

# MOUNT AIRY

MARYLAND

## COMPREHENSIVE MASTER PLAN

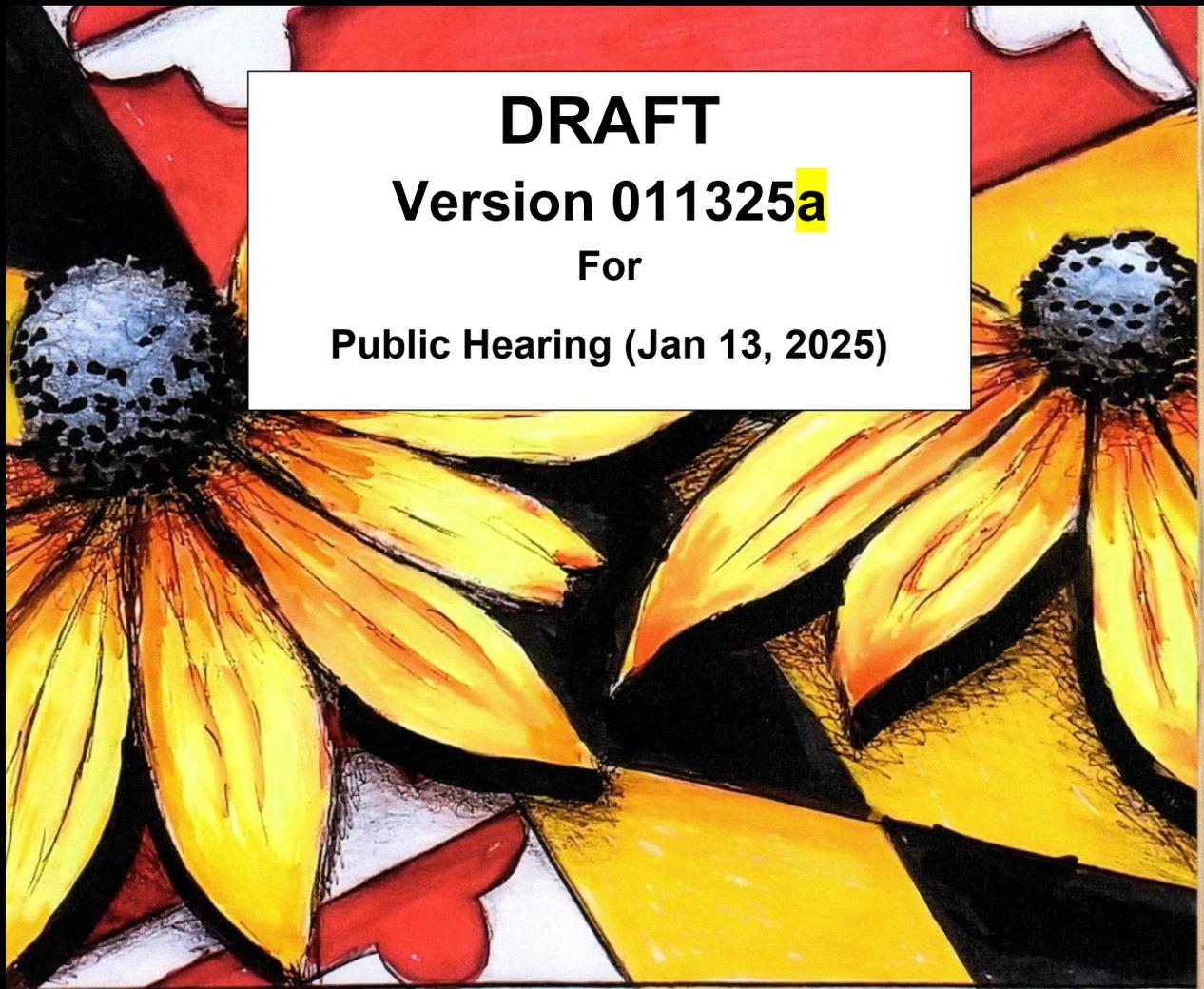
**2023 - 2033**

**DRAFT**

**Version 011325a**

**For**

**Public Hearing (Jan 13, 2025)**



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## ACKNOWLEDGEMENTS

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Recycling and Sanitation Commission  
Economic Development Commission

### SPECIAL THANKS

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Department of Public Works  
Town Administrative Staff  
The Citizens of Mount Airy and  
nearby County Communities

The logo for Mount Airy, featuring the words "MOUNT AIRY" in a stylized, serif font with a gold-to-brown gradient. The text is set within a thin, light-colored rectangular border.

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Draft for Public Hearing on Jan 13, 2025

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# EXECUTIVE SUMMARY

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This Town of Mount Airy Comprehensive Master Plan conforms to Maryland requirements for municipality Master Plans, and continues our efforts to wisely manage all growth, development, land use, and public services in a manner that protects and enhances our resident’s high quality of life and community identity.

## Our TOWN VISION for 2033

This plan is written with the intent of Mount Airy remaining a “small town” throughout the next decade, where our environment, safety and health are protected, where limited growth does not create congestion in our schools or on our roads, where adequate (or even surplus) water and sewer capacity exists, and where a revenue stream supports the 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 Mount 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 a bedroom community 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 implementing both its own strategic goals for growth and as a contributor to the four-county region. In particular, the Town will strive to 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, 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 will be among the most important factors in making decisions concerning growth. Where growth may occur, the Plan does advocate for the infill of vacant

35 parcels within our Downtown Zone (DTZ), infill within all other zoning districts and appropriate  
36 re-zoning and re-development of selected properties.

37

38 Regarding housing, the Plan acknowledges the need to consider a range of housing types that are  
39 responsive to the community's needs, to include first-time home buyers and senior-appropriate  
40 housing to meet this increasing demographic. The Plan's proposed annexations aim is to allow low  
41 density residential growth, create rural buffering, and add to our town's open space and water  
42 resources. For example, annexations could support wise growth, offering potential sites for an  
43 additional waste-water treatment facility, additional water sources, and much needed open space  
44 to address our sizable open space deficit. Conversely, adjacent, county zoned parcels are subject  
45 to development under county authority and regulation, and the impacts of such adjacent  
46 development may be felt within the town's border while offering no offset to these impacts. The  
47 choices on whether or not to annex adjacent properties will require careful consideration of their  
48 opportunities, challenges, and impacts to our town.

49

50

#### TRANSPORTATION NETWORK

51 The transportation network within Town includes two major State roads: MD 27 and MD 808.  
52 The first road functions as an eastern bypass to the historic downtown. MD 27 also bisects much  
53 of the Town and has become a significant challenge in providing safe pedestrian crossings. MD  
54 808 is our historic downtown Main Street and intersects with MD 27 on the north side of the Town.  
55 There is significant traffic on both of these roads and therefore this Plan includes recommendations  
56 to achieve safer pedestrian crossings and sidewalks. The Plan provides recommendations for  
57 town-wide road system safety improvements to address existing and future congestion levels that  
58 includes widening MD 27 as prioritized by Carroll County, creating opportunities for increased  
59 connectivity, and developing design guidelines for complete streets that provide safe and  
60 accessible travel options for every roadway user.

61

62

#### WATER AND SEWER INFRASTRUCTURE

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

70

71

#### COMMUNITY FACILITIES

72 The Town will seek to improve and expand its existing community facilities such as parks,  
73 recreation facilities, library, and community center. Although the Town depends on Frederick and

74 Carroll Counties for our schools, library, and community center, we have a strong influence on  
75 how these public facilities are improved, renovated, or rebuilt. The Town established a new  
76 Commission on Aging and Livability whose mission includes advocating for county  
77 improvements of our library and Senior/Community Center. The high demand for more athletic  
78 facilities continues and the Town’s Recreation and Parks Board will continue to advocate for the  
79 completion of our Rails-To-Trails and additional park projects. Proposed annexations may offer  
80 solutions to our need for more recreational and open spaces.

81  
82

#### CITIZEN PARTICIPATION

83 The amount of citizen participation from Town residents is remarkable. The Town has 13  
84 commissions, boards, committees, and task forces -- all run by volunteers. Their dedicated efforts  
85 contribute significantly to the planning and development of infrastructure needs and amenities.  
86 Town residents’ participation in the 2020 Town Survey and previous surveys provided very clear  
87 direction as to the residents’ desires and how they feel the town government should proceed. Their  
88 views were considered in creating this Plan and their participation in Public Hearings will always  
89 be encouraged and valued as part of Council and Mayoral decisions.

90  
91

#### A COMMITMENT TO GROW WISELY

92 This Plan has clearly stated Vision and defined Goals to enable the creation of a Mount Airy of  
93 2033 that we can all admire. This Plan goes further to create specific Objectives and Implementing  
94 Tasks to help us achieve our Goals. Therefore, we believe this Plan is indeed “actionable” and  
95 periodic audits of our Objectives’ progress will ensure this Plan stays in-motion and is not ignored  
96 or forgotten. In closing, our Commitments on this Plan are:

97

98 ➤ We will only grow or develop where, and when, adequate public facilities and community  
99 services can be provided, and our quality of life and community identity are protected and  
100 enhanced.

101

102 ➤ We will always aim towards a Town in 2033 that is safe, vibrant, well-designed, and  
103 attractive to live, work, play, and raise a family.

104

105 ➤ We will ALWAYS solicit and listen to our residents on all matters of growth or  
106 development. The resident is our most important stakeholder in our future.

107

108 We would like to express extreme gratitude to the Planning Commission and Zoning Administrator  
109 for assembling this Comprehensive Master Plan and presenting such a solid document for the  
110 Council’s consideration and acceptance. This effort required many meetings with commissions  
111 and stakeholders, multiple workshops, public comment throughout and finally a public hearing. It  
112 is a reflection of our entire community as we enter the year 2025. And we have extreme confidence

113 that in 2033, Mount Airy will be a safe, vibrant, and financially strong community that people will  
114 always desire as a place for their families to reside.

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Larry G. Hushour, Mayor

---

Tim Washabaugh, Council President

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123

124

Sep 12, 2024 – Draft for Public Hearing

## 125 INTRODUCTION: MT. AIRY’S VISION FOR 2033

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

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

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

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

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

139  
140 In short, in order to build a Plan, we must know what we want at the end of our efforts.  
141

### 142 THE TOWN OF MT. AIRY’S VISION

143 **VISION STATEMENT:** Mt. Airy will be a high-quality environment for living, working,  
144 learning, and playing with more-than-adequate public facilities; where land use policies have  
145 protected our environment, safety and health, and strengthened our heritage of being a close  
146 community with small town charm.

### 147 STRATEGIC GOALS

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

### 153 THE TOWN’S FIVE STRATEGIC GOALS

154 **A. Adequate Public and Community Facilities:** Improve the capacity and quality of all areas  
155 of our Public and Community Facilities so that we provide, at the minimum, an adequate Quality

156 of Life for all residents.

157 **B. Responsible Growth:** Pursue growth through infill development, redevelopment and  
158 annexations while eliminating our Open Space deficit, protecting our environment, safety and  
159 health, and preserving our cultural/historical resources and community identity.

160 **C. Residential Development and Housing Diversity:** Pursue a range of housing options that  
161 are responsive to the community’s needs.

