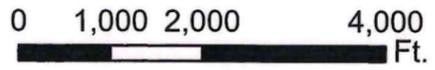
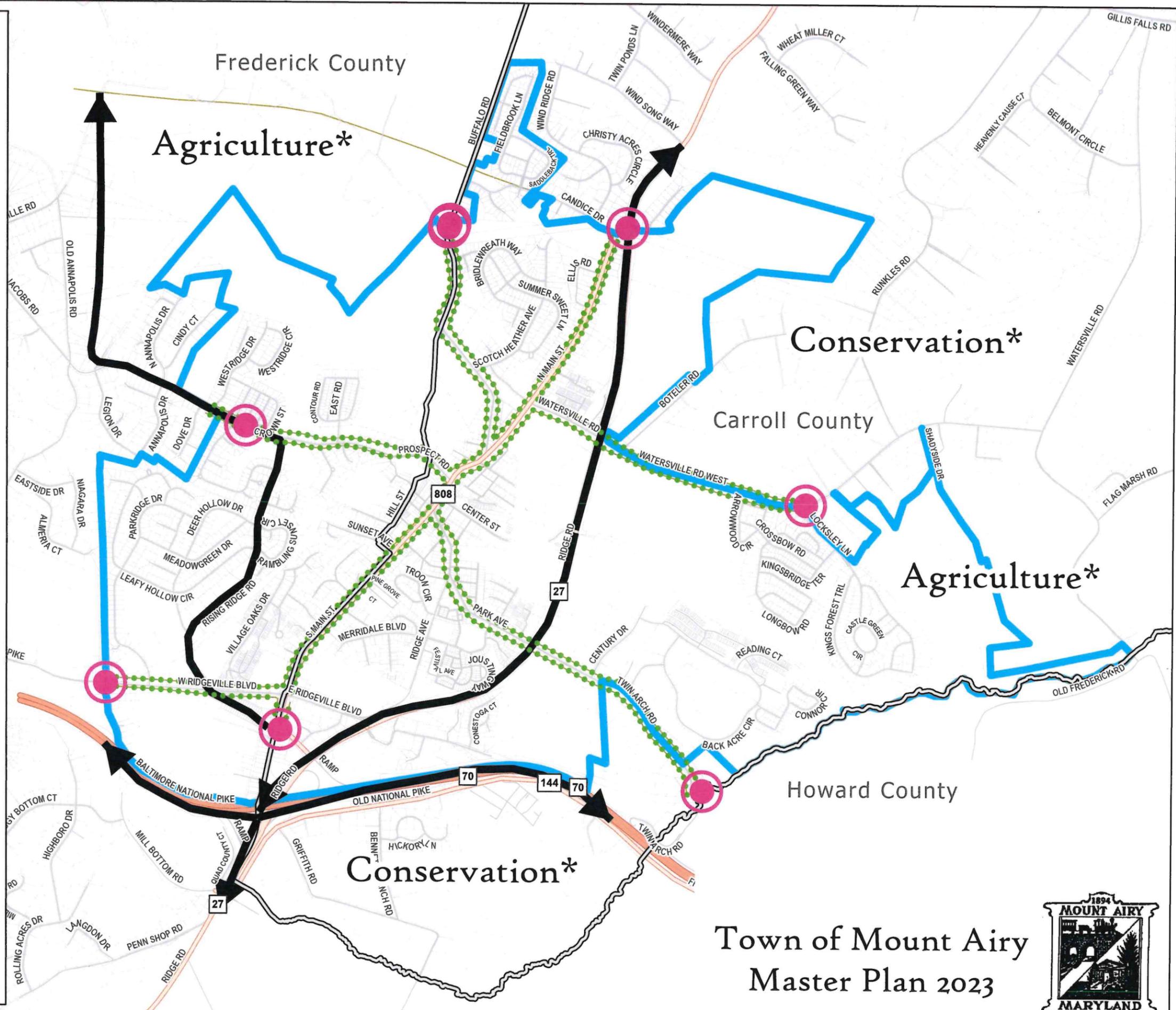


# Regionalism Policies

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

\* Encouraged County Land-use Policies



All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2023 (kc)

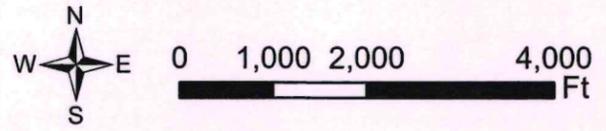
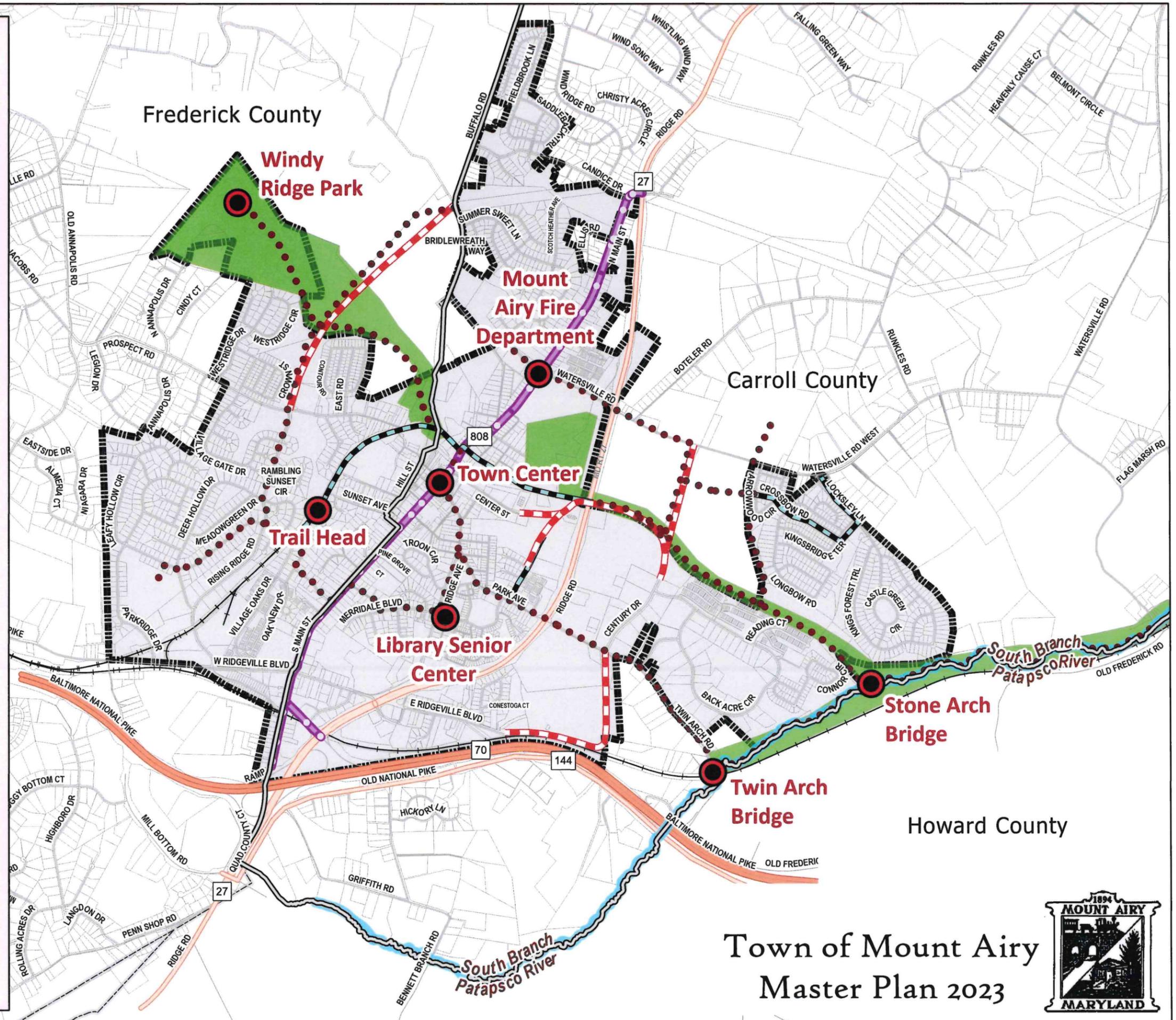
Town of Mount Airy  
Master Plan 2023



# Community Framework

## Legend

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



All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management, 2024 (kc)

Town of Mount Airy  
Master Plan 2023



# Topography

## Legend

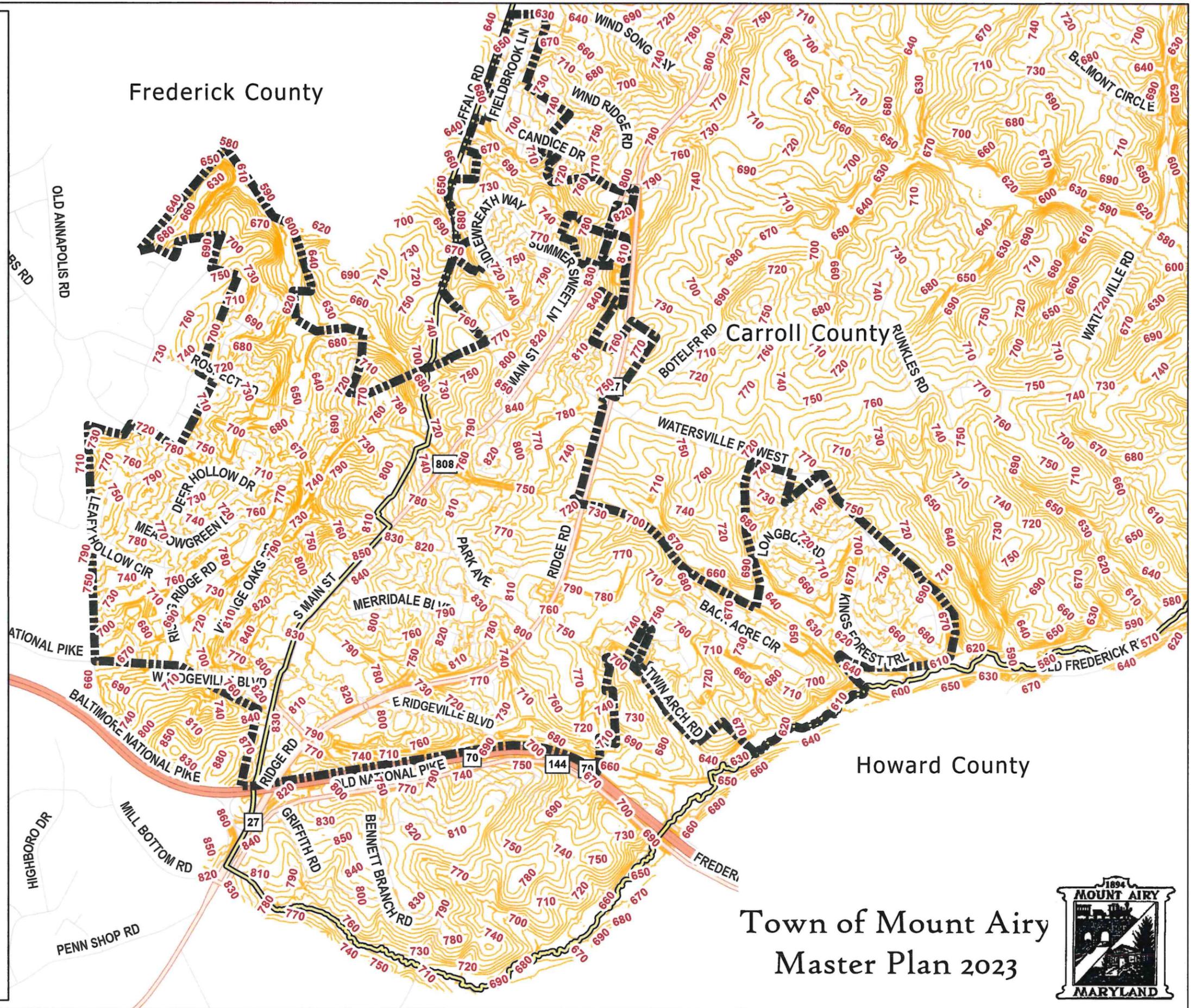
Contours 2014 & 2015

-  Elevations
-  Incorporated Area
-  County Border



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All data are approximate and are for planning purposes only.  
Prepared by the Carroll County Department of Planning and  
Land Management. 2023 (kc)



