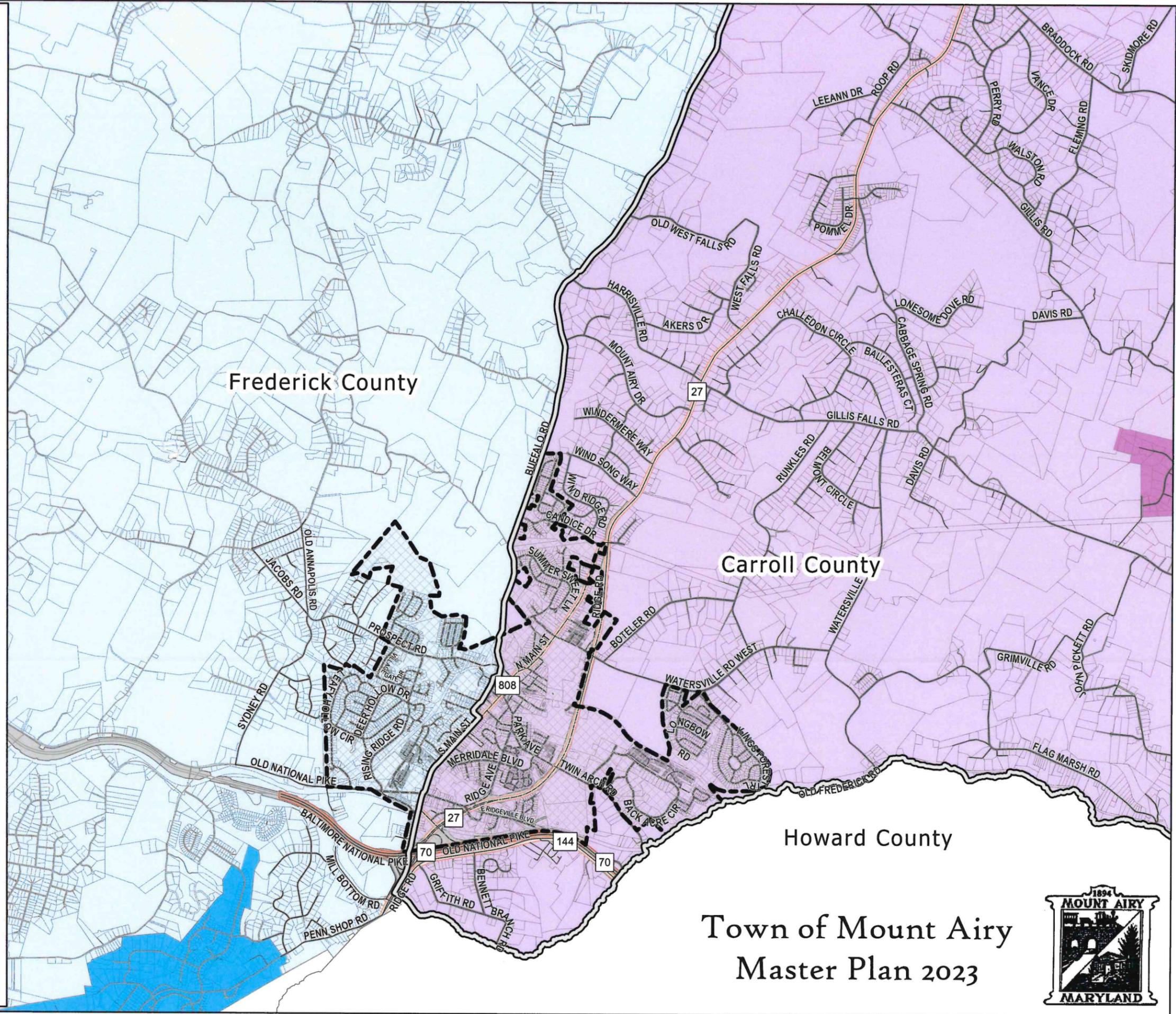
Town of Mount Airy
Master Plan 2023



High School Attendance Areas School Year 2023

Legend

-  South Carroll High School
-  Century High School
-  Linganore HS
-  Urbana HS
-  County Border
-  Incorporated Area



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Town of Mount Airy
Master Plan 2023



Existing Facilities

CIVIC BUILDINGS

- A. Mt. Airy Town Hall
- B. Parr's Ridge Library and Senior Center
- C. Mt. Airy Volunteer Fire Company
- D. Twin Ridge Elementary School
- E. Mt. Airy Elementary School
- F. Parrs Ridge Elementary School
- G. Mt. Airy Middle School

PARKS

- H. Watkins Park
- I. Prospect Park
- J. East - West Park
- K. Summit Ridge Park
- L. Summit Ridge Soccer Field
- M. Wildwood Park
- N. Windy Ridge Park
- O. Twin Ridge Ball Field
- P. Twin Arch Crossing Soccer Field