162 **D. Commercial Development:** Pursue our commercial economic development along Center  
163 Street (in concert with Goal B) and the South Main Street corridors while exploring suitable sites  
164 for 1) a new police station; 2) medical services; and 3) small businesses.

165 **E. Industrial Development:** Grow our industrial districts while protecting our environment,  
166 safety and health while preserving our cultural/historical resources and community identity.

167

168

### The Hierarchy Of Our Vision – Goals - Objectives

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170

171

- ***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).

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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?”).

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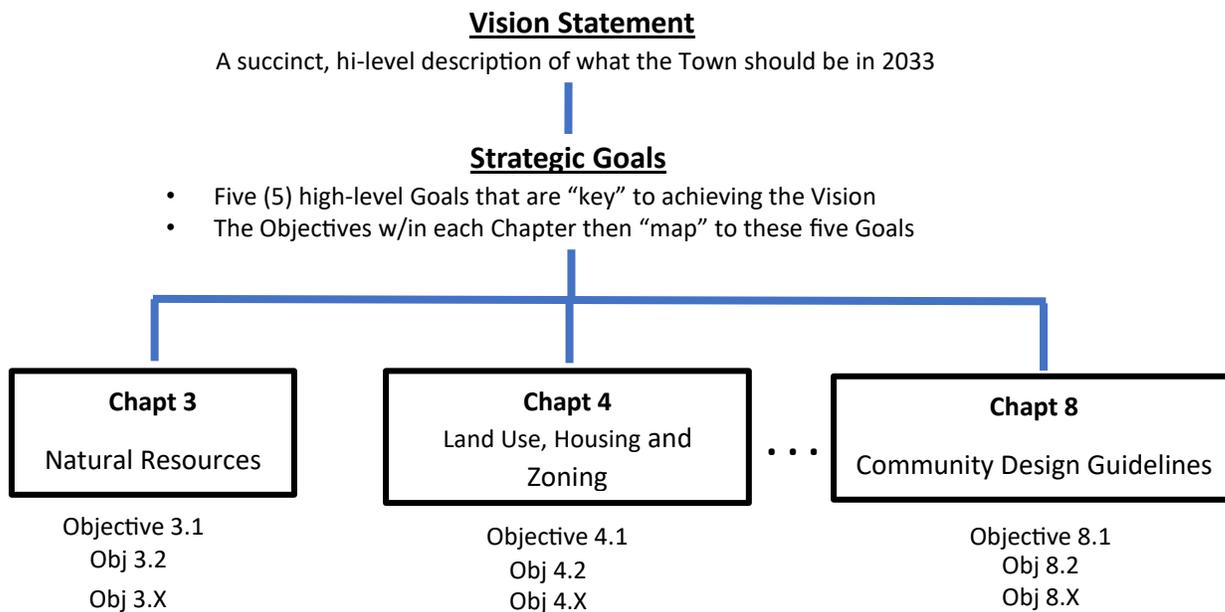
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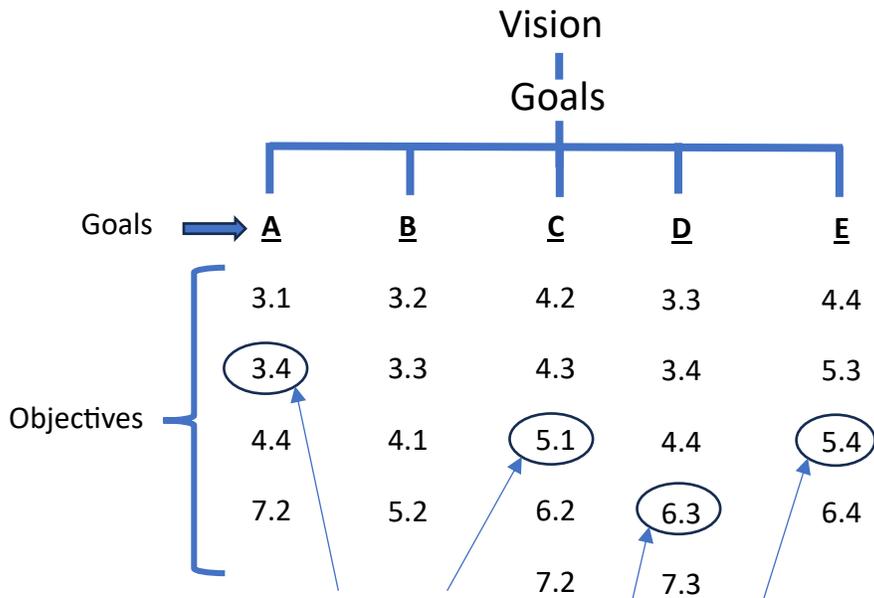
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**HOW CAN THIS HIERARCHY GUIDE OUR INVESTMENT DECISIONS?**

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.”**

221 HOW WILL WE IMPLEMENT THIS MASTER PLAN?  
222

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223 Master Plan Implementation Work Plan: The Town of Mount Airy will begin developing a Work  
224 Plan after Town Council approval of the Plan. The work plan will outline how the objectives, goals  
225 and vision of the Master Plan will be periodically audited for progress. Such a work plan may  
226 include:

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

233  
234 Lastly, the Work Plan may also consider selecting the date(s) for any proposed Town Survey(s) in  
235 order to gain public feedback on the Plan’s objectives and progress.  
236

237 In summary, the 2023-2033 Comprehensive Town Master Plan serves these purposes:  
238

- 239 ✓ It is an analysis of the current state of the Town and provides a "Vision" of where the Town  
240 desires to be in the next ten years.
- 241 ✓ The Plan is an internal policy document to be used as a guide in our local decision-making  
242 on issues involving municipal growth, land use, housing, natural resources, transportation  
243 and community facilities.
- 244 ✓ The Plan focuses our Vision into five Strategic Goals which enable us in reaching that  
245 Vision. Then, each Strategic Goal is further achieved via Objectives/Implementation  
246 Strategies found in each chapter. We reach our Vision by completing those Objectives and  
247 attaining our Strategic Goals.  
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257 **CHAPTER ONE: COMPREHENSIVE MASTER**  
258 **PLAN PURPOSE AND PROCESS**

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259  
260 The Town of Mount Airy has participated in the Comprehensive Planning Process for over sixty  
261 years. During this period, the Town has experienced tremendous growth with annexations of  
262 surrounding properties, residential expansion with new neighborhoods, retail growth in our  
263 Downtown Zone, and continued business expansion within our two major Industrial Parks.  
264 Accordingly, the services provided to the community have grown; albeit with challenges. Among  
265 the greatest challenges facing the Town is ensuring the smart development of large privately-  
266 owned tracts that will either enhance our Quality of Life, or exacerbate our challenges with an  
267 erosion of our small-town sense of Community.

268 Therefore, this 2023 Master Plan –

- 269 • acknowledges a Town Vision that focuses on safeguarding and enhancing our citizens’  
270 quality of life and maintaining a genuine sense of Community;
- 271 • reflects upon our challenges above to provide appropriate Land Use guidance for the next 10  
272 years to meet our Vision;
- 273 • leverages past Master Plans, Studies, and Surveys to align our guidance with our residents;
- 274 • aligns with Carroll County and Frederick County future planning, and
- 275 • conforms to Maryland requirements for municipality Master Plans.

276 **MASTER PLAN PURPOSE AND PROCESS**

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277 **What is a Comprehensive Master Plan?:** A comprehensive plan is a document, officially  
278 adopted by the Town Council, which provides a guide to Town decisions that will produce desired  
279 outcomes (goals) over the next ten years. Although it is not a legally binding document, the plan  
280 has legal significance in that zoning, the provisioning of public facilities (e.g., water and sewer),  
281 and other local actions must be consistent with its recommendations. It proposes future land use  
282 while preserving and protecting our natural resources. It contains objectives for protecting  
283 environmental features along with recommendations for development. Among those objectives, it  
284 challenges the Town to take measures which will ensure residents have a robust reserve of clean  
285 water. It also explains how anticipated growth will impact community facilities and the  
286 environment, and identifies areas where growth will likely occur.

287  
288 The Master Plan guides land-use decisions made by the Planning Commission and Town Council  
289 for the next 10 years (2023 – 2033). This long-range plan addresses physical growth and is  
290 comprehensive.

291  
292 It also takes into consideration the rate of community growth, demographic trends, community

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293 services, and community character.

294

295 Citizen involvement and participation are critical elements in the interactive plan update process.

296 It is essential that the past Master Plan, Town Staff and Commissions' input, resident surveys,

297 adjacent County Master Plans, and any local studies formed the basis for the first draft of the Plan.

298 As the process unfolded, the Planning Commission sought further refinement by posting draft

299 Chapters for Public access / review, Council Members' reviews / comments, and both Frederick

300 and Carroll County reviews. The process then proceeded to a Public Review of the full, final draft;

301 after which a final Plan was submitted for review by the Town Council.

302 Upon the Town Council's adoption of the Plan, The Town will begin implementation, utilizing

303 tools designed for that purpose, such as periodic Objectives' reviews, subdivision regulations,

304 zoning ordinances, landscape ordinances, and the Town Budget. The Planning Commission will

305 examine these implementation tools on a regular basis to measure whether the Master Plan is being

306 successfully implemented. As part of the periodic review, the Planning Commission shall comply

307 with the State requirement<sup>1</sup> that the Planning Commission provides the Town Council a Report

308 on the Master Plan's Implementation at least once within the 5-year period after the Town

309 Council's adoption of the Master Plan.

## 310 WHAT IS REQUIRED IN A COMPREHENSIVE MASTER PLAN?

### 311 PROCEDURAL REQUIREMENTS

312 Maryland's Land Use Article states that the Planning Commission has the function and duty to

313 prepare a Master Plan for the Town, and to present this plan to the local legislative or governing

314 body (i.e., the Town Council) for its consideration and adoption. The Master Plan must serve as a

315 guide to public / private actions and decisions to ensure the development of public and private

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

317 years.

318 Public interest and understanding of the Master Plan helps to establish public trust and support for

319 the Plan, and ultimately makes implementation of the Plan easier. Therefore, the Planning

320 Commission has the power to promote public interest in, and understanding of, the Town's Master

321 Plan.

### 322 COMPREHENSIVE MASTER PLAN ELEMENTS

323 Within the *Content Requirements* of the Land Use Article there is a framework for the required

324 content in the Master Plan. Brief descriptions of these elements are given below.

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

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325 **Vision and Goals:** In the Introduction, the Town’s Vision Statement is found along with the five  
326 (5) Strategic Goals which will focus the Town’s priorities, efforts and budgeting to reach that  
327 Vision.

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

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

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

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

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

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

347 **Development Regulations:** The development regulations section identifies development tools  
348 that are the best available mechanisms to implement the Master Plan, including streamlined review  
349 for development in designated growth areas. The development tools for the Town are found in  
350 Chapter 4 for infill and redevelopment efforts.

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

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

358 **Priority Preservation Areas:** This element came out of the 2006 Legislative Session (HB 2) and

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359 is required for counties with certified agricultural land preservation programs. Priority  
360 Preservation Areas may designate several connected or unconnected parcels of land with the goal  
361 of creating larger contiguous blocks of parcels for agricultural preservation. Mount Airy does not  
362 have any Priority Preservation Areas, nor does this Plan propose any such future areas in proposed  
363 annexations.