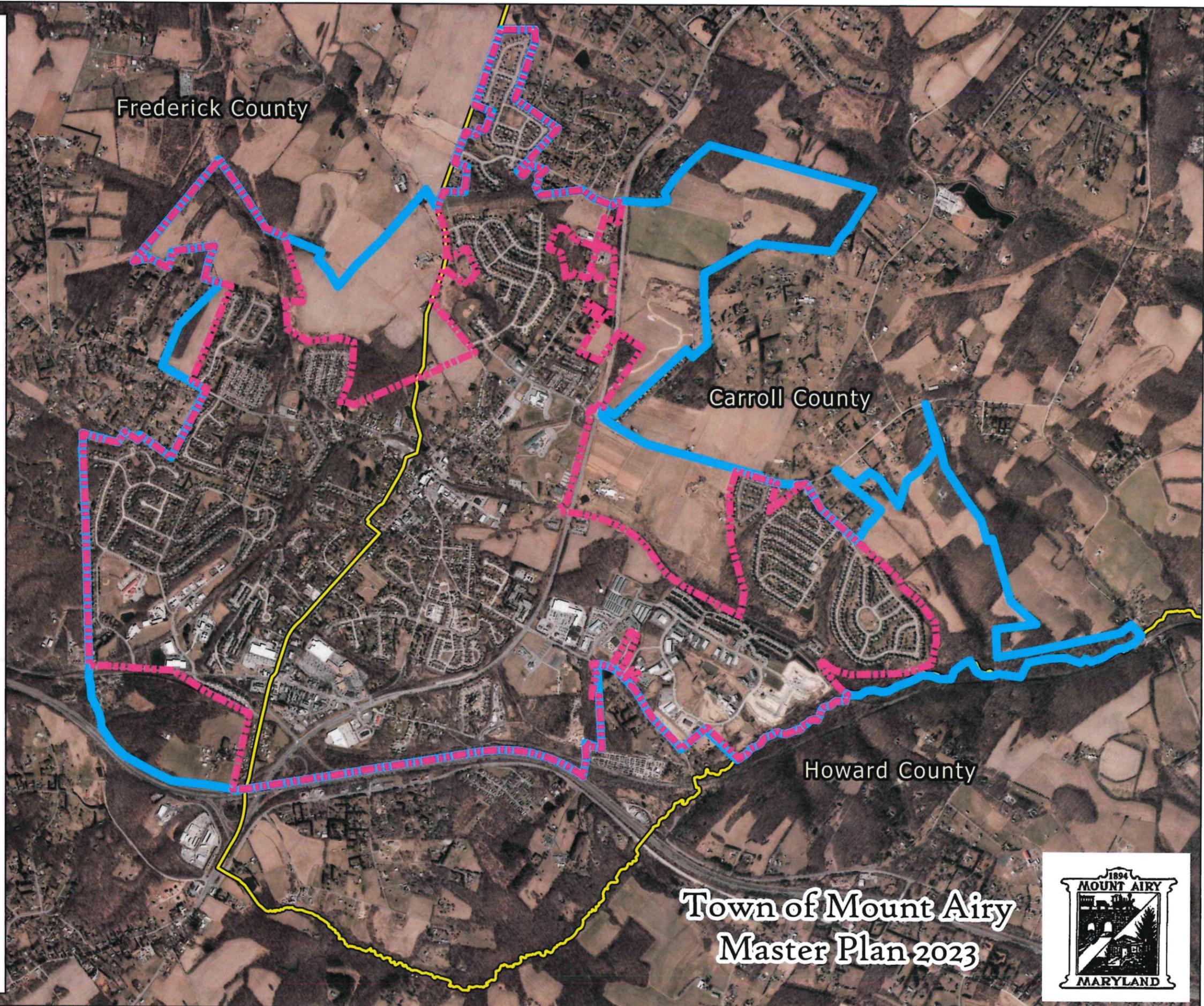
Town of Mount Airy  
Master Plan 2023



# Mount Airy Orthophoto

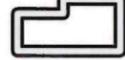
## Legend

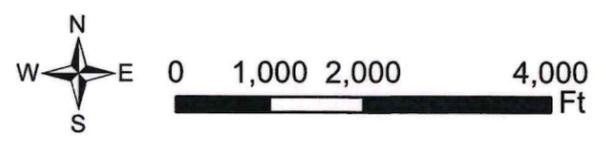
-  Incorporated Area
-  Ultimate Town Boundary
-  County Border



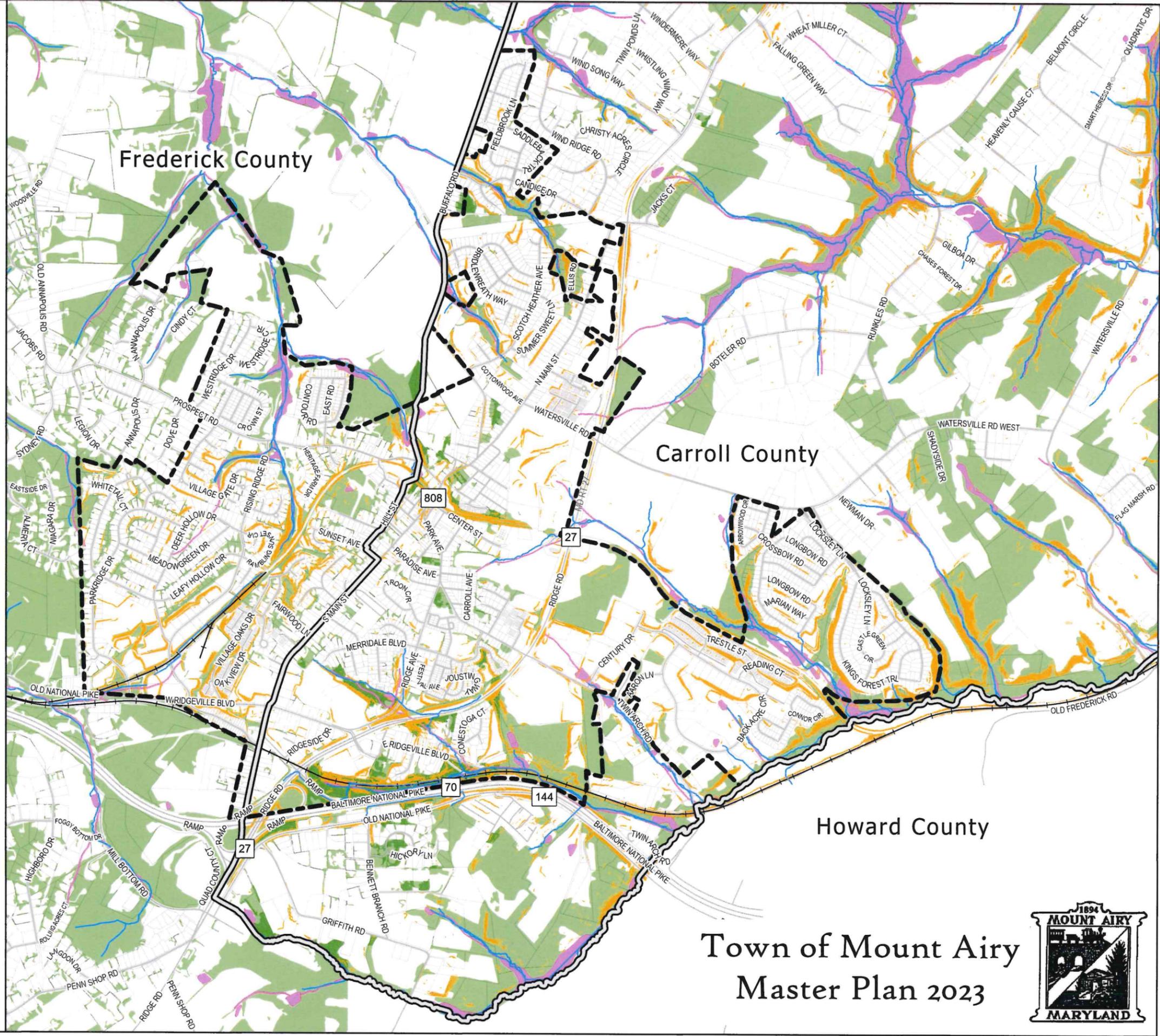
All data are approximate and are for planning purposes only.  
Prepared by the Carroll County Department of Planning and  
Land Management. 2023 (kc)

# Natural Features

-  Stream
-  Wetland
-  Steep Slope (over 25%)
-  Forest Cover
-  Incorporated Area
-  County Border



All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2024 (kc)