HISTORIC SITES

- Q. Pine Grove Cemetery
- R. Mt. Airy Train Station
- S. Twin Arch Bridge
- T. Parrs Spring (4 County Marker)

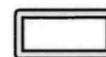
CHURCHES

- U. Calvary United Methodist Church
- V. St. James Episcopal Church
- W. Mt. Airy Baptist Church
- X. Church of Latter Day Saints

OTHER

- Y. Mt. Airy Carnival Grounds
- Z. Post Office

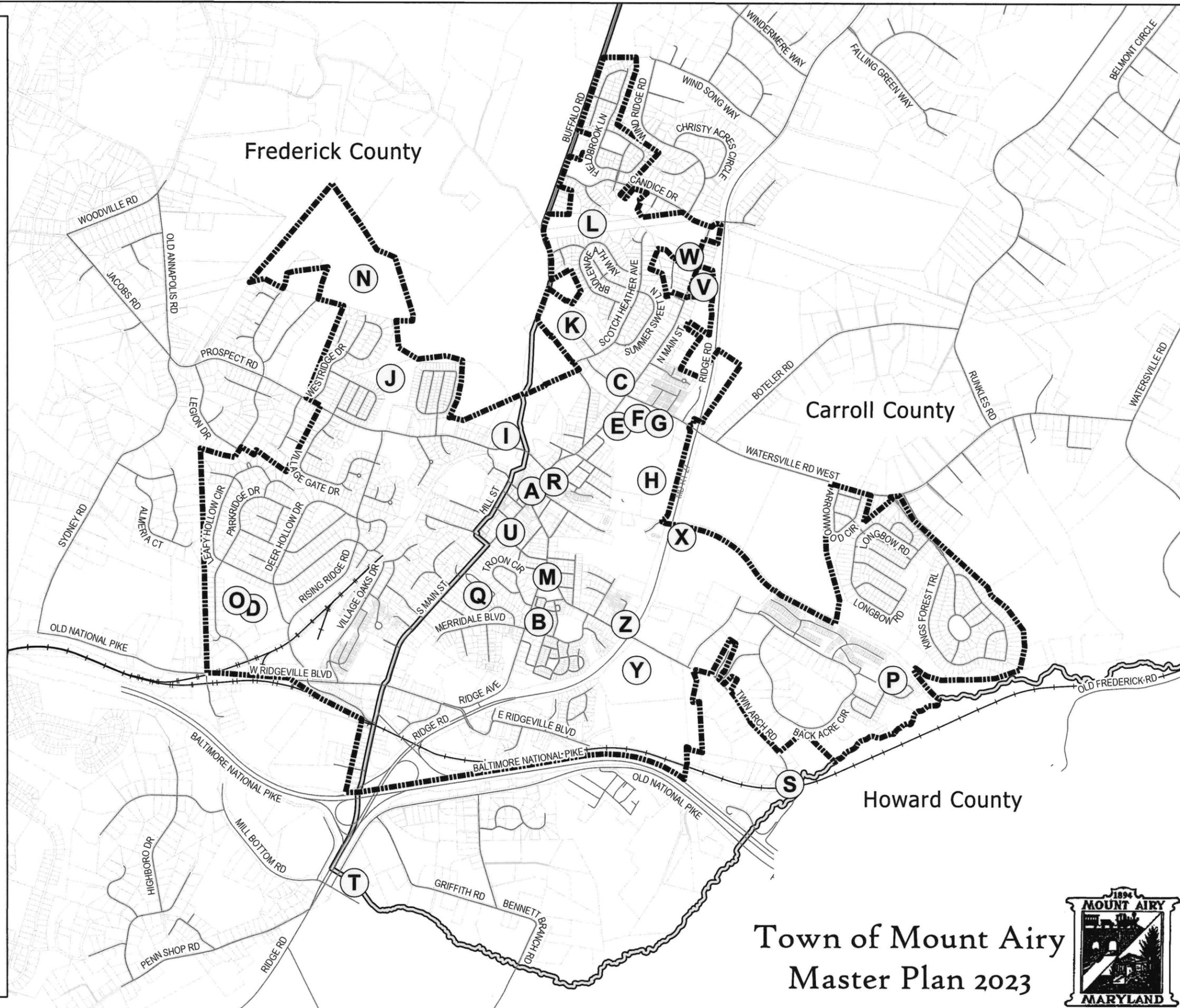
 Incorporated Area

 County Border



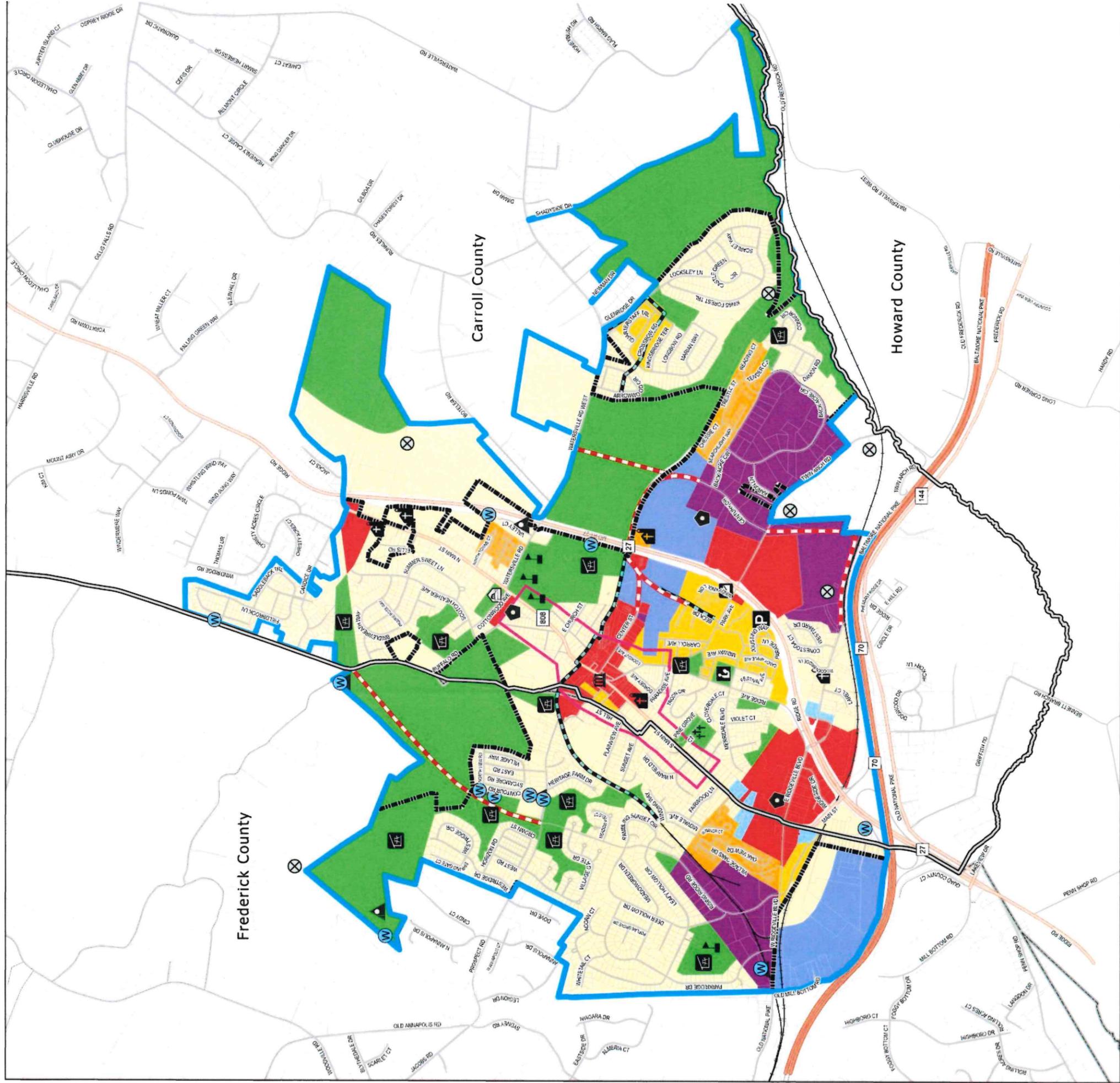
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Town of Mount Airy
Master Plan 2023