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

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

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

#### 384 OPTIONAL ELEMENTS

---

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

#### 391 IMPLEMENTATION AND UPDATES

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392 This Master Plan will be implemented by periodic assessment of the various Objectives’ successes  
393 and obstacles. After its approval by the Town Council, the Town Staff and Planning Commission

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394 will coordinate with the Council, Town Staff and appropriate Commissions to establish a periodic  
395 review of the accomplishment of the enclosed Objectives.

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

#### 400 AREAS OF CRITICAL STATE CONCERN

---

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

409 The MDP-developed candidate areas of concern are:

- |     |  |     |                                       |
|-----|--|-----|---------------------------------------|
| 410 | • Arts and Entertainment Districts     | 418 | ▪ Maryland Main Streets               |
| 411 | ▪ Certified Heritage Areas             | 419 | ▪ National Register/State Designation |
| 412 | ▪ Certified Land Preservation Programs | 420 | Historic Buildings/Sites              |
| 413 | ▪ Certified Local Governments          | 421 | ▪ Opportunity Zones                   |
| 414 | ▪ Chesapeake and Atlantic Coastal Bays | 422 | ▪ RISE Zones                          |
| 415 | Critical Areas                         | 423 | ▪ Rural Legacy Areas                  |
| 416 | ▪ Coastal Community Flood Risk Areas   | 424 | ▪ Sustainable Communities             |
| 417 | ▪ Enterprise Zones                     | 425 | ▪ Targeted Ecological Areas           |

426

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

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

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

431 Maryland Main Streets -- The Main Street Maryland Program began in 1998, and serves as the  
432 state coordinating program for the National Main Street Center, a subsidiary of the National Trust  
433 for Historic Preservation. The Town of Main Airy is one of many communities within this  
434 program. Main Street is a key program for community development and revitalization of our  
435 historic downtown. It strengthens the economic potential of Maryland’s traditional main streets  
436 and neighborhoods. As a participant, Mt. Airy has made a commitment to improve the economy,

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437 appearance and image of our downtown business district.

438 Sustainable Communities -- The Sustainable Communities Act of 2010 established a shared  
439 geographic designation to promote efficient use of scarce State resources based on local  
440 sustainability and revitalization strategies. The Sustainable Communities program consolidated  
441 geographically targeted resources for historic preservation, housing and economic development  
442 under a single designation. The designation places special emphasis on infrastructure  
443 improvements, multimodal transportation and development that strengthens communities. The  
444 Town of Mt. Airy is among the state-designated Sustainable Communities and is, therefore, a place  
445 where public and private investments and partnerships achieve:

- 446
- 447 • Development of a healthy local economy;
  - 448 • Protection and appreciation of historical and cultural resources;
  - 449 • A mix of land uses;
  - 450 • Affordable and sustainable housing, and employment options;
  - 451 • Growth and development practices that protect the environment and conserve air, water and  
452 energy resources, encourage walkability and recreational opportunities, and where  
453 available, create access to transit.

454 As a member of Sustainable Communities, the Town can take advantage of the “tool box” of many  
455 state programs to achieve the goals listed above.

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

## 458 STATE ENABLING LEGISLATION

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### 459 LAND USE ARTICLE

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

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

469 “In preparation of the plan, the commission shall make careful and comprehensive surveys and  
470 studies of present conditions and future growth of the jurisdiction, and with due regard to its

471 relation to neighboring territory. The plan shall be made with the general purpose of guiding and  
472 accomplishing the coordinated, adjusted, and harmonious development of the jurisdiction and its  
473 environs which will, in accordance with present and future needs, ...including, among other things,  
474 adequate provisions for traffic, the promotion of public safety, adequate provision for light and air,  
475 conservation of natural resources, the prevention of environmental pollution, the promotion of  
476 healthful and convenient distribution of population, the promotion of good civic design and  
477 arrangement, wise and efficient expenditure of public funds, and the adequate provision of public  
478 utilities and other public improvements.”

#### 479 1991 FOREST CONSERVATION ACT

---

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

#### 486 1992 ECONOMIC GROWTH, RESOURCE PROTECTION AND PLANNING ACT

---

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

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

502 The direct benefit from guiding growth within the areas served by infrastructure improvements is  
503 far-reaching. The Planning Act encourages responsible development design and overall  
504 preservation of environmental resources and other sensitive areas, along with the limitation of  
505 sprawling development patterns. The State’s concern for the overall health of the Chesapeake Bay  
506 Watershed formed the basis of this legislation and has been considered a proactive and progressive

507 move in the field of long-range planning at the State level.

508 **PRIORITY FUNDING AREAS**

---

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

515 **MARYLAND’S PLANNING VISIONS**

---

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

521  
522 Local jurisdictions, such as the Town of Mt. Airy, are required to include these Visions in our  
523 Master Plan and implement them through zoning ordinances and regulations.

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

527 • This Master Plan’s first Goal addresses the Town’s Quality of Life through the “lens”  
528 of the seven public facilities comprising our Adequate Public Facilities Ordinance  
529 (APFO) and adequate Community Facilities. This Plan addresses stewardship of our  
530 precious groundwater supply (Chapter 3) and stewardship of land via its focus on infill  
531 and redevelopment where it will benefit the Town. Additionally, a focus on Quality of  
532 Life via adequate Community Facilities can be seen in Chapter 7 with thorough  
533 discussions of our parks, library and Senior and Community Center.

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

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

- 540 3. **GROWTH AREAS:** Growth is concentrated in existing population and business centers,  
541 growth areas adjacent to these centers, or strategically selected new centers.
- 542 • Chapter 5 addresses Municipal Growth.
- 543 4. **COMMUNITY DESIGN:** Compact, mixed–use, walkable design consistent with existing  
544 community character and located near available or planned transit options is encouraged to  
545 ensure efficient use of land and transportation resources and preservation and enhancement  
546 of natural systems, open spaces, recreational areas, and historical, cultural, and archeological  
547 resources.
- 548 • This Plan specifically addresses the important task to revised and update the Town’s  
549 Design Guidelines (Chapter 8).
- 550 5. **INFRASTRUCTURE:** Growth areas have the water resources and infrastructure to  
551 accommodate population and business expansion in an orderly, efficient, and  
552 environmentally sustainable manner;
- 553 • Chapter 3 on Natural Resources addresses this state vision.
- 554 6. **TRANSPORTATION:** A well–maintained, multimodal transportation system facilitates  
555 the safe, convenient, affordable, and efficient movement of people, goods, and services  
556 within and between population and business centers;
- 557 • Chapter 6 addresses our transportation issues, challenges (e.g. safe pedestrian crossing  
558 of MD 27) and objectives.
- 559 7. **HOUSING:** A range of housing densities, types, and sizes provides residential options for  
560 citizens of all ages and incomes;
- 561 • Chapter 4 discusses Housing and residential zoning.
- 562 8. **ECONOMIC DEVELOPMENT:** Economic development and natural resource–based  
563 businesses that promote employment opportunities for all income levels within the capacity  
564 of the State’s natural resources, public services, and public facilities are encouraged;
- 565 • In support of our Plan's Strategic Objective D, Commercial Development: Chapter 5 on  
566 Municipal Growth includes approaches for continuing to grow our economy in a manner  
567 that draws upon our rich history and community identity.
- 568 9. **ENVIRONMENTAL PROTECTION:** Land and water resources, including the  
569 Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and  
570 water, natural systems, and living resources;

- 571           • Chapter 3 on Natural Resources addresses this state vision.
- 572       10. **RESOURCE CONSERVATION:** Waterways, forests, agricultural areas, open space,  
573       natural systems, and scenic areas are conserved;
- 574           • Chapter 3 on Natural Resources addresses this state vision.
- 575       11. **STEWARDSHIP:** Government, business entities, and residents are responsible for the  
576       creation of sustainable communities by collaborating to balance efficient growth with  
577       resource protection; and
- 578           • Through the public engagement during the implementation of this Plan, the Town will  
579       ensure the good stewardship of all the Town’s resources to achieve the Town’s Goals  
580       and Vision.
- 581       12. **IMPLEMENTATION:** Strategies, policies, programs, and funding for growth and  
582       development, resource conservation, infrastructure, and transportation are integrated across  
583       the local, regional, state, and interstate levels to achieve these Visions.
- 584
- 585           • Both our Introduction and Chapter 1 address the implementation of this Plan through  
586       periodic assessments of Objective’s’ success or challenges.

587 THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF  
588 2012 (SB236)

---

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

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

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

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

599       **Tier IV** areas are planned for preservation and conservation and prohibit major residential  
600       subdivisions.

601 The Town has not officially adopted a tier with either Carroll or Fredrick County, but by default,  
602 the Town is in **Tier II**. Unless required otherwise by the State of Maryland, any new development

603 outside of the planned sewer service area would not be approved.

604 “A BETTER MARYLAND PLAN”

---

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

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

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

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

624

625 Additionally, the Town has received several significant program designations. The Town is  
626 designated a Priority Funding Area (PFA) in 1997, Main Street Community (2004), Community  
627 Legacy Area, and received a Sustainable Community Designation (2012). The Town also has a  
628 State and Federally recognized Historic District, established in 1984, encompassing the downtown  
629 area.

630 ANALYSIS OF SURROUNDING COUNTY GROWTH POLICIES

---



631  
632 In order to get a clear picture of the regional growth influences that Mount Airy has experienced  
633 over the last thirty years, it is important to summarize the Master Plan directions of the four  
634 counties that abut the Town.

635  
636 Among these four Counties, the inter-jurisdictional coordination of the Town with Carroll and  
637 Frederick Counties is most vital in planning and monitoring the growth within the Town and the  
638 surrounding area. It allows the Town to evaluate residential, commercial, and industrial  
639 development directly outside its boundaries. The Town will continue to closely monitor all  
640 development in adjoining counties to assess the long-term impacts on the community.

641  
642 **CARROLL COUNTY PLAN:** The 2014 Carroll County Master Plan was initially adopted in  
643 February, 2015. A 5-year review in 2019 resulted in amendments that were adopted in January,  
644 2020. This amended plan guides the Carroll County growth and land use through 2024.

645  
646 The Amended 2014 Carroll County Master Plan targets the County’s Designated Growth Areas  
647 (DGAs) to receive the majority of development, while continuing to preserve productive farmland  
648 through the nationally recognized Carroll County Agricultural Land Preservation Program.

649  
650 The Town of Mt. Airy is one of Carroll County’s DGAs – where the majority of the County’s  
651 planned growth will occur. The County Plan also recognizes the land surrounding Mt. Airy for  
652 potential future annexation by the Town to accommodate and serve our planned growth. The  
653 physical boundary which Mt. Airy plans to consider future annexations is regarded as the Growth  
654 Area Boundary (GAB).

655  
656 The southwestern part of Carroll County is also referred to as the “Mount Airy Municipal Growth  
657 Area” and includes the incorporated limits of the Town of Mount Airy. The Town will work in  
658 close coordination with Carroll County to accommodate growth areas planned in the counties  
659 adjacent to our town boundaries.