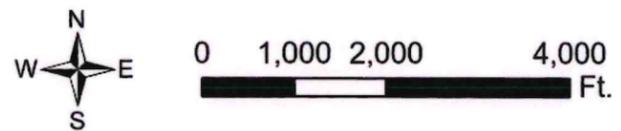
## Town of Mount Airy Master Plan 2023



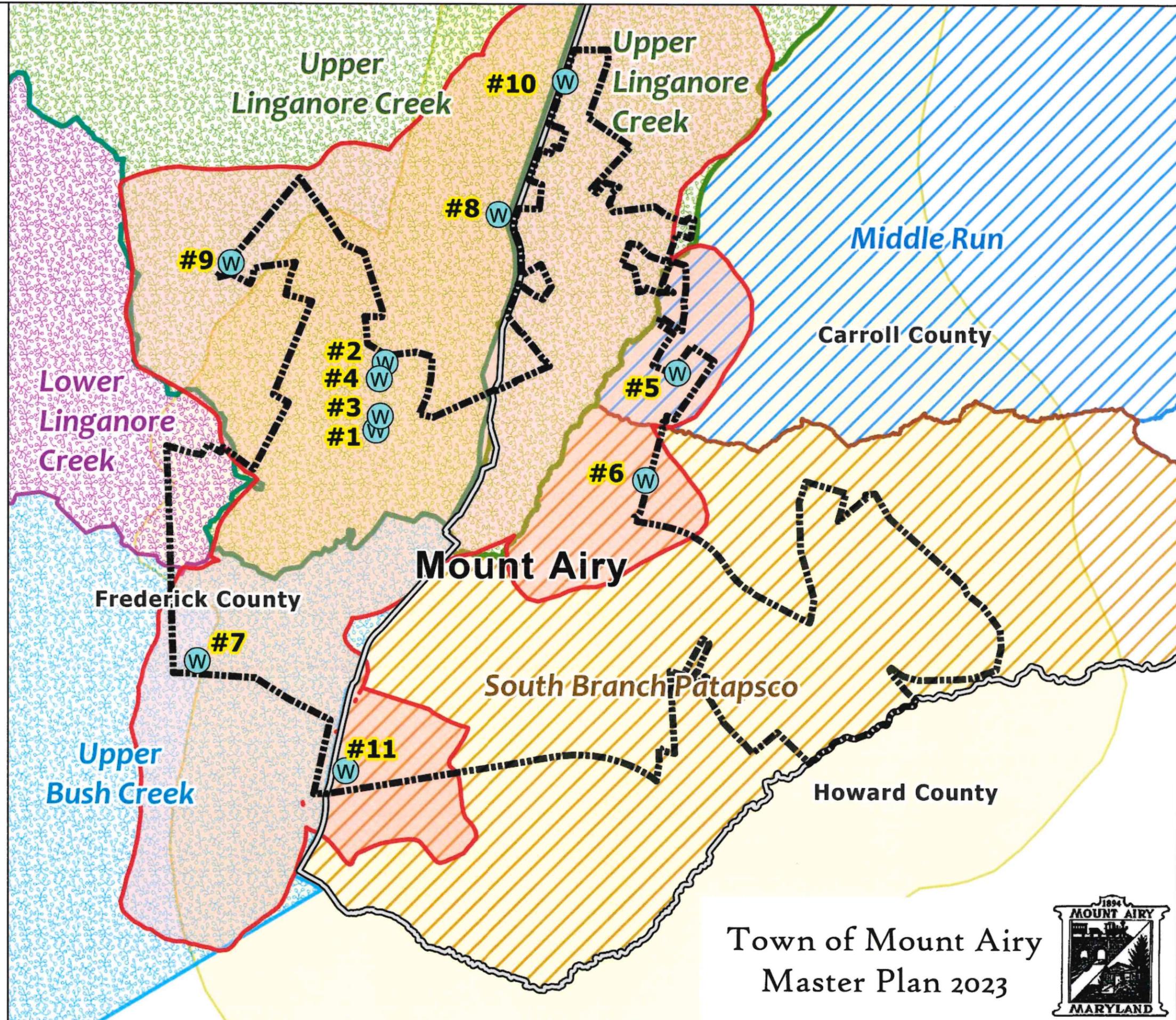
# Water Resource Management Areas

## 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



All data are approximate and are for planning purposes only.  
 Prepared by the Carroll County Department of Planning and  
 Land Management. 2024 (kc)



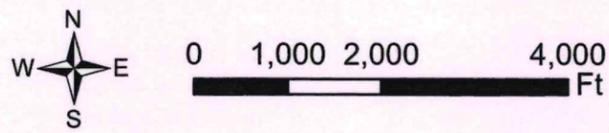
Town of Mount Airy  
 Master Plan 2023



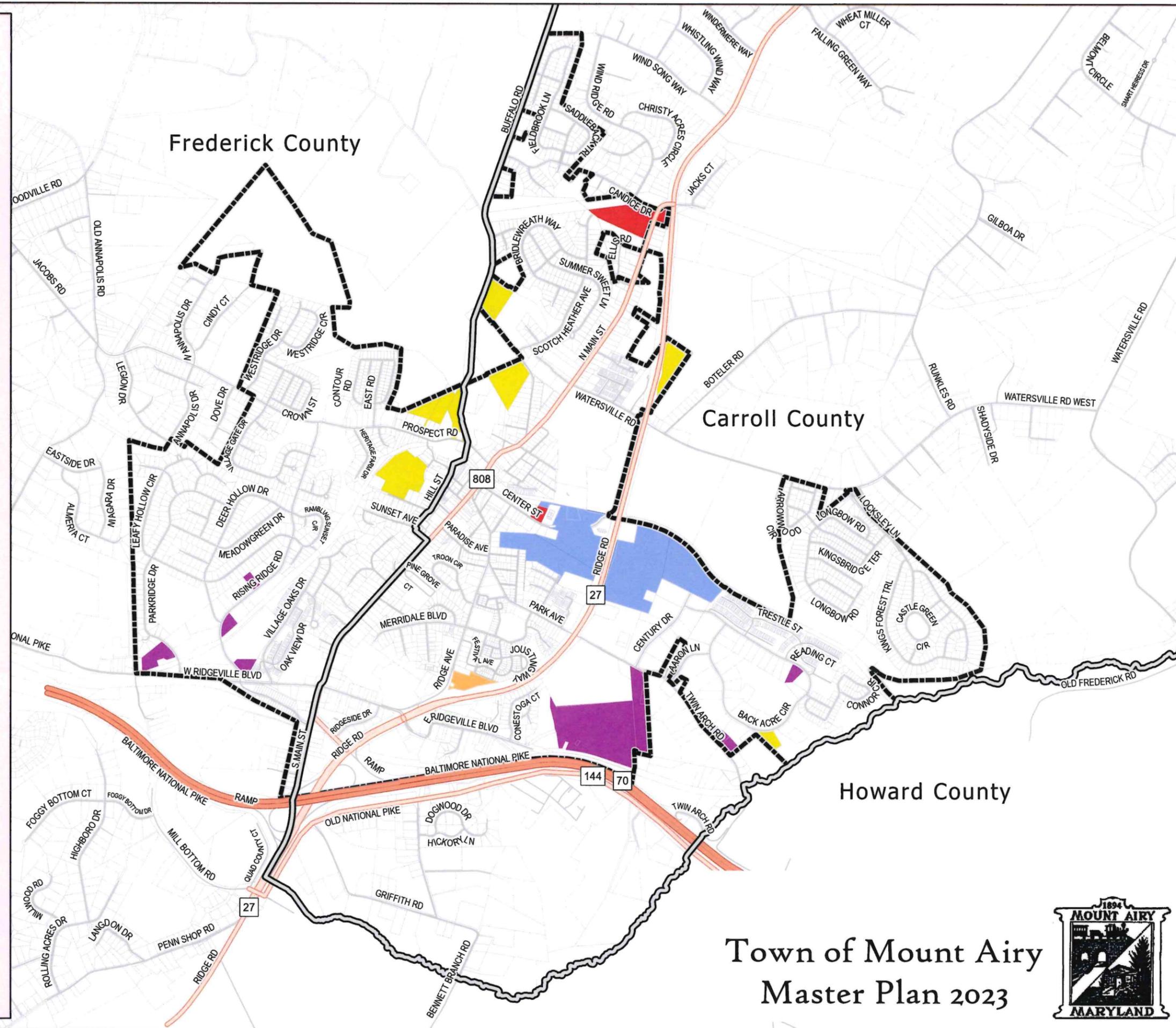
# Vacant Land Inventory

## 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



All data are approximate and are for planning purposes only.  
 Prepared by the Carroll County Department of Planning and  
 Land Management. 2024 (kc)



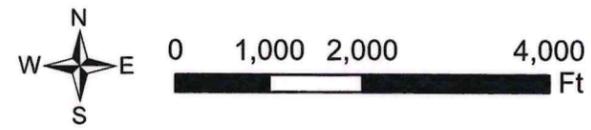
Town of Mount Airy  
 Master Plan 2023



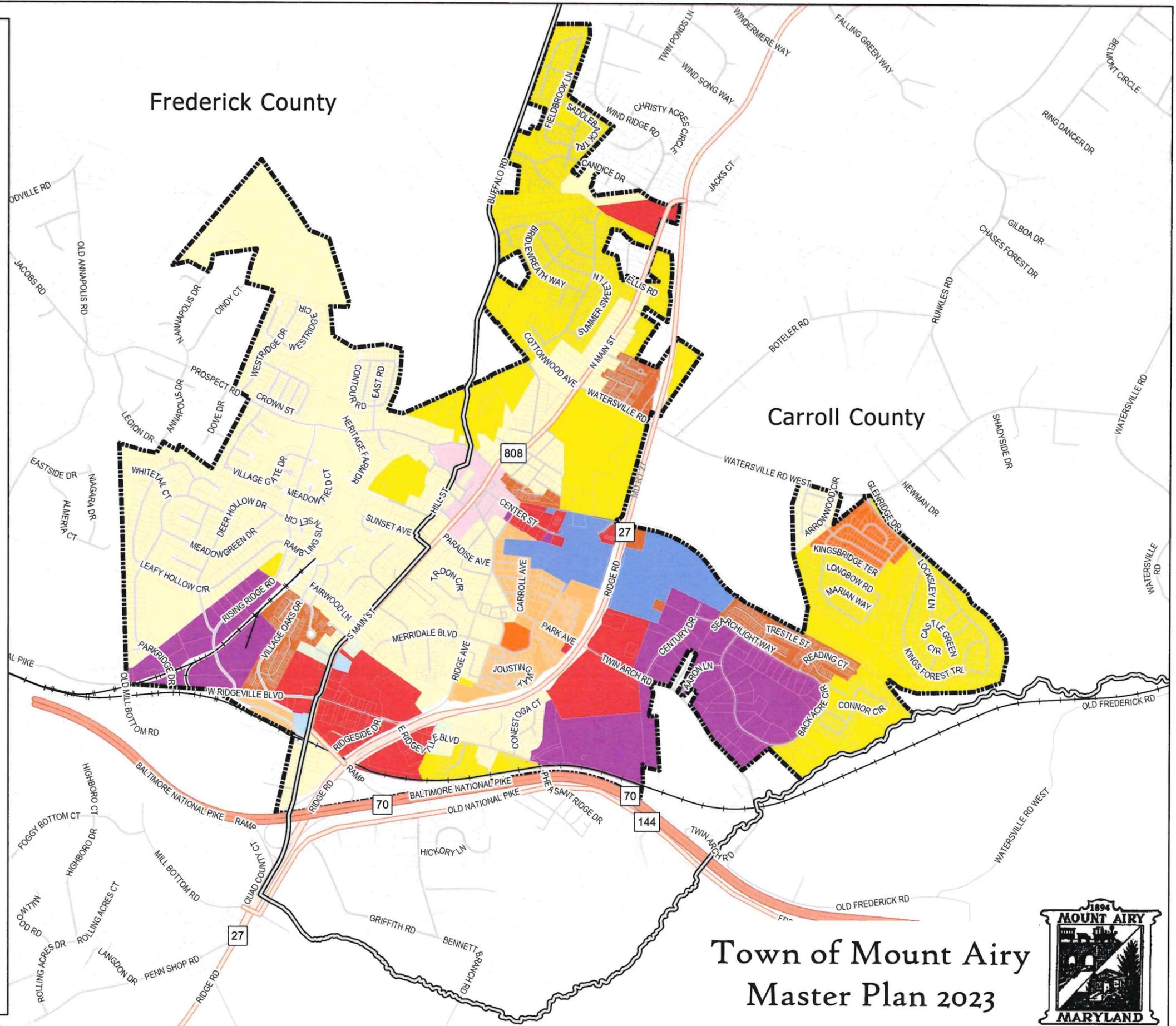
# Existing Zoning

## 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



All data are approximate and are for planning purposes only.  
 Prepared by the Carroll County Department of Planning and  
 Land Management, 2023 (kc)