Town of Mount Airy Master Plan 2023



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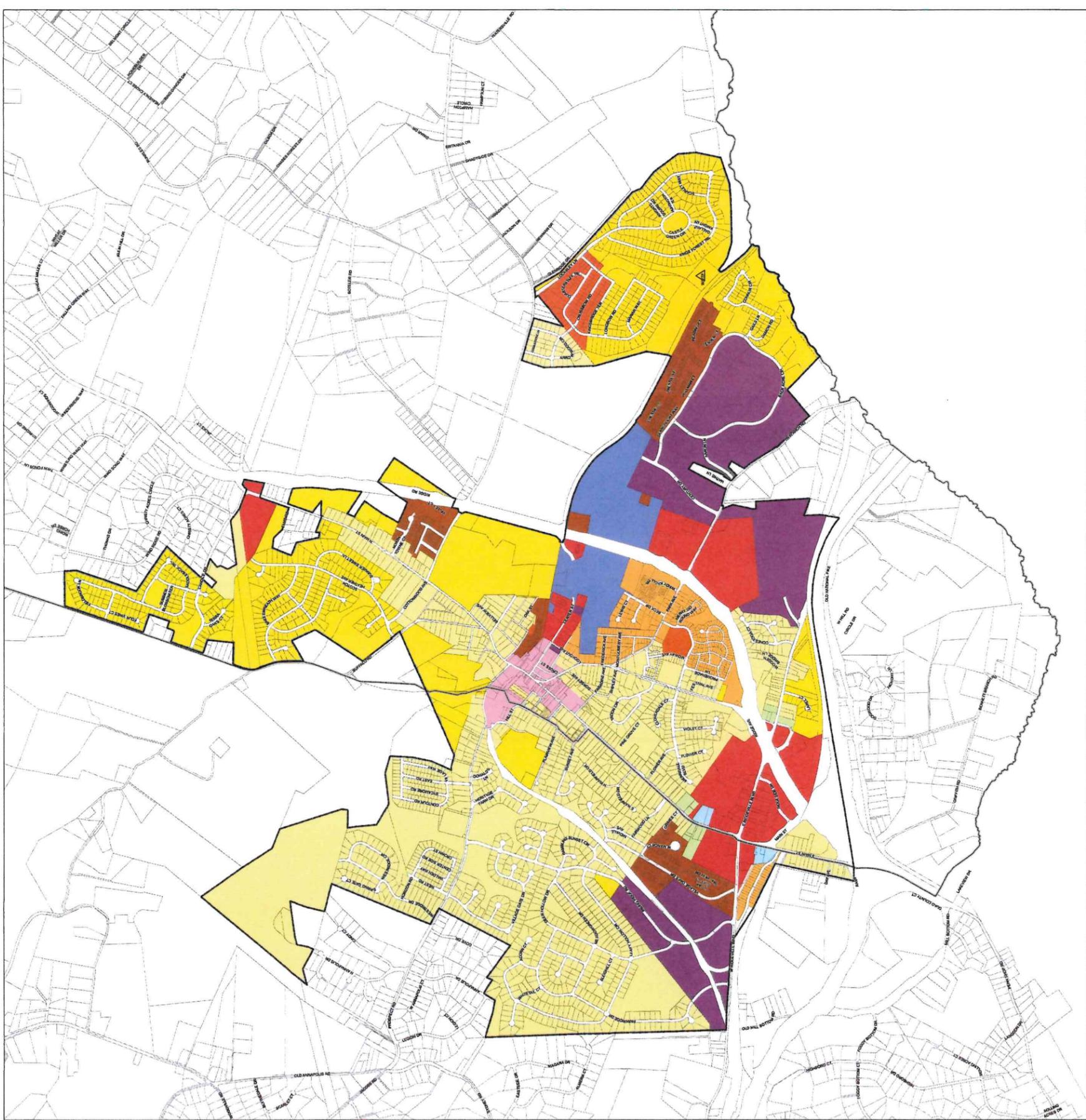
- ### General
- Pedestrian Path
 - Proposed Road
 - Production Well
 - Potential Well
 - Parcel data
 - Historic District
 - Incorporated Area
 - Ultimate Town Boundary
 - County Border

- ### Points of Interest
- church
 - cemetery
 - fire co
 - library
 - park
 - park and ride
 - post office
 - school
 - town hall
 - Water Tower
 - Sewage Treatment Plant

- ### Land Use
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Conservation
 - General Commercial
 - Transitional Commercial
 - Office Park Employment
 - Industrial
 - MXD

Adopted this ___ day of _____, 20___ by the Mayor and Council of the Town of Mount Airy.

Mayor _____
 Town Council President _____
 Town Council _____
 Town Council _____
 Town Council Secretary _____
 Town Council _____
 Town Clerk _____
 Approved this ___ day of _____, 20___ by the Planning & Zoning Commission of the Town of Mount Airy.
 Chair _____
 Vice-Chair _____



Zoning Map Town of Mount Airy

- Legend**
- RE - Residential Existing
 - R2 - Low Density Residential
 - R3 - Medium Density Residential
 - R5 - Medium Density Residential
 - R7 - High Density Residential
 - DTZ - Downtown Zone
 - MXD - Mixed Use Development
 - CC - Community Commercial
 - LC - Limited Commercial
 - NP - Neighborhood Professional
 - I - Industrial
 - Municipal Limits
 - Carroll / Frederick County Border



0 300 600 1,200 Feet

Ordinance 2021-17 Revised and Amended Zoning Map, adopted by the Board of Commissioners and Council on the 14th day of October 2021, by the Mayor and Council

Mayor: James Proffitt
 Vice Mayor: Lynne Gaskin
 Board Members: Stephen Domanor, Patricia Foster

Approved this 24th day of October 2021

James Proffitt, Acting Mayor
 Holly McCullough, Town Clerk

Prepared by the Carroll County Dept. of Land and Planning Dept. 10/2021 001