660  
661 **FREDERICK COUNTY PLAN:** The Livable Frederick Master Plan (LFMP) was adopted in  
662 September, 2019 and guides Frederick County growth to 2030. It embodies a focus on policy and

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

665  
666 The LFMP is regarded as a policy-focused, as opposed to a capacity-focused, document. In  
667 addition, the LFMP describes approaches to communicating and structuring comprehensive  
668 planning in Frederick County that are unlike its past planning efforts.

669  
670 **Residential Growth:** The LFMP references a “residential development pipeline.” This is a new  
671 planning concept that references the number of houses, apartments, or condominiums that have  
672 some type of formal approval from Frederick County through approved subdivision or site plans,  
673 planned unit development approvals, or developer rights and responsibilities agreements  
674 (DRRAs). As of the first quarter of 2024, there are 32,323 county-wide approved new housing  
675 units and 15,762 available dwelling units. This data has resulted in Frederick County determining  
676 that the pipeline growth does not sufficiently reflect the County’s Vision. The county has  
677 determined that the prevailing development patterns reflected in this pipeline follow a lower  
678 density, single-family, suburban residential model. The county has concluded that the growth will  
679 not match the community’s residential aspirations as articulated in the County Vision, nor will this  
680 growth meet changing trends or market preferences. This pipeline growth could also present  
681 challenges to Frederick County as it works to provide needed infrastructure - including schools,  
682 roads, and parks - to serve both new and existing neighborhoods.

683  
684 **More Housing Choices:** As housing affordability continues to be a strain for Frederick County  
685 citizens, the location and diversity of housing options should also reflect a consideration of creating  
686 and maintaining different housing price points – including housing options that remain affordable  
687 for as many citizens as possible. Where, and how, people want to live is changing. Different types  
688 of households, and people at various stages in their lives, have different needs and desires for the  
689 kind of place they want to call home. Per their Plan, as the demographics of the Frederick County  
690 community continues to change, so too should Frederick County’s housing options. And their Plan  
691 advocates for housing located in walkable, transit accessible locations – which can reduce  
692 household transportation costs and reduce the overall housing cost burden on County families.  
693 This is often referred to as “Transit-Oriented Development” or TOD.

694  
695 **Comprehensive Plan Map:** The Comprehensive Plan Map depicts the officially adopted pattern  
696 of land uses, growth area boundaries, transportation networks, and community facilities. One  
697 component of the Frederick County Plan Map is Municipal Community Growth Areas, which  
698 includes Mt. Airy and New Market to our west. Community facilities include schools, parks,  
699 libraries, fire stations, police stations, and other similar facilities. These facilities are to be located  
700 in Municipal Community Growth Areas.

701  
702 The general intent of the recently updated Frederick County Comprehensive Plan is to encourage

703 growth in and around existing municipalities, but also in designated “growth areas” such as the  
704 Urbana Planned Unit Development (PUD) located directly southwest of Mount Airy. The Urbana  
705 PUD is generating a sizeable population base that affects our area. It is slated for 3,500 housing  
706 units or approximately 10,000 persons; exactly the size of Mount Airy. The New Market Region  
707 is west of Mount Airy. The future growth of this area is guided by Frederick County’s New Market  
708 Region land-use plan. The New Market Region Plan also designates land areas to be included as  
709 part of Mount Airy’s future growth. These land areas are defined as Frederick County’s Mt. Airy  
710 Community Growth Area (CGA). Since its adoption in 2006, both the plan and CGA have  
711 undergone several revisions. The County’s 2006 New Market Region Plan included the following  
712 properties within the County’s Mt. Airy CGA with the following designations: Zeltman, Kraft,  
713 Royston, Rigler parcels (Low-Density Residential); 84 Lumber area (Highway Service, Limited  
714 Industrial, Resource Conservation); Day/Vosloh properties north of I-70  
715 (Office/Research/Industrial). A subsequent revision to the 2006 New Market Region Plan was  
716 made in 2008 and eliminated the Kraft, Zeltman, and Royston properties from the Mt. Airy GCA  
717 and removed their Comprehensive Plan designations to Low-Density Residential. In 2010, a  
718 Countywide Comprehensive Plan update was completed and adopted by the Board of County  
719 Commissioners (BOCC), which retained the 2008 changes around Mt. Airy described above. The  
720 2010 County Comprehensive Plan removed a 16-acre parcel, zoned Resource Conservation,  
721 adjacent to the 84-Lumber site, from the Mt. Airy GCA. Lastly, in September 2012, the BOCC  
722 adopted amendments to the Comprehensive Plan, adding a Low-Density land use designation to  
723 the Zeltman parcel. Additionally, the original plan restricted the majority of development activity  
724 to the area immediately surrounding the Town of New Market. The new plan, currently under  
725 revision by the Frederick County Commissioners, indicates many more residential re-zonings in  
726 the regional area that borders the eastern portion of Frederick County between the Town of New  
727 Market and the Town of Mount Airy. The Mount Airy Town Government is closely monitoring  
728 this issue as it affects our water recharge areas and adds significant population growth outside the  
729 boundaries of the two municipalities.

730  
731 **HOWARD COUNTY GENERAL PLAN:** The area of Howard County that lies directly  
732 southeast of the Town boundaries and Interstate 70 is considered to be the “rural west” area of that  
733 County. The current plan describes this area as outside of the Priority Funding Area, not served by  
734 public water and sewer, and includes both Low-Density Development and Rural Resource  
735 designated place types. The current Adequate Public Facilities chart includes 150 “Rural West”  
736 housing allocations per year. The 2000 Howard County General Plan update is referred to as “Plan  
737 Howard 2030.” The plan proposes to decrease the annual allocation number to 100, slowing future  
738 development in the western portion of Howard County through 2030. The “Community Design  
739 Chapter” of Plan Howard 2030 speaks towards the need to identify ways to preserve the existing  
740 character of established neighborhoods while accommodating some continuing growth. Howard  
741 County has maintained a policy of preservation for the western half of the county and has applied  
742 the Rural-Conservation Zoning District to this area. This designation requires a clustering

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

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

754 MOUNT AIRY’S MASTER PLAN HISTORY

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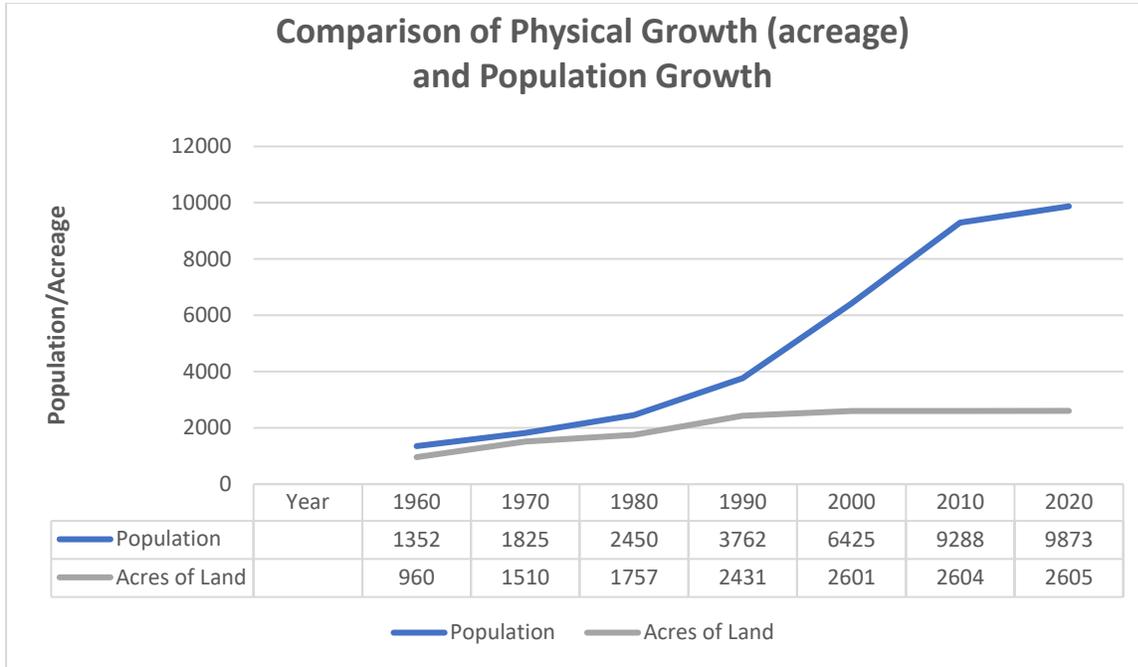
755 Mount Airy’s first Master Plan was adopted in 1970 and was revised in 1973 to address the  
756 annexations of over 480 acres that increased the Town’s physical size by 50% during that period.  
757 In 1978, the Town Planning Commission realized that the rate and magnitude of growth, both  
758 within and outside the Town boundaries, was far outpacing the projections contained in the revised  
759 1973 Master Plan. With the support and encouragement of a newly created Mt. Airy Civic  
760 Association, the Planning Commission completed an update of the 1973 Town Master Plan in  
761 1980, which the Town Council adopted in 1982.

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

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

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

773 Lastly, the 2023-2033 Comprehensive Master Plan update recognizes that development in Mount  
774 Airy is challenging the Town’s ability to support growth in the foreseeable future without major  
775 infrastructure improvements (e.g. more groundwater sources, expanded waste water treatment, and  
776 road/intersection improvements).



777

778 **DEVELOPMENTS SINCE THE 2013 MASTER PLAN**

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779 **PIVOTAL EVENTS REGARDING OUR WATER SUPPLY**

---

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

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

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

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798 surface water options and instead sought additional groundwater sources through increased  
799 exploration. Water savings were also achieved through new water metering devices and  
800 conservation practices.

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

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

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

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

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

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

817  
818 b) The Town continues hosting annual joint meetings with the Frederick and Carroll County  
819 Commissioners.

820  
821 c) The Mt. Airy Main Street Association (MAMSA) and the Town of Mount Airy remain strong  
822 partners in Downtown Revitalization and work closely together on Downtown initiatives.

823  
824 d) The Growth & Development Task Force was reinstated in 2020 and accomplished a Town-  
825 Wide Survey in 2020-2021.

826  
827 e) The Sustainable Mount Airy Commission came into existence in 2017 to deep-dive into the  
828 sustainability of the Town within a range of areas.

829  
830 f) The Town partnered with Design Collective, Duggal Real Estate Advisors, and Sabra &  
831 Associates to develop a Downtown Mount Airy Vision Plan in February, 2019, to assist with  
832 short and long-term goal planning.

833

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- 834 g) In 2017, Mount Airy worked to renew our Sustainable Communities Designated Area map  
835 and plan with the Maryland Department of Housing and Community Development.  
836
- 837 h) The redevelopment of the iconic bank building located at the corner of Main Street and  
838 Prospect Road. The new (2023) brewery in that unused building is completed and “Open  
839 for Business.” It is a great addition to the downtown area.  
840
- 841 i) The Town continues to participate in an annual Town/County Agreement with Carroll  
842 County pertaining to the sharing of funds and participation in planning and other  
843 governmental functions.