Town of Mount Airy  
 Master Plan 2023

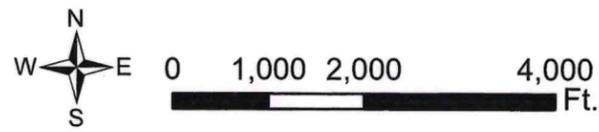


# Existing Use of Land

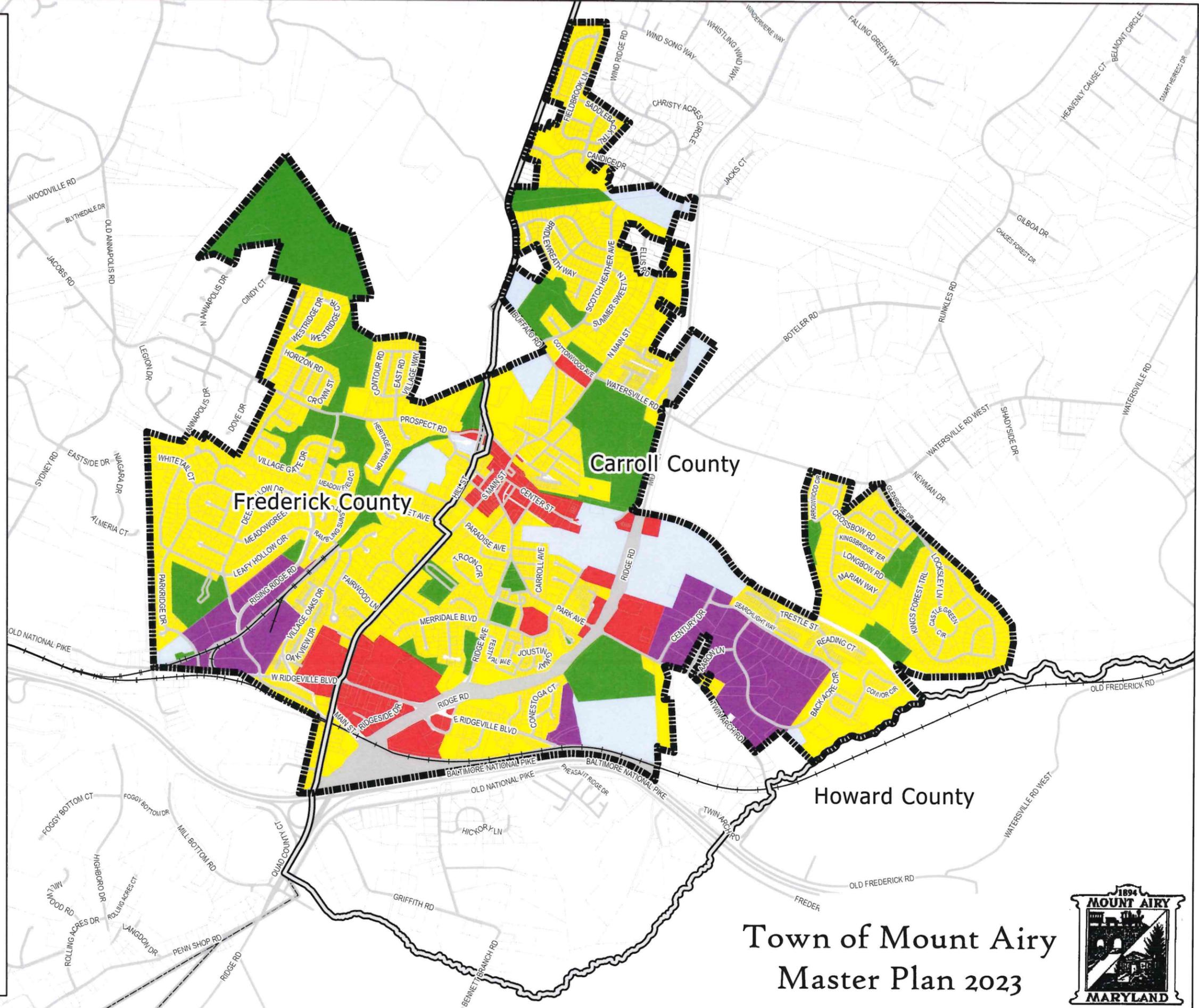
## Legend

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

Non-Residential Special Exceptions are considered commercial land use.



All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2024 (kc)

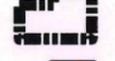
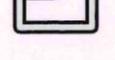


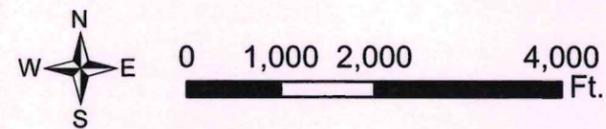
# Town of Mount Airy Master Plan 2023



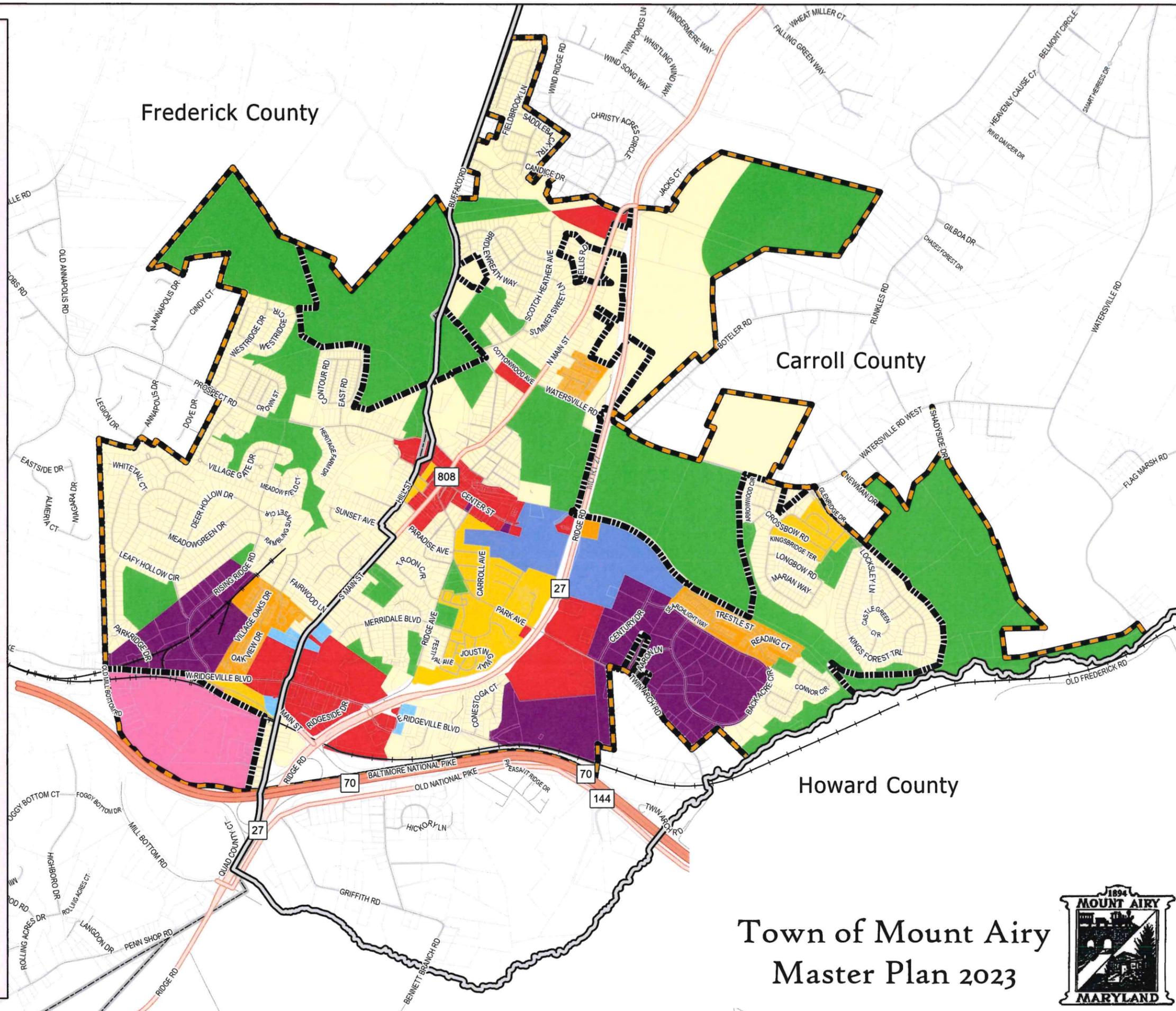
# Designated Comprehensive Land Use

## 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



All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2024 (kc)



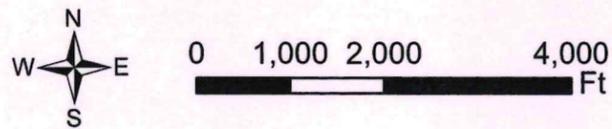
Town of Mount Airy  
Master Plan 2023



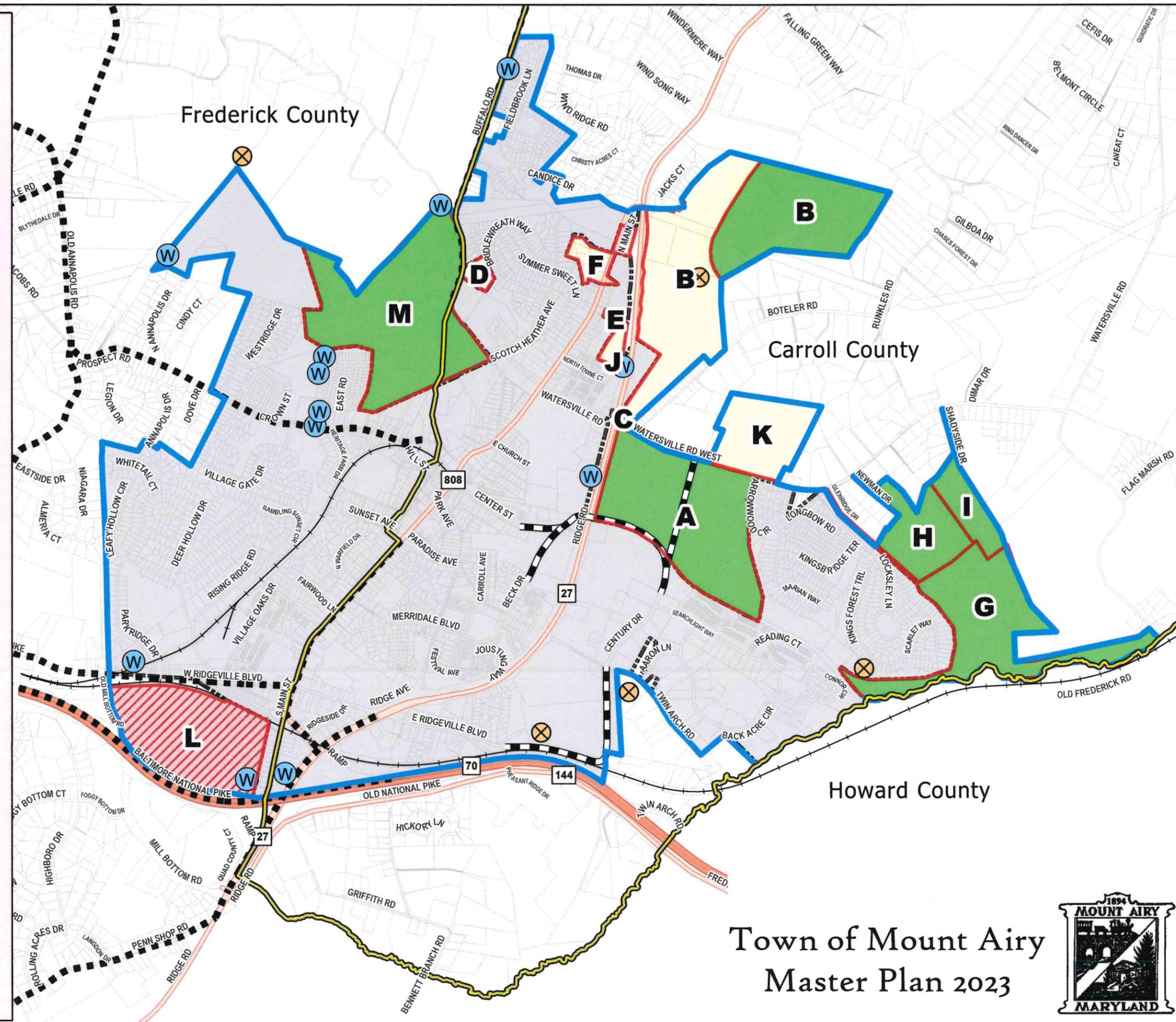
# Future Annexation Areas

-  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. Hame 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