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844 **CHAPTER TWO: TOWN HISTORY AND**  
845 **CURRENT REGIONAL SETTING**

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

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847 The western expansion of the B & O Railroad and its proximity to the National  
848 Pike gave identity and significance to the Town of Mount Airy. The area’s  
849 hilly topography is responsible for the name of the Town. When a railroad  
850 foreman commented, “This is an airish mountain,” he christened it with its  
851 name. The name of the Town became Mount Airy and remained so from that  
852 point forward. When Carroll County defined its permanent boundaries in  
853 1837, Mount Airy was divided between Carroll and Frederick counties; the  
854 Town has remained in two counties since then. About one mile south of the  
855 Town is the junction of Carroll, Frederick, Howard, and Montgomery  
856 Counties (Four County Farms Pond is where the cornerstone lies)



857



*HISTORIC TWIN ARCH RAILROAD BRIDGE*

873

874 Locomotives and train cars were “lifted” (pulled) to each plane with the assistance of horses and  
875 steam powered winches. When traveling westward, the passengers had to disembark, board horse-  
876 drawn carriages and meet the train at the end of the planes. The highest Plane #4, located west of  
877 the Town at the intersection of Woodville Road and MD Route 144, is still a recognized location  
878 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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879 In 1839 the planes were abandoned, and the new line was constructed north of Mount Airy. This  
880 was a result of more powerful locomotives that had been constructed, and heavier loads were being  
881 hauled. In 1901, the tunnel was constructed on the south side of town, and the existing line into  
882 town became a spur line through what is now the Town of Mount Airy.



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

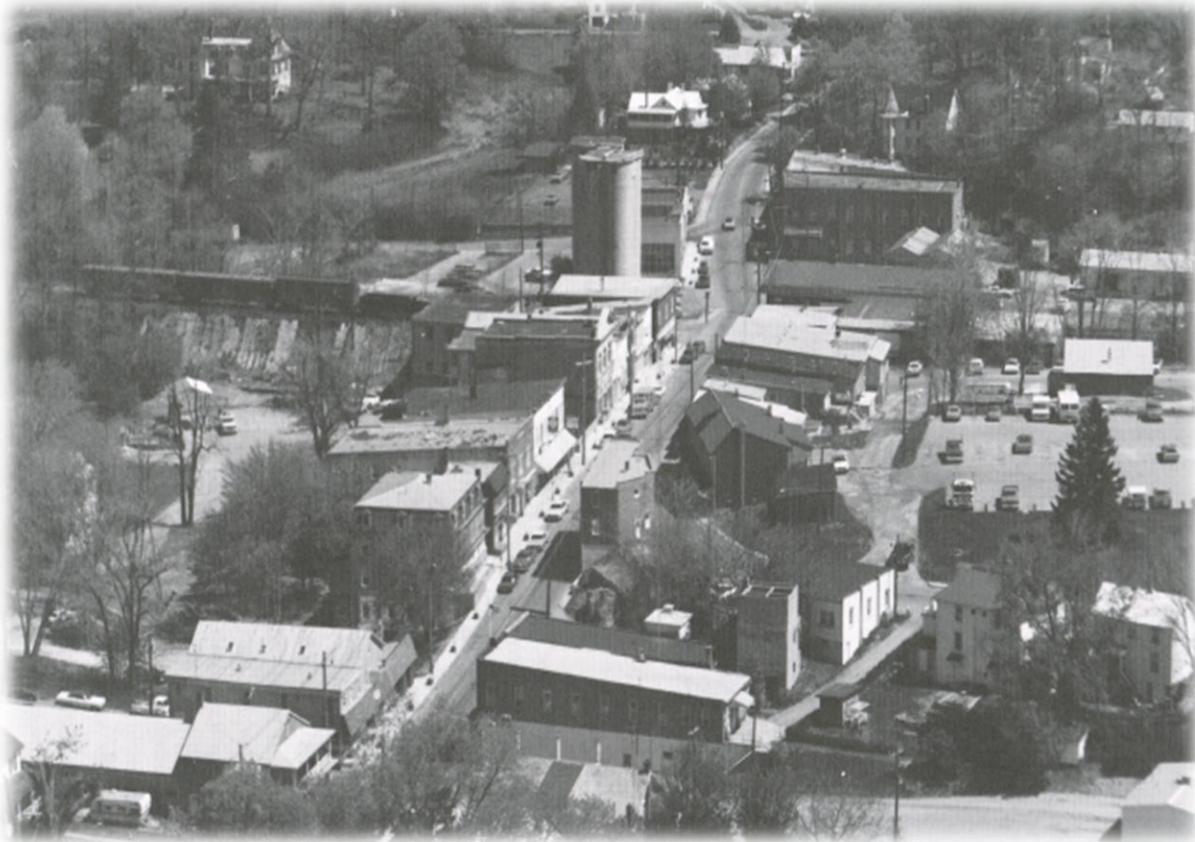
884 The town named the first resident, Henry Bussard, as the station agent for the new train station.  
885 Mr. Bussard was also the first major landowner in Mount Airy. By 1846, the Town was sparsely  
886 settled with several houses, a Town store, a barber shop, and a shoemaker shop. Pine Grove  
887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

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

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

901 In 1893, the Carroll County Board of Education funded the construction of a three-room  
902 schoolhouse that was completed in September, 1894. That building, approximately 1,700 sq. ft. in  
903 size, was located on the east side of Main Street, 1/4 of a mile south of the railroad tracks. It is  
904 now part of the Calvary United Methodist Church property. The school operated from 9:00 am to  
905 4:00 p.m., much like today's schools. The chapel remained open during the early part of the Civil  
906 War despite the Union soldier activity.



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

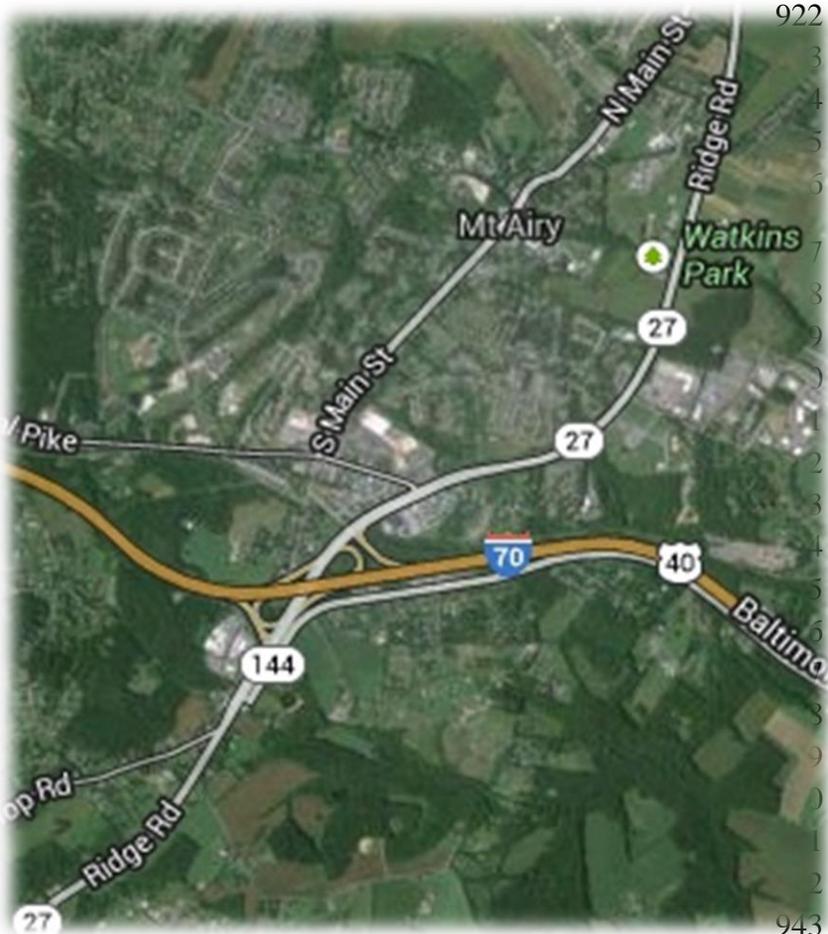
907  
908 With the incorporation of the Town in 1894 came the establishment of the Town's government  
909 structure, which included the Town Mayor and Town Council.

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

911 1894 and 1904.

912 In 1900, the Town's population had grown to 332 residents. By 1910, the Town's population was  
913 428, and it was determined that the Town had enough student population to justify a State  
914 accredited high school. A high school with classes was organized, but an official high school  
915 building to house all eleven grades was not built at that time.

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



THE ROADS SURROUNDING THE TOWN

922 South Main Street adjacent to  
923 Town Hall. The redevelopment  
924 allowed for a large outdoor  
925 plaza to be installed as part of  
926 that project.

927 During the late 1920s and early  
928 1930's, the Town continued to  
929 flourish despite the onset of the  
930 Great Depression. The 1930  
931 U.S. Census tallied the Town's  
932 population at 845 persons, an  
933 increase of 91 people since  
934 1920. The railroad company  
935 largely contributed to the  
936 growth of the population and  
937 the Town's economy. As a  
938 result, expanded Town services  
939 included necessary public  
940 utilities such as electric service  
941 when Potomac Edison was  
942 established in Mount Airy. The  
943 thriving economy supported the  
944 initiation of several large

945 businesses in the 1930s, such as a poultry operation, two automobile garages, an ice factory, and  
946 the creation of the Mount Airy Canning Company, which provided about 250 jobs for Town  
947 residents. In 1932, the first motion picture theater opened in Mount Airy, establishing a core  
948 business district. During that time, the Town also saw the purchase of land for a Town Park, the

949 opening of a grocery store and a lumber yard, and the dedication of Pine Grove Chapel for use as  
950 a nonsectarian chapel.

951 **REGIONAL SETTING AND GROWTH PATTERNS**

---

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



*DOWNTOWN MOUNT AIRY – SUMMER 2023*

966 The regional and Town population growth  
967 during the last several decades has been  
968 significant. Mount Airy grew 33% each  
969 decade from 1940 to 1970. Then from  
970 1970 to 1980, the growth rate increased by  
971 34%, and from 1980 to 1990 it surpassed  
972 59%. According to the State of Maryland,  
973 Mount Airy was the fastest-growing  
974 municipality in the State from 1990 to  
975 1997. Mount Airy’s location at a meeting  
976 point of the boundaries of four counties  
977 and its convenient commuting distance to the major regional employment centers set the stage for  
978 tremendous growth pressure from 1980 to 2000.

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

982  
983 Most of the future growth is expected to take place in the commercially zoned corridors that frame  
984 and define Mount Airy’s downtown area, thus encouraging downtown development and

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985 revitalization. This plan suggests a reduction of residential development capacity for future  
 986 annexation areas. For this 2023 Master Plan cycle, this reduction is predicated upon severe  
 987 limitations on water supply and wastewater treatment capacity, along with the premise that these  
 988 limitations will be difficult to overcome within the next ten years.

990 The chart below, based upon data from the Maryland Department of Planning as of December,  
 991 2022, provides an understanding of the historical and projected population growth (in percent) for  
 992 the State, Carroll County and our adjoining Counties.

993  
 994 **STATE and COUNTY**  
 995 **ANNUALIZED HISTORICAL AND PROJECTED GROWTH RATES (%)**  
 996

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

997  
 998 **Note:** Projections above are from both the Baltimore Metropolitan Council of Government's Cooperative Forecasting  
 999 Committee and the Metropolitan Washington Council of Government's Cooperative Forecasting Committee.

1000  
 1001 The last three columns above show that Carroll County is projected to have the lowest growth rate  
 1002 compared to Frederick, Montgomery and Howard Counties. Frederick County is projected to be  
 1003 the leader among these four counties in annualized growth. That higher projected growth in  
 1004 Frederick County is validated by current (2023) planning within that County to allow significant  
 1005 residential and commercial growth in and around our nearby communities of New Market,  
 1006 Linganore and Urbana. In particular, the planned growth to our west around New Market and  
 1007 Lake Linganore will definitely require the Town's Planning Commission to continue to work  
 1008 closely with the Commission's liaison from Frederick County.

1009 **ANALYSIS OF THE TOWN'S POPULATION**

---

1010 Focusing now on the Town's historic population trends, the next chart below provides insights to  
 1011 the Town's growth relative to its two counties.  
 1012

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%

1013

1014

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

1015

1016

1017

1018

1019

1020

1021

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

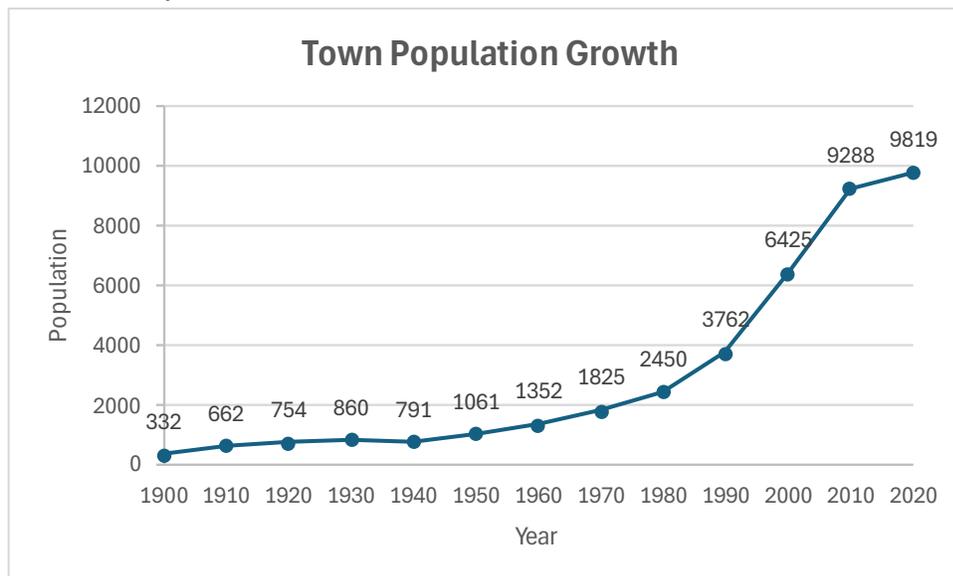
1022

1023

1024

1025

1026



1027

1028 Then, from 2010-2020, population growth slowed. Factors which caused this downturn include  
1029 the nation-wide economic slowdown and general immobility of the workforce due to the  
1030 pandemic, Town compliance with the 2004 MDE Consent Order to limit building permits (due to  
1031 water shortages), and a clear focus in the 2013 Master Plan to encourage more commercial growth  
1032 versus residential growth (e.g., the Downtown Vision Plan).

1033  
1034 Looking ahead for 2023-2033:  
1035 • All projected growth opportunities (residential, commercial, etc.) will continue to be limited  
1036 by adequate public facilities such as Water, Schools, Waste Water Treatment and  
1037 Transportation infrastructure. The analysis and certifications of these critical facilities must  
1038 follow a thorough and consistent process by the Planning Commission at the concept plan stage  
1039 to ensure any growth can be allowed while sustaining adequate public facilities.

1040  
1041 • With the 2019-2020 creation of a new Mixed-Use District zoning code being applied to two  
1042 large tracts within the Town limits (e.g. Greentree Village and the Beck Property), it is likely  
1043 that the most significant residential and commercial growth opportunity (barring any additional  
1044 annexed properties) lies within these two parcels. Although these two mixed-use parcels'  
1045 development could provide increased financial stability to our Town in the outyears, we must  
1046 ensure that any development within them is smart, sustainable (i.e., APFO-certified) and, most  
1047 importantly, enhances our Town's overall quality of life.

1048  
1049 • Commercial-zoned and Industrial-zoned opportunities during 2023-2033 will likely be found  
1050 in the Downtown Zone, within any Neighborhood Professional rezoning, and within the  
1051 continued buildout of the Twin Arch Business Park.

1052  
1053 • Strictly residential-zoned opportunities during 2023-2033 should focus on the development of  
1054 the old Cold Storage tract, the Dennis Property off Main St. and the recently annexed tract near  
1055 the Summit Ridge neighborhood off Buffalo Road.

1056  
1057 Regarding residential growth in the next 10 years, the Town devised a low, middle, and high  
1058 scenario of population growth based upon the number of construction permits allowed per year.  
1059 These scenarios are shown below. These population projections were made based upon a historical  
1060 analysis of the Town's average number of building permits over the period 2010-2020. Due to the  
1061 economic downturn in 2022-2023, and severe restrictions on groundwater appropriations, the  
1062 building permit projections in this 2023 Master Plan have been revised downward from previous  
1063 years. The low scenario below (with only twelve residential unit permits per year) is deemed to be  
1064 the most likely scenario to occur, on a yearly average, over the next ten years.

1065

1066

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

1067

1068 For this 2023 Master Plan cycle, any growth within any zoning district is predicated upon the  
 1069 limitations and adequacy of our water supply and wastewater treatment capacity.

1070

1071 At the conclusion of this plan’s update (Fall, 2024) our local housing market (and consequently  
 1072 our population growth) has suffered a 2-year slowdown due to high interest rates, high rental rates,  
 1073 and reduced inventories of both rental and homeowner properties.

1074

1075 In summary, the recent economic downturn, coupled with residents’ preference for limited growth,  
 1076 suggests that housing and population estimates for Mount Airy for the next 10 years will follow  
 1077 the Low Scenario for population growth. Our limited availability of water and sewer infrastructure,  
 1078 inflationary economic conditions driving up construction costs, higher interest rates for home  
 1079 loans, and expected new State Government housing policies (e.g. HB538 and guidance on  
 1080 Accessory Dwelling Units), will affect home building activity and our overall inventory of  
 1081 affordable housing.

1082 **TOWN EMPLOYMENT TRENDS**

---

1083 The Town will continue to create opportunities for service-related businesses but does not have  
 1084 the size or economic base to become a “regional employment center” that provides a range of  
 1085 professional and technical job opportunities for the resident population.

1086 The Maryland Data Center prepared the chart below which projects employment trends for the  
 1087 surrounding counties:

1088

1089

<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

1090

1091 The majority of the workforce living in the Town of Mount Airy is employed at locations outside  
 1092 of Carroll and Frederick Counties. Many residents have long commutes to the southern and eastern  
 1093 job markets.

1094

1095 **CHARACTERISTICS OF THE LOCAL ECONOMY**

---

1096 The local economy is primarily service-oriented, with a steady influx of entrepreneurs locating or  
 1097 expanding small businesses within the Town’s boundaries. Yet, a rise in general business activity  
 1098 also encompasses commercial industries such as grocery stores, restaurants, convenience stores,  
 1099 medical and hospital-related services, car washes, and daycare facilities. Based on data from the  
 1100 North American Industry Classification System, the 2020 Census reflects a total of 741 business  
 1101 establishments within the Mount Airy zip code.

1102 **LIMITATIONS OF TOWN INFRASTRUCTURE ON LOCAL BUSINESS GROWTH**

---

1103 The State of Maryland has mandated strict controls on water appropriations requiring the Town to  
 1104 restrict and prioritize development. Accordingly, in 2013 the Town repealed and reenacted Town  
 1105 Code provisions that govern the allocation of available water and sewer capacity. The Town will  
 1106 continue its downtown revitalization (e.g. Downtown Zone infill and redevelopment) as well as  
 1107 the development of a major corridor leading into the downtown (e.g., Center Street).

1108 Applications for mixed-use developments, which were advocated in the previous Master Plan, will  
 1109 appear during this Master Plan cycle. Their unique combination of residential units with  
 1110 commercial businesses should provide opportunities for additional local employment. But again,  
 1111 limited public facilities, such as water and sewer capacities, will set the pace of such development.

1112 When water allocations are assigned to any new business or development, the Town must monitor  
 1113 and enforce compliance with that allocation. If the business or development continues to exceed  
 1114 their water allocation, then the Town must reduce the business’ hours of operation, impose  
 1115 mandatory water restrictions, impose severe monetary penalties during the time(s) when  
 1116 allocations are exceeded, and/or issue a stop-work in order to force the business to meet its agreed  
 1117 allocation. These measures are necessary because if businesses routinely exceed their allocation,  
 1118 then that behavior restricts or even prevents new business growth due to the unavailability of water.

1119 SUMMARY

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1120 The Town of Mount Airy and the surrounding region will continue to grow at a slow pace. The  
1121 close proximity of the Town to major highways will continue to make it desirable as a locale for  
1122 businesses, although the adequacy (or not) of all seven areas of the Town's Adequate Public  
1123 Facilities Ordinance (APFO) will drive the pace of any proposed development.

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## 1133 CHAPTER THREE: NATURAL RESOURCES

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### 1134 FEDERAL AND STATE OBJECTIVES

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1135 Protection of the Town's natural and environmental resources is absolutely essential to maintaining  
1136 the quality of life that Mount Airy currently enjoys. Research is under way to identify how  
1137 development activity is affecting the natural ecosystem. In Maryland, this research has been  
1138 pursued diligently to understand how we may improve the conditions of the Chesapeake Bay.  
1139 While Mount Airy is over 60 miles from the shores of the Chesapeake Bay, stream tributaries that  
1140 begin in Mount Airy eventually terminate in the bay.

1141 To coordinate environmental efforts across the State, and ultimately improve the condition of the  
1142 Chesapeake Bay, the State has adopted several regulations requiring local governments to address  
1143 specific environmental issues. These laws, the *Maryland Economic Growth, Resource Protection,*  
1144 *and Planning Act of 1992 (as amended)*, and *1991 Forest Conservation Act*, and *Federal Clean*  
1145 *Water Act*, including storm water management, NPDES permit requirements and wetland  
1146 protection laws, along with the *Smart Growth Legislation of 1997 and Land Use-Local*  
1147 *Government Planning of 2006 (HB 1141)*. The latter legislation addressed land use, development  
1148 and water resources and requires that local comprehensive plans contain a Water Resources  
1149 Element and a Municipal Growth Element. In addition to these State regulatory measures, the  
1150 Town has independently addressed protection of steep slopes, floodplains and town well watershed  
1151 areas. This chapter reviews these regulations, and explores the relationships between natural  
1152 resource protection and land-use planning. The *Priority Preservation Area Element* was also  
1153 approved during the 2006 Legislate Session as part of HB 2 and is now required to be part of the  
1154 County Comprehensive Plan.