All data are approximate and are for planning purposes only.  
 Prepared by the Carroll County Department of Planning and  
 Land Management, 2024 (kc)



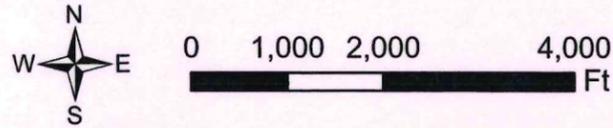
Town of Mount Airy  
 Master Plan 2023



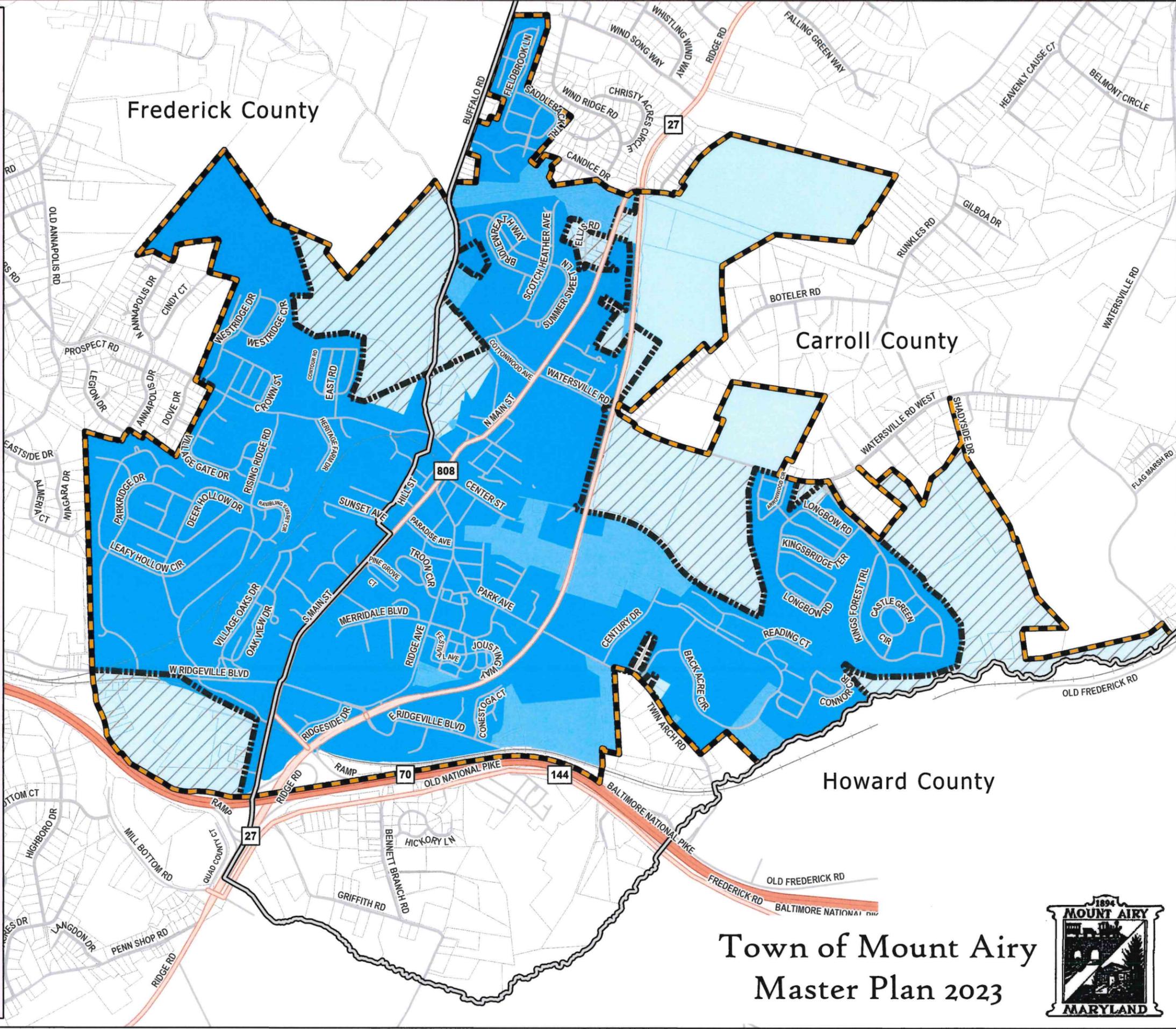
# Mount Airy

## Water Service Areas

- W-1 Existing
- W-3 Priority
- W-5 Future
- W-6 Long Range
- Incorporated Area
- Growth Area
- County Border
- Parcels
- Roads
- Railroads



Water Service Areas are proposed and require approval from MDE. All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2024 (kc)



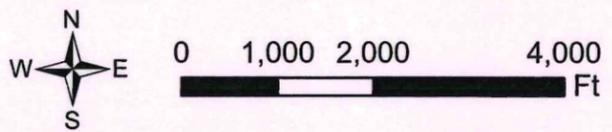
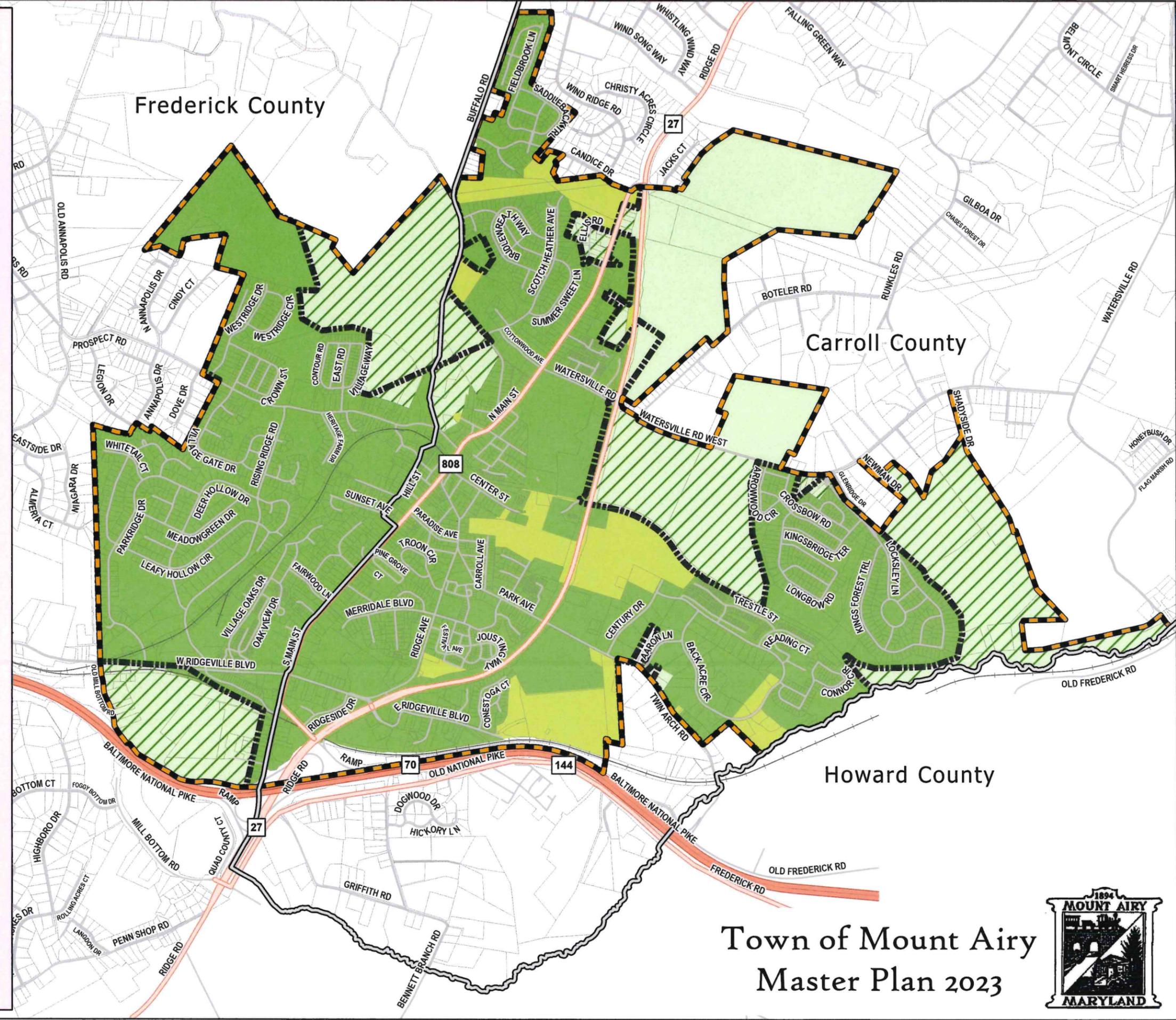
Town of Mount Airy  
Master Plan 2023



# 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
-  Growth Area
-  County Border
-  Parcels
-  Roads
-  Railroads



Sewer Service Areas are proposed and require approval from MDE. All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2024 (kc)

Town of Mount Airy  
Master Plan 2023



# Proposed Street System

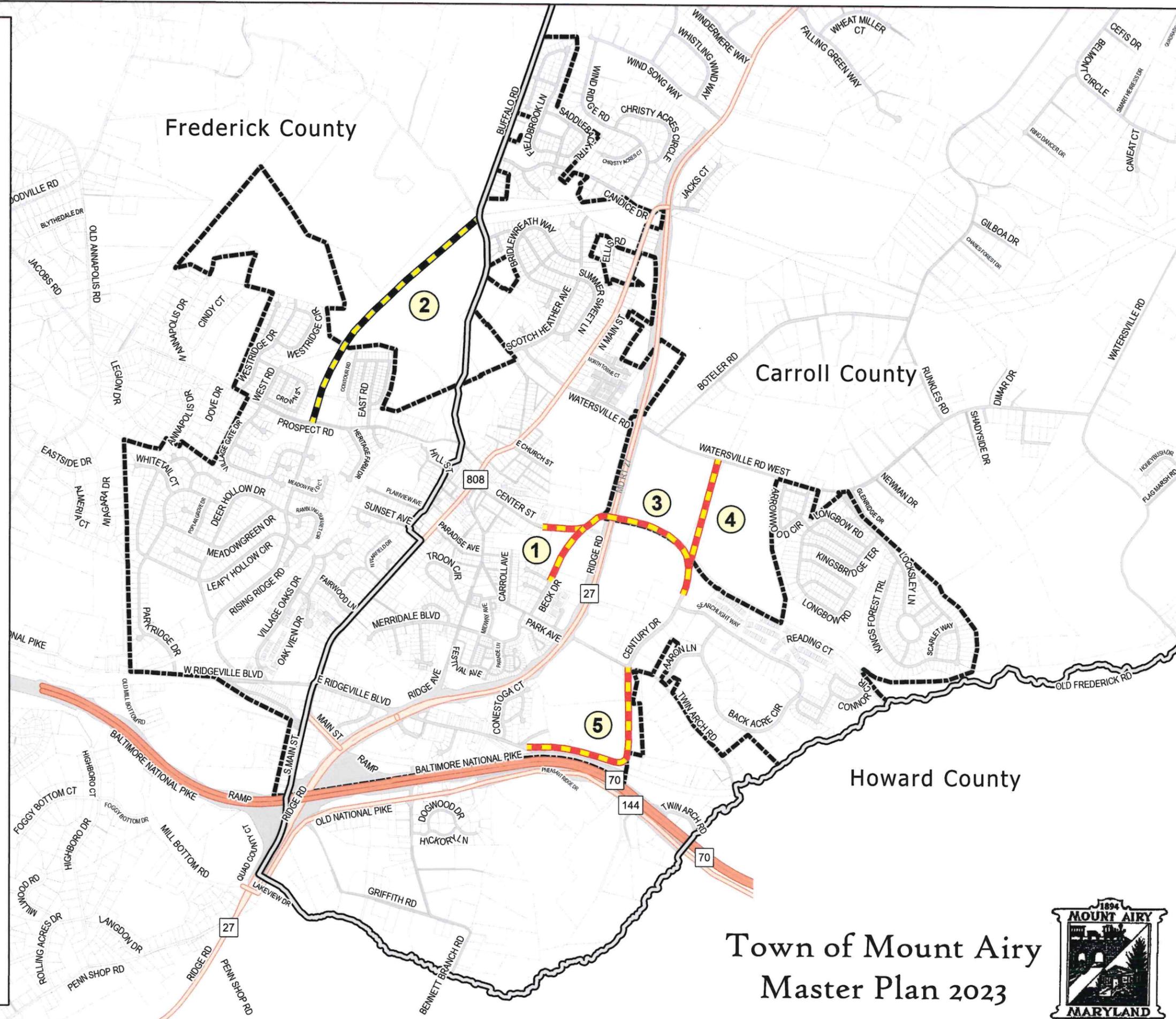
-  Planned Roads (Carr Co.)
-  Proposed Road (Fred. Co)
-  Incorporated Area
-  County Border

- 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

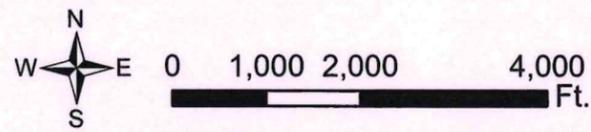
- ..... Trails - Designated (Future)
- Bikeway - Designated (Future)
- Stream
- Park Land
- Incorporated Area
- County Border

## EXISTING FACILITIES

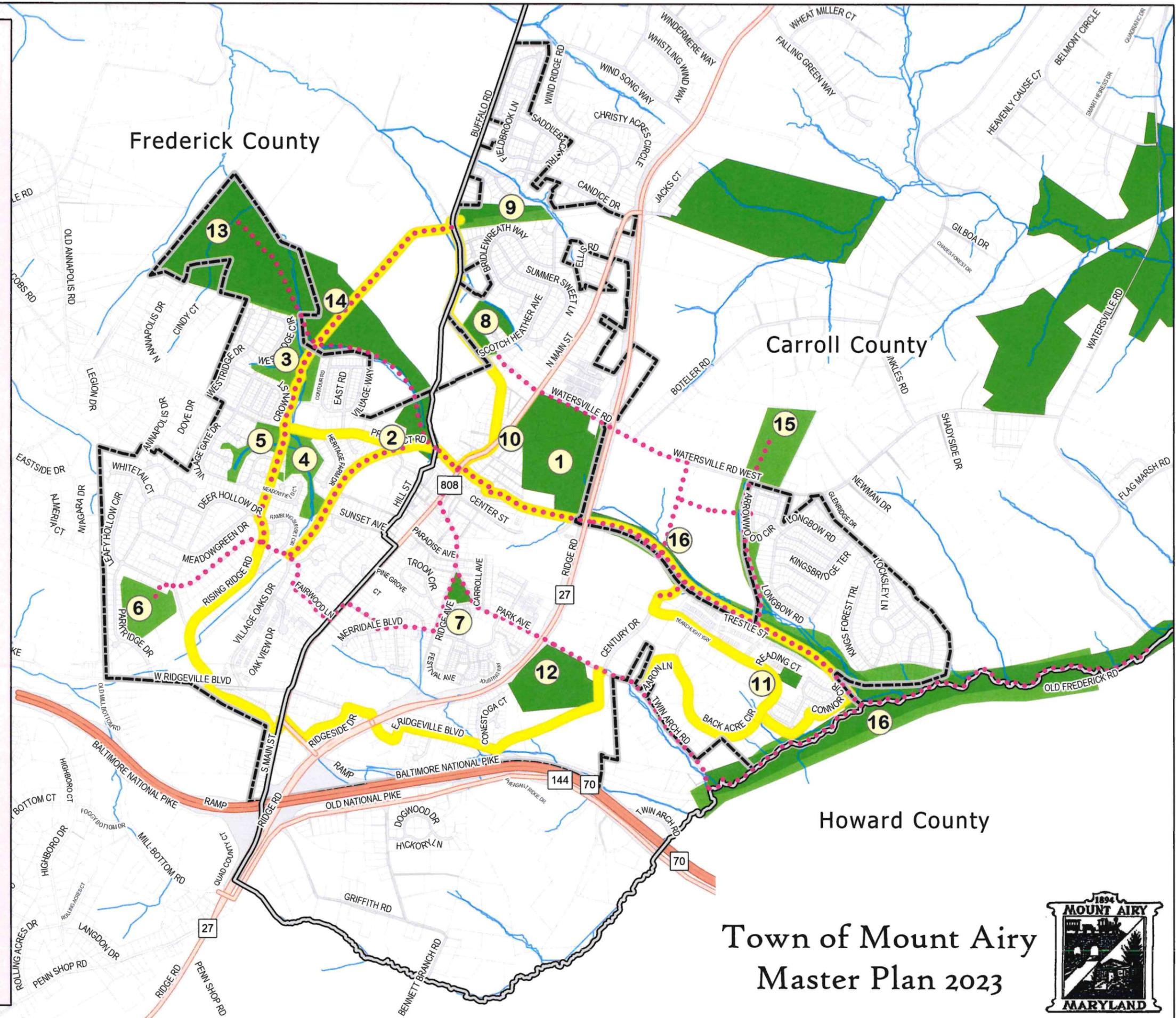
1. Watkins Regional Park
2. Prospect Park
3. East - West Park
4. Village Gate Tennis Courts
5. Village Gate Soccer Field
6. Twin Ridge Elem. Ball Fields & Soccer Fields
7. Wildwood Park - Walking Trail
8. Summit Ridge Ball Field
9. Summit Ridge Soccer Field
10. Vest Pocket Park
11. Basketball Ct; Soccer 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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 Prepared by the Carroll County Department of Planning and  
 Land Management. 2024 (kc)

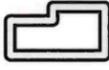


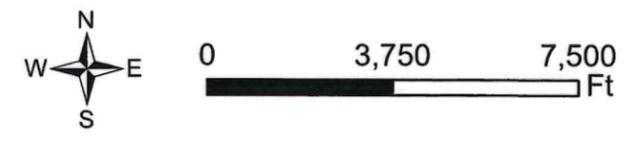
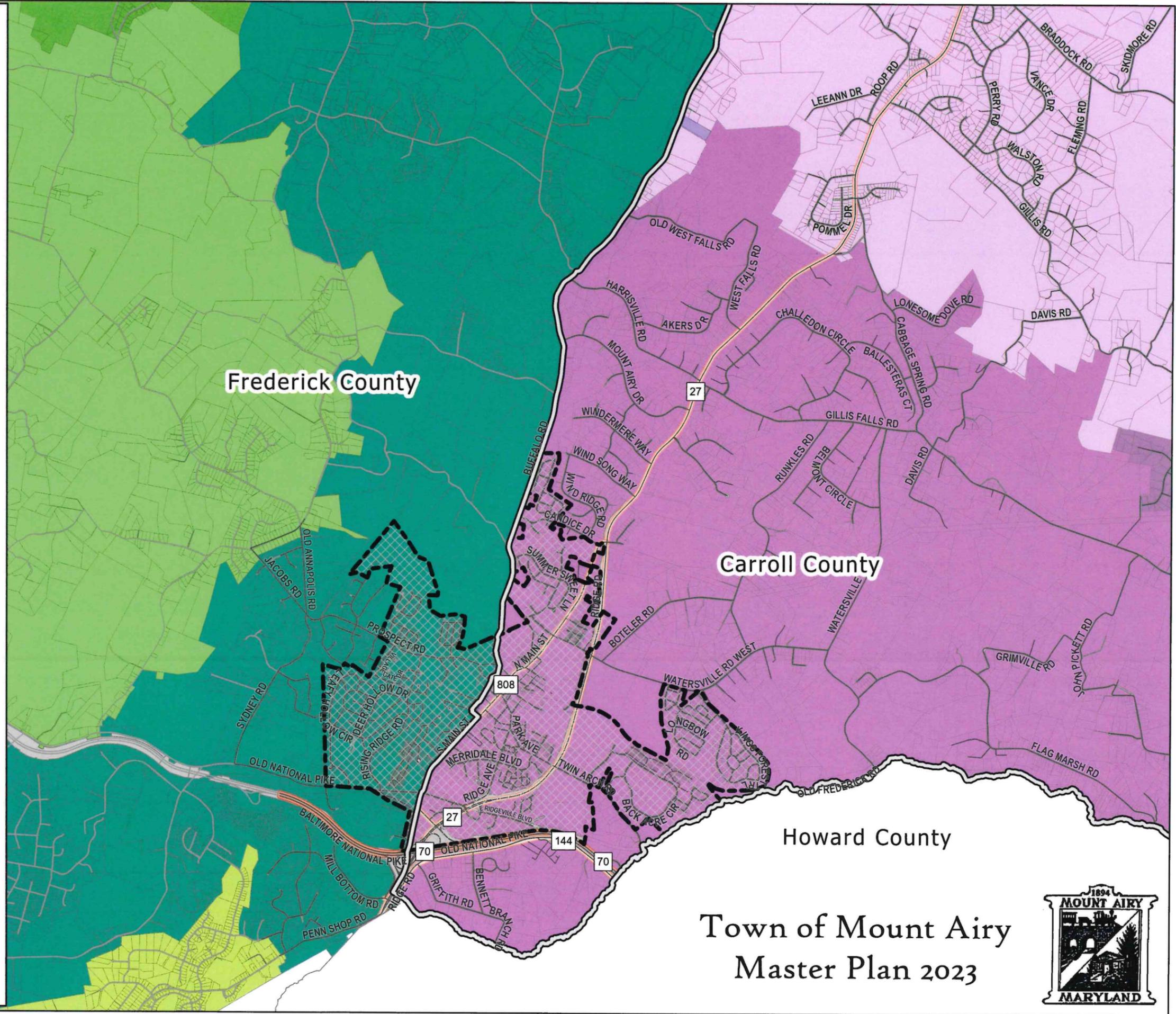
Town of Mount Airy  
 Master Plan 2023