### 1155 GENERAL CLIMATE

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1156 Mount Airy sits astride Parris Ridge, and has a humid, temperate climate with four rather well-  
1157 defined seasons. The general atmospheric flow is from west to east but alternate surges of cold air  
1158 from the north and of warm humid air from the south occurs in the area, causing highly variable  
1159 weather. Nearness to the Atlantic Coast allows coastal storms to make up any deficiency of  
1160 precipitation resulting from the passage of weather systems over the mountains to the west.

1161 The average annual temperature is approximately 54 degrees, with January generally the coldest  
1162 month and July the warmest. Temperatures exceed 90 degrees Fahrenheit an average of 35 days a  
1163 year. The Town of Mount Airy is within the USDA Plant Hardiness Zones 7A and 7B for an annual

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1164 extreme minimum temperature of 0 to 10 degrees Fahrenheit.

1165 The average annual precipitation totals about 48 inches, with February the driest and September  
1166 the wettest month. During the growing season, which averages about 177 days from April through  
1167 September, the last part of July through the first part of August is the driest. The average seasonal  
1168 snowfall is 21 inches.<sup>2</sup> The monthly precipitation is about even all year compared to climates  
1169 elsewhere. The wettest month is a result from storm events which tend to be spotty and quick.  
1170 Conversely, precipitation in spring is more even with many small events.

1171 **TOPOGRAPHY**

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1172 Topography, the shape and lay of the land, is a major factor in controlling and guiding the density,  
1173 type and direction development is to take place in any area. Severely sloping terrain (i.e., greater  
1174 than 25-degrees), if not retained and protected in an undeveloped state, is suitable only for low-  
1175 density residential use or forestation, while land, which is moderately sloped or rolling, can be  
1176 appropriate for low, medium, and high-density residential development. In addition, it is the level  
1177 areas, which are most easily adaptable for industrial and commercial land use.

1178 Mount Airy's Main Street, for the most part, runs atop Parrs Ridge in a northeast-southwest  
1179 direction with elevations ranging between 800-850+ feet, which descend in two directions roughly  
1180 perpendicular to the ridge's spine. Numerous valleys that extend outward toward the east and west  
1181 from this ridge cause the unusually hilly topography. The present downtown area is located in one  
1182 of the more pronounced of these valleys and this funnel-like location causes many challenges with  
1183 regard to development and road network. Although this rough, sloping terrain adds character and  
1184 creates diversity throughout the Town, the most severe slopes are avoided in order to reduce hazard  
1185 and eliminate risk in future development.

1186 Mount Airy straddles the division of two major drainage basins. Within the Frederick County  
1187 portion of the Town are the headwaters of Woodville Branch and Ben's Branch which are parts of  
1188 the Linganore Watershed, as well as the headwaters of Bush Creek, another Frederick County  
1189 Watershed. The Linganore Watershed drains into Lake Linganore, a secondary source of public  
1190 water for Frederick County. Both the Linganore and Bush Creek Watersheds are nested in the  
1191 Lower Monocacy River Watershed, with eventual drainage to the Potomac River. The east side  
1192 drains into the Chesapeake Bay via tributaries of Middle Run and the South Branch of the Patapsco  
1193 Rivers.

1194  
1195

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

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1196 GEOLOGY

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1197 Geologic formations that underlie an area can be vital to the type of future development the land  
1198 may sustain. The quality, quantity, and accessibility of ground water are directly linked to the type  
1199 of rock formation or aquifer involved. The depth of bedrock and the presence of rock outcroppings  
1200 both have an effect on certain land uses and developmental patterns.

1201 Ijamsville Formation and Marburg Schist are found throughout the Mount Airy area. The Marburg  
1202 Schist is mainly a bluish gray to green, fine-grained muscovite-chlorite schist, containing a  
1203 considerable amount of quartzite. Ijamsville Formation is blue, green, or purple phyllite and  
1204 phyllitic slate, with interbedded metasiltstone and metagraywacke.

1205 SOILS<sup>3</sup>

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1206 Soils data are useful in helping to determine areas most suitable for future development. By using  
1207 soil studies, sound estimates can be made about where people will be living, working and playing.

1208 This general soil survey and analysis takes into consideration the limitations, restrictions, and  
1209 hazards involved in the development of various soils areas in Mount Airy. By selecting an  
1210 unsuitable use for a specific soil, the risk of loss to the developer and to the Town can be very  
1211 high. The soils of our region which includes Mount Airy can be grouped into four major series  
1212 classifications as follow: a) Chester, b) Glenville, c) Mount Airy and d) Manor. Each has  
1213 characteristics that should be taken into consideration by those who propose to develop and use  
1214 the land.

1215 CHESTER – The Chester series consists of deep, well-drained soils that are usually found on  
1216 hilltops and the upper part of slopes. Hard rock is generally at a depth of more than five feet but  
1217 quartzite fragments are common throughout the soil. Chester soils are strongly acidic and have a  
1218 high available moisture capacity. These soils are found south of Route 40 in the Montgomery  
1219 County area and any dense development should be avoided or compensated for on slopes greater  
1220 than 15%.

1221 GLENVILLE – The Glenville series consists of moderately well drained, very strongly acid soils  
1222 that occur primarily on flats and at the foot of slopes. The depth to bedrock is generally more than  
1223 5 feet; the soils are only moderately productive; and they have a limited capacity to store moisture.  
1224 The Glenville soils are in limited areas found in the southern section of the Town vicinity and  
1225 dense development should be avoided or compensated for because of a high-water table.

1226 MOUNT AIRY – The Mount Airy series consists of moderately deep, very strongly acid soils that

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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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1227 are somewhat excessively drained. The depth to bedrock in this soil is usually about 30 inches;  
1228 they have a low to moderate available moisture capacity, and if well managed are moderately  
1229 productive. These soils are found in the Carroll, Montgomery, and Howard County sections that  
1230 surround the Town. Furthermore, the shallow depth to bedrock will cause inconvenience in  
1231 relation to any subsurface excavation.

1232 MANOR – The Manor series consists of shallow, excessively drained and immature soils that are  
1233 not especially fertile or productive. These soils have a high available moisture capacity and are  
1234 strongly acid. Although very susceptible to erosion they are suitable for a variety of uses. These  
1235 soils are primarily found to the west of Mount Airy.

1236 **HYDROLOGIC SOIL GROUPS<sup>4</sup>**

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1237 Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil  
1238 Groups (HSGs) based on the soil's runoff potential. The four Hydrologic Soil Groups are A, B, C  
1239 and D. Where A's generally have the smallest runoff potential and D's have the greatest.

1240 **Group A** is sand, loamy sand, or sandy loam types of soils. It has low runoff potential and high  
1241 infiltration rates even when thoroughly wetted. They consist chiefly of deep, well-drained to  
1242 excessively-drained sands or gravels and have a high rate of water transmission.

1243 **Group B** is silt loam or loam. It has a moderate infiltration rate when thoroughly wetted and  
1244 consists chiefly of moderately deep to deep, moderately well-drained to well-drained soils with  
1245 moderately fine to moderately coarse textures.

1246 **Group C** soils are sandy clay USDA SOIL SURVEY MAP OF MOUNT AIRY loam. They have low  
1247 infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes  
1248 downward movement of water and soils with moderately fine to fine structure.

1249 **Group D** soils are clay loam, silty clay loam, sandy clay, silty clay or clay. This HSG has the  
1250 highest runoff potential. They have very low infiltration rates when thoroughly wetted and consist  
1251 chiefly of clay soils with a high swelling potential, soils with a permanent high-water table, soils  
1252 with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious  
1253 material.

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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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1270 east and west. Between these minor ridges are small valleys in which the many branch streams  
1271 surrounding the Town begin. Most land slopes at 8 -10% and areas where slopes exceed 15% are  
1272 common. Land areas within the 100-year floodplain are minimal; located mostly along low-lying  
1273 streambeds. Similarly, few wetlands have been identified outside the stream valleys. Less than a  
1274 quarter mile south of Mount Airy the South Branch of the Patapsco River begins at Parr's Spring.  
1275 The Town limits extend east to the South Branch of the Patapsco River, which meets the Carroll  
1276 and Howard County boundaries.

1277 **WATER**

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1278 The following discussion addresses the groundwater and surface sources of Mount Airy, and their  
1279 importance to the future development of the community.

1280 ***Groundwater***

1281 The quality and quantity of groundwater is particularly important to the Town, which relies entirely  
1282 on groundwater for its water supply. The unconfined fractured rock aquifer within the Ijamsville  
1283 Formation and Marburg Schist is the source of groundwater supply for the Town. At the end of  
1284 2023, the Town's water supply system depended upon eleven (11) wells to obtain its drinking  
1285 water. Except for limited areas along the crest of Parr's Ridge in the Ridgeville area, adequate  
1286 supplies of ground water can be obtained from wells nearly anywhere within the schist area.

1287 According to the 2010 Carroll County Water Resources Element (WRE), prepared by Malcolm  
1288 Pirnie, Inc., consultant for Carroll County Government, the water supply is susceptible to  
1289 contamination by nitrates, Volatile Organic Compound (VOC) [except well #8], Synthetic Organic  
1290 Compounds (SOC), per- and poly-fluoroalkyl substances (PFAS), and radionuclides. But the  
1291 supply is not susceptible to protozoans. Further, wells #2 and #7 are susceptible to bacteria and  
1292 viruses. As the Town is "sitting" on its own water supply, the groundwater has the risk of  
1293 undesirable contaminants in the form of road salts applied during the winter, fertilizer applications,  
1294 or an unintentional leaky sanitary sewer. Carroll County will update the WRE in 2024.

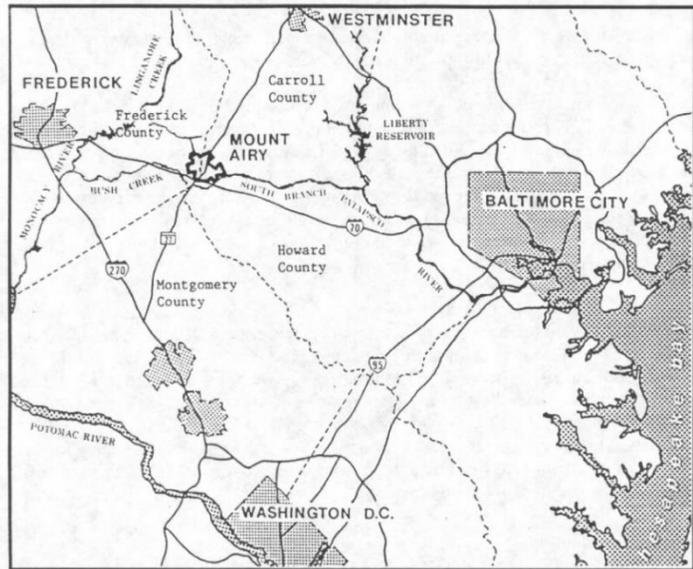
1295 Springheads are generally common in this schist formation, but are not a major source of water in  
1296 the Mount Airy area. There is a small spring in Summit Ridge at Main Street and Prospect Rd.  
1297 The pond at the Four County Farm just south of the Town is also spring fed.

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1298 Development affects groundwater quality in numerous ways: the introduction of impervious  
1299 surfaces, grading (which removes existing vegetation), concentration of pollutants into single high-  
1300 volume drainage areas (stormwater management ponds), and the potential application or spill of  
1301 chemicals that are not naturally absorbed or filtered. Common sources of contamination include  
1302 salt from road de-icing, excessive fertilizer and pesticide application, a leaking sanitary sewer  
1303 system, leaking underground storage tanks, and other “non-point source” pollution.

1304  
1305 ***Surface Water***

1306 Because of its unique location at the perimeter of two major watersheds it is not surprising that  
1307 Mount Airy does not have a large supply  
1308 of surface water. The most important  
1309 watershed is the South Branch of the  
1310 Patapsco River that is located directly  
1311 southeast of the Town limits. Other  
1312 minor streams that affect Mount Airy are  
1313 Ben’s Branch, several unnamed  
1314 tributaries of Bush Creek, Woodville  
1315 Branch, and Middle Run.



1316 **STREAMS AND STREAM**  
1317 **BUFFERS**

1318 The protection of streams requires  
1319 undisturbed, vegetated stream buffers.  
1320 Vegetated buffers can slow the flow of stormwater which reduces the erosion of stream banks.  
1321 Vegetation also absorbs water and acts as a "filter" for pollutants and nutrients. By slowing the  
1322 flow of rainwater, buffers also allow the water temperature to moderate before entering streams,  
1323 reducing shock to aquatic species. Stream buffers provide other benefits as well, including  
1324 improved wildlife habitat and scenic value in developed areas.

1325 The Town of Mount Airy, through its adoption of the Carroll County Water Resources  
1326 Management Manual (updated in August, 2022), restricts development along streams. The stream  
1327 buffer is an undisturbed zone extending from the banks of a stream. Stream buffers will be applied  
1328 County-wide, regardless of whether they are located within another Water Resource Management  
1329 Area (e.g., Surface Watershed Area). Stream buffers should remain undisturbed unless an existing  
1330 permanent improvement is within the delineated variable-width stream buffer. Existing permanent  
1331 improvements (e.g., driveways, bridges, sheds, etc.) and an appropriate area around them should  
1332 be excluded from the delineated variable-width stream buffer to allow for maintenance and access.  
1333 All stream buffers shall be a minimum of 50 feet wide from each stream bank. Each site’s  
1334 conditions will determine the final stream buffer width.

1335 Several "models" exist by which an appropriate stream buffer could be established. Rather than

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1336 establish a uniform buffer width for all streams, most models recommend that a buffer width be  
1337 established to accomplish specific goals. A review of studies conducted nationwide finds that to  
1338 significantly reduce the level of phosphorous entering streams, a 300-foot buffer on each side of  
1339 the stream is necessary. However, if the goal is a reduction of sedimentation of the stream, a 100-  
1340 foot buffer may suffice. Frederick County adopted strong stream protection regulations in 2008,  
1341 which includes a variable width buffer based on degree and extent of slope, plus extra setbacks  
1342 from streams in the Linganore Watershed to help reduce sediment in Lake Linganore. These buffer  
1343 regulations were amended by the Frederick County BOCC on October 31, 2013 and reduced the  
1344 required setback distances.

1345 In summary, the effectiveness of a buffer is determined by many factors, including the steepness  
1346 and length of slope within the buffer, the type of vegetative cover, the soil erodibility, and the  
1347 presence of impervious surfaces (such as pavement or rooftops). A 100-foot buffer around a water  
1348 supply is required. However, in calculating the buffer, impervious surface area and slopes  
1349 exceeding 25% do not count towards the buffer width requirement in order to give environmentally  
1350 sensitive areas maximum protection.

1351 **100-YEAR FLOODPLAIN**

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1352 In 2006, the Town Council enacted Chapter 61 of the Town of Mount Airy Code whereby the  
1353 Town adopted the Carroll County Floodplain Management Ordinance codified in Chapter 114 of  
1354 the Carroll County Code. In January 2012, the Town Council formally designated Carroll County,  
1355 under the National Flood Insurance Program, as the government entity responsible for floodplain  
1356 administration within the Town. Mount Airy does not permit development within the 100-year  
1357 floodplain.<sup>5</sup>

1358 **ENDANGERED SPECIES HABITATS**

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1359 In an effort to preserve habitat, 300-foot-wide forested buffers should be encouraged where  
1360 practical and beneficial to wildlife. Land-use policies, parks planning, and forestation resulting  
1361 from the Forest Conservation Act should contribute to enhancement of these corridors. Several  
1362 species of plants and animals are listed as rare, threatened, or endangered in Frederick County and  
1363 Carroll County.<sup>6</sup>

1364 **STEEP SLOPES**

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1365 Mount Airy does not permit development on slopes equal to or greater than 25%, and are not  
1366 considered as part of any minimum lot area. The State Forest Conservation Act defines steep  
1367 slopes as greater than 25%, or slopes greater than 15% with a K-value (soil erodibility) greater  
1368 than 0.35. It is difficult to develop on slopes in excess of 15% without significant grading.

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<sup>5</sup> Town Code §112-10, *Structures and Land Development in Floodplain*

<sup>6</sup> Maryland Department of Natural Resources

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1369 STATE FOREST CONSERVATION ACT

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1370 In 1991, the State of Maryland adopted the first edition of the Forest Conservation Act, which  
1371 provides that forest retention, reforestation, and/or afforestation be required of new land  
1372 development. Subsequent reviews of statutory and regulatory requirements of the Forest  
1373 Conservation Act resulted in the release of second and third editions of the manual, in 1995 and  
1374 1997, respectively. This legislation allows local governments to develop their own programs,  
1375 provided they meet the intent of the State Law. The Town of Mount Airy worked closely in  
1376 conjunction with Carroll County to develop a program that could be implemented in the Town.  
1377 The program has been administered successfully since 1993.

1378 The current program implemented for Carroll County stresses retention of existing forest area as  
1379 the primary objective in order to fulfill the requirements of the ordinance. For every square acre  
1380 of forest removed, the same amount will have to be replaced (reforested) on-site or somewhere  
1381 within the same county managing the forestation bank. Afforestation, which is establishing a  
1382 forest where there is none, is also required to meet the State objective of increasing forest cover in  
1383 the State. Any residential development on property that has less than 20% of its land in forest  
1384 cover must provide a 20% threshold of afforestation. Industrial and commercial lands are  
1385 permitted slightly lesser criteria, requiring a minimum of 15% of the post-development land to be  
1386 forested. To guide forestation decisions, priority retention areas and priority forestation areas are  
1387 defined. These areas include stream buffers, steep slopes, wildlife corridors, and similarly valued  
1388 natural areas. The requirements of the Forest Conservation Act have contributed to the  
1389 preservation and aesthetic retention of natural and conservation areas within the Town limits.  
1390 Although the Town has allowed developers to utilize certain dedicated "open space" and other  
1391 natural drainage areas or steep slope areas within established subdivisions, lack of suitable land  
1392 quickly has become a dilemma. The Town has subsequently allowed developers of commercial  
1393 and industrial projects to fulfill their forestation requirements through Carroll County-approved  
1394 "Forestation Banks." These banks are located in various areas throughout the county but have a  
1395 set number of acres that can be purchased by developers to fill their requirements. The banking  
1396 has worked well in Carroll County because the land used for these banks is located in strategic  
1397 areas along streambeds, steep slopes, or other officially designated environmentally sensitive  
1398 areas. Through the successful partnership between the Town and Carroll County, there now exists  
1399 the opportunity to allow additional landscape plantings within developments that could meet  
1400 forestation requirements. This proposed flexibility in the Forestation Ordinance requirements  
1401 would encourage more on-site plantings instead of being forced to use off-site forestation banks.

1402 CARROLL COUNTY WATER RESOURCE MANAGEMENT CODE AND THE  
1403 WATER RESOURCE MANAGEMENT MANUAL

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1404  
1405 In April 2004, the Carroll County Commissioners adopted Ordinance No. 04-08, which created  
1406 Chapter 154, *Water Resource Management* within the County Code. This new chapter formalized  
1407 and strengthened the ability to manage and protect water resources within the county. The chapter

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1408 provides for the delineation of management areas, and the ability to perform a water resource  
1409 impact review on all proposed development projects within the county. Mt. Airy is among the  
1410 several municipalities which have also adopted Chapter 154 (Town Code §110-1, *Adoption of*  
1411 *County Provisions*).

1412 Updated in 2022, the Water Resource Management Manual has the overall goal to allow  
1413 development to proceed in a manner that will minimize adverse impacts on the water supply. Some  
1414 of Carroll County’s geology and land use are unique and standards were developed to address local  
1415 needs.

1416 2023 TRIENNIAL UPDATE TO THE CARROLL COUNTY WATER AND SEWER  
1417 MASTER PLAN

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1418 Adopted in June, 2023, this updated plan implements the Carroll County Master Plan and guides  
1419 the municipalities’ Master Plans. The County’s Water & Sewer Master Plan has the following  
1420 three goals:

1421 **Goal 1:** Establish cost-effective public water and wastewater facilities that are consistent with the  
1422 type and timing of planned development.

1423 **Goal 2:** Identify and plan for specific water and wastewater facilities that will accomplish Water  
1424 Resource Element goals and strategies.

1425 **Goal 3:** Provide information about private water and wastewater users to inform planning-related  
1426 analysis and decision-making.

1427 This Water and Sewer Master Plan and Chapter 154 of the County Code identify our county’s  
1428 public water supply sources as the following Water Resource Management Areas:

1429 **Carbonate Rock Area:** Presently, Mt. Airy has no Carbonate Rock Area beneath its boundaries.

1430 **Wellhead Protection Area:** This area represents those regions that contribute groundwater to the  
1431 indicated sources. These areas are based on “capture areas” as estimated from available field-  
1432 testing data, hydrologic flow equations, and groundwater availability estimates, in combination  
1433 with the hydrogeological characteristics of the subject aquifers. The Town has a wellhead  
1434 protection ordinance to protect the well recharge areas around all of its current eleven (11) wells.

1435 **Aquifer Protection Area:** This area encompasses regions within 2,000 feet of each Designated  
1436 Growth Area (DGA) boundary, as well as any watershed-draining tributary to the Aquifer  
1437 Protection Area (APA). The groundwater recharge available is assumed to be that which could be  
1438 captured by gravity drainage into each of these areas. These areas, therefore, constitute the  
1439 potential groundwater resource available to serve DGAs into the future. Mt. Airy is among the  
1440 County’s DGAs.

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1441 **Surface Watershed Area:** This area encompasses the drainage basins of all existing and proposed  
1442 surface water reservoirs in Carroll County. The delineation of these areas is based on topography  
1443 and gravity drainage to the reservoirs.

1444 The triennial update also emphasizes that the conservation of water is a fundamental aspect of  
1445 resource protection and management. This component of Carroll County’s Water Resource  
1446 Management Program consists of three elements: educate the public, update the plumbing code  
1447 for new construction, and retrofit plumbing in existing construction. The Town complies with the  
1448 County mandates for water conservation devices in new construction and requires that certain new  
1449 plumbing fixtures meet specified flow rates.

1450 **WATER CONTAMINATION**

---

1451 Under the Federal Clean