# 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



All data are approximate and are for planning purposes only. Prepared by the Carroll County Department of Planning and Land Management. 2023 (kc)

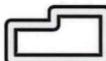
Howard County

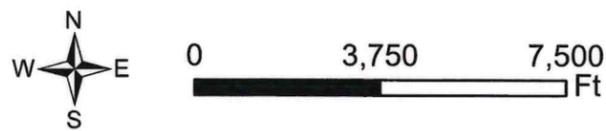
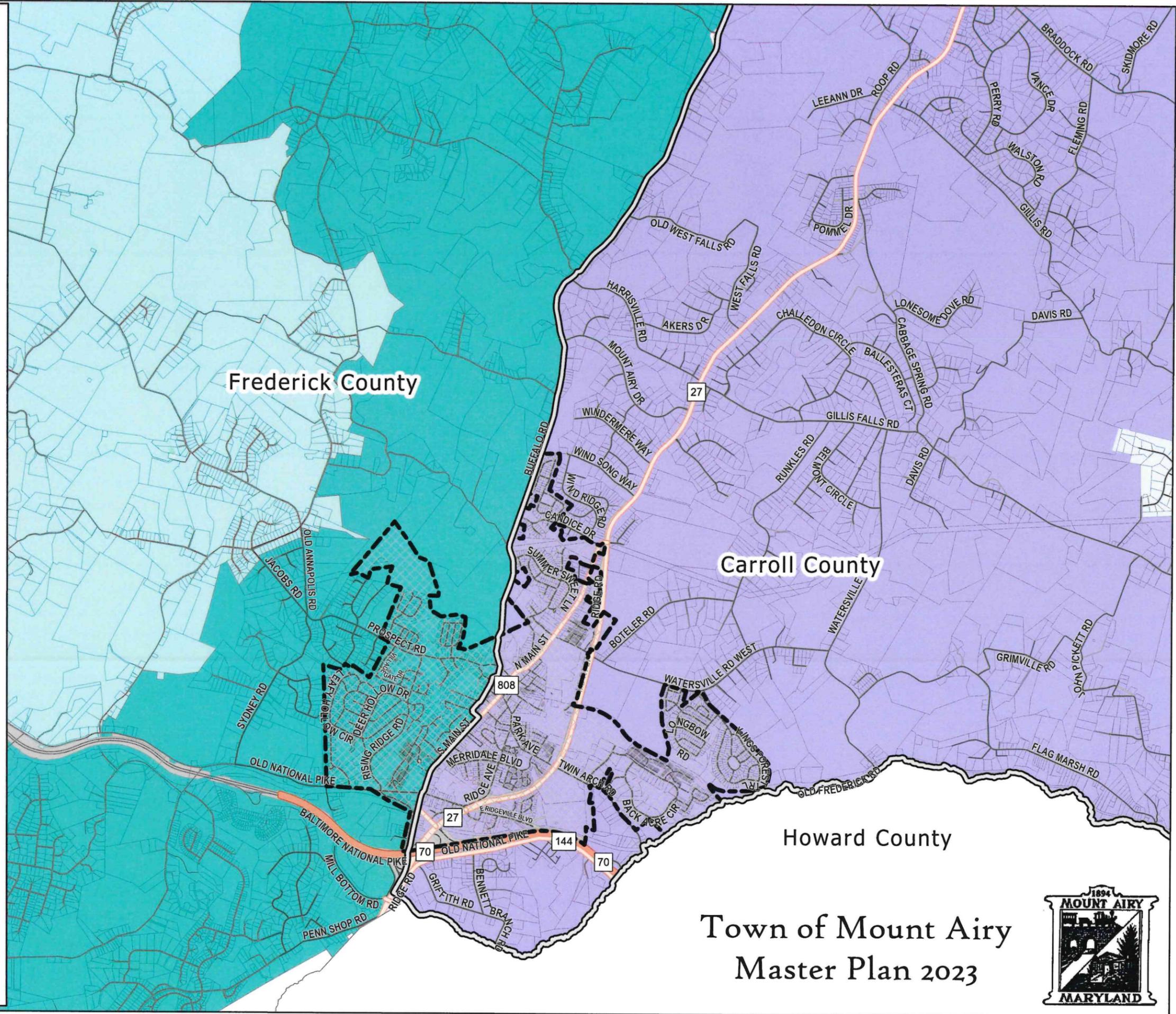
## Town of Mount Airy Master Plan 2023



# Middle School Attendance Areas School Year 2023

## Legend

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



All data are approximate and are for planning purposes only.  
Prepared by the Carroll County Department of Planning and  
Land Management. 2024 (kc)

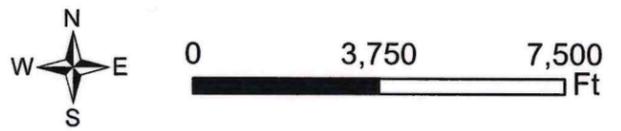
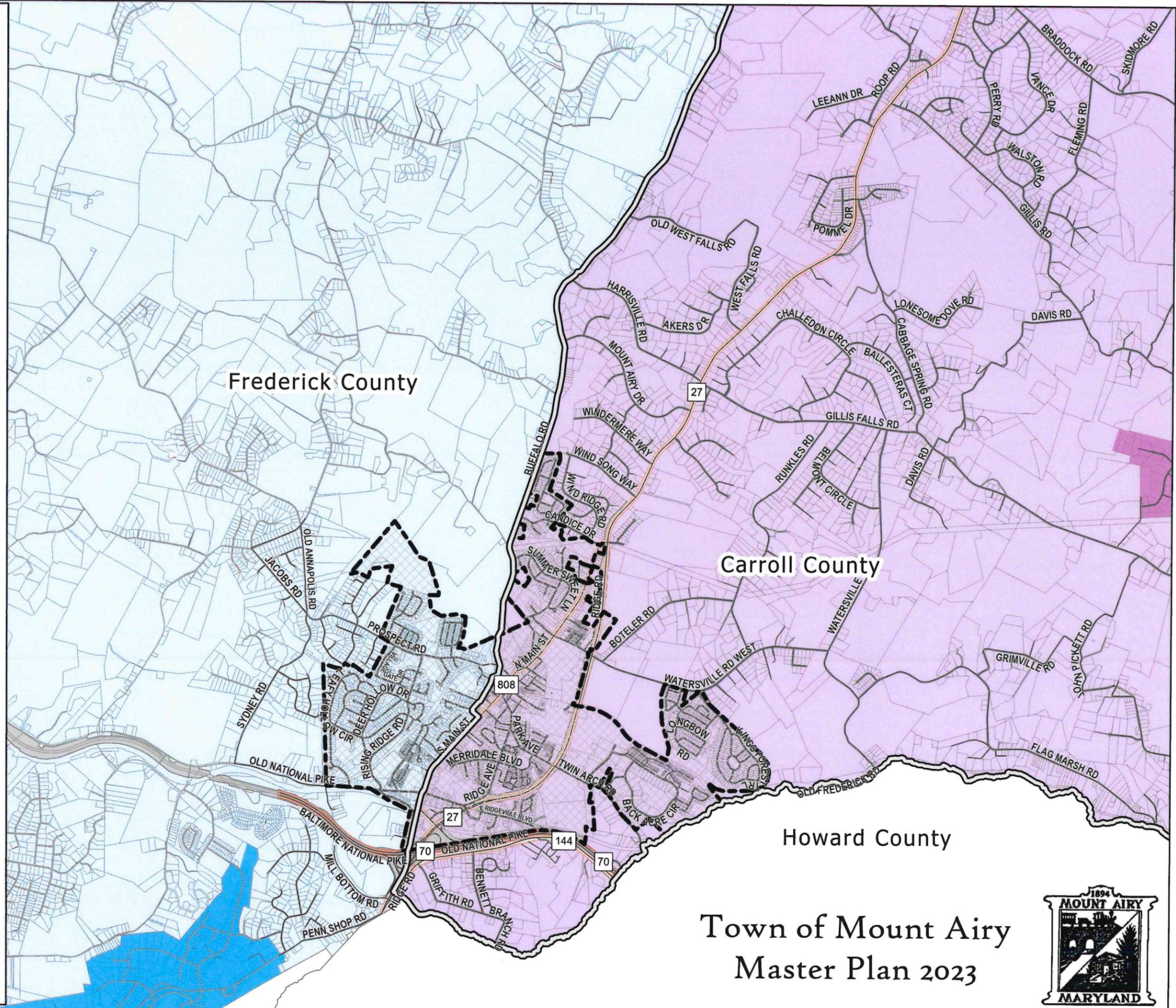
Town of Mount Airy  
Master Plan 2023



# High School Attendance Areas School Year 2023

## Legend

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



All data are approximate and are for planning purposes only.  
Prepared by the Carroll County Department of Planning and  
Land Management. 2024 (kc)

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)

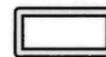
## CHURCHES

- 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

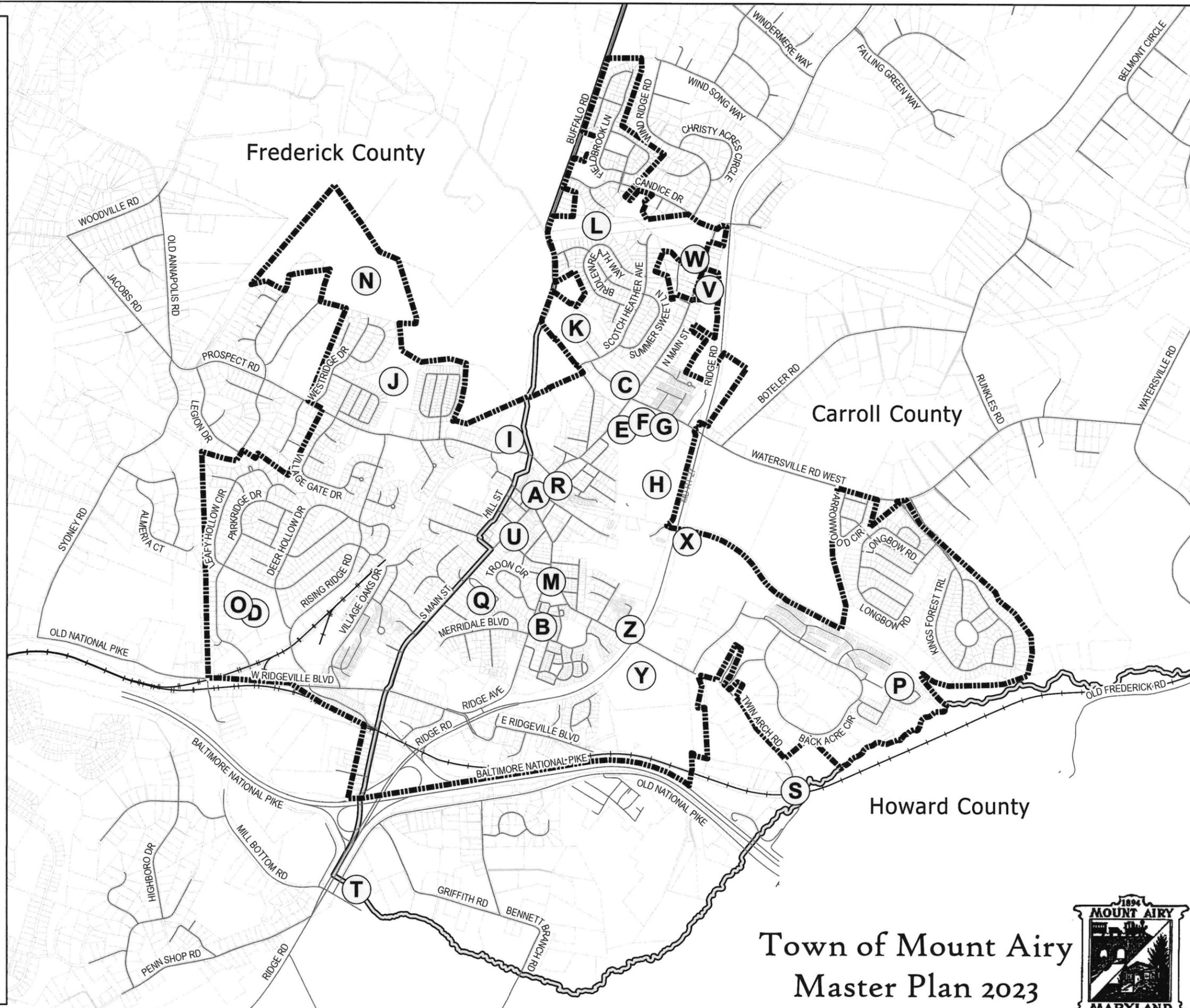
 Incorporated Area

 County Border



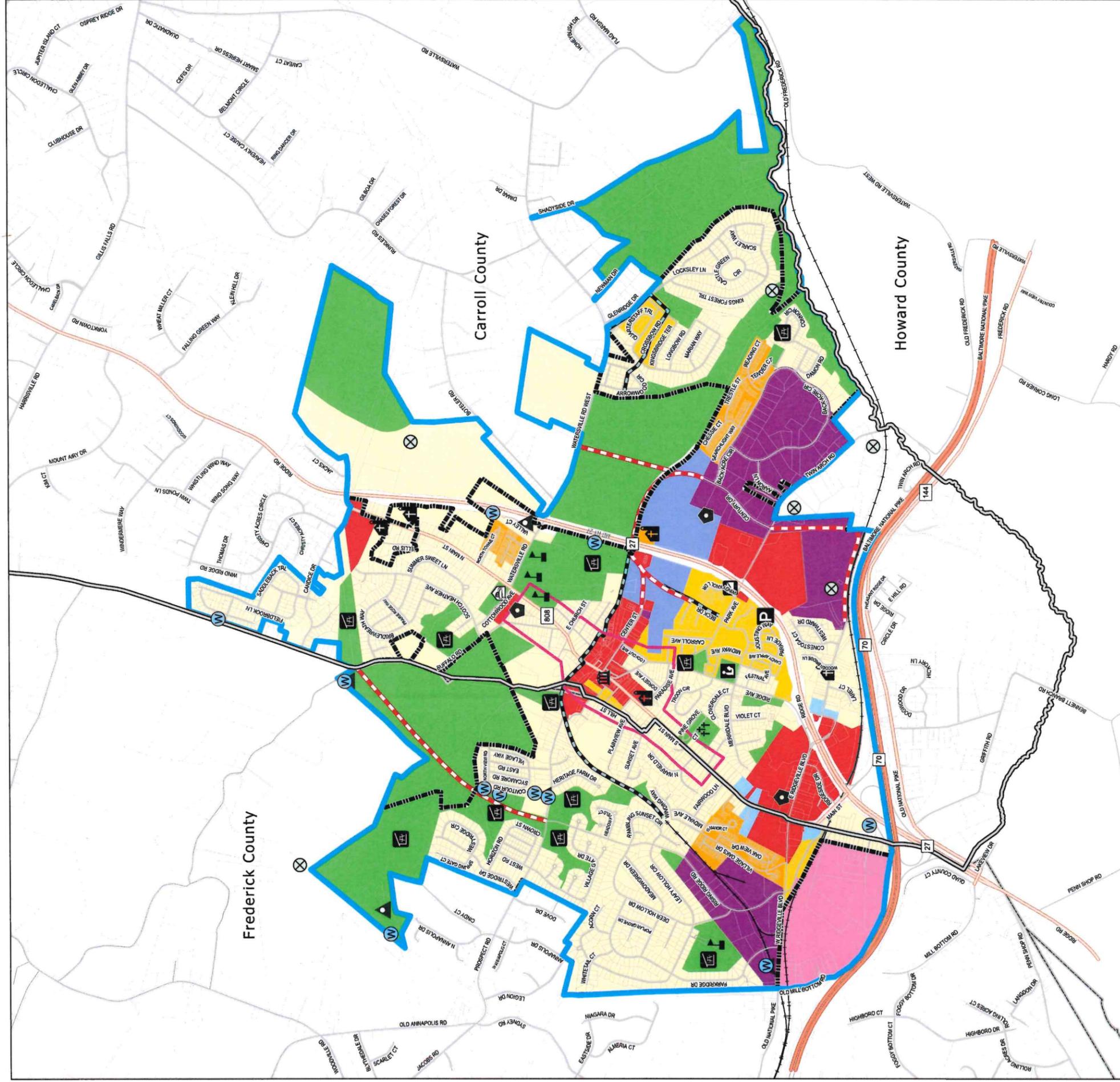
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All data are approximate and are for planning purposes only.  
Prepared by the Carroll County Department of Planning and  
Land Management. 2024 (kc)



Town of Mount Airy  
Master Plan 2023





# Town of Mount Airy Master Plan 2023



All data are approximate and are for planning purposes only.  
Prepared by the Carroll County Department of Planning and  
Land Management. 2024. (kc)

## 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

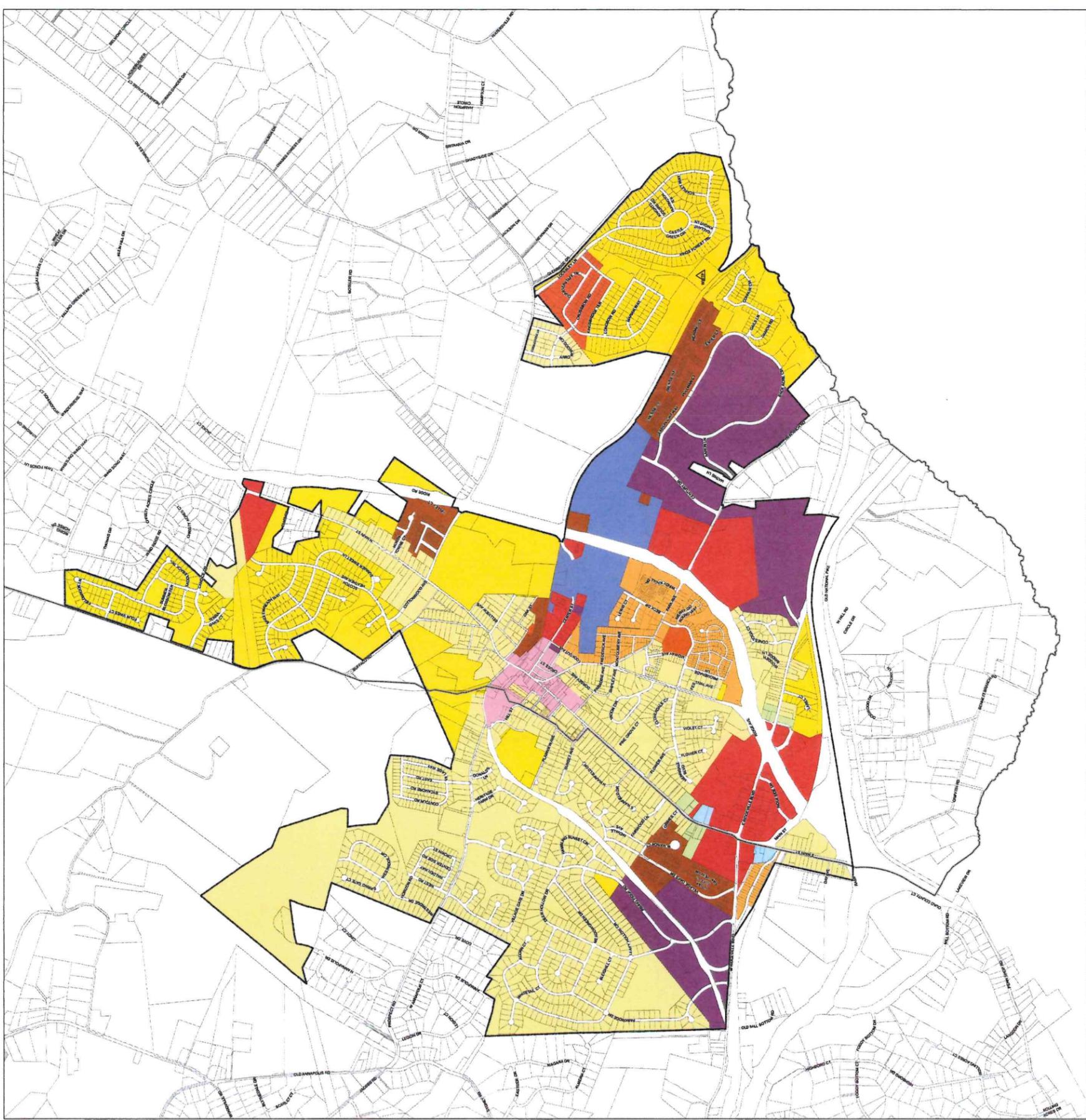
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Conservation
- General Commercial
- Transitional Commercial
- Office Park Employment
- Industrial
- MXD

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 \_\_\_\_\_

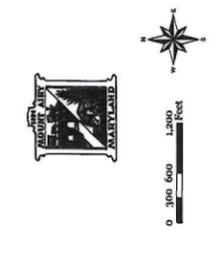
Approved this \_\_\_ day of \_\_\_, 20\_\_\_ by the  
Planning & Zoning Commission of the Town of Mount Airy.

- 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



Ordinance 2021-177 Repeals and Amends Existing Zoning Map, Ordinance 2019-100 and Ordinance 2019-101, and is hereby adopted by the Mayor and Council on 24th day of October 2021 by the Mayor and Council.

Mayor: Janet Porter  
 Vice Mayor: Lynn Calhoun  
 Secretary: Pamela Reed

Approved this 24th day of October 2021.

Janet Porter, Acting Mayor  
 Holly Hutchings, Town Clerk

Prepared by the Carol County Dept. of Land and Resource Mgmt. - October 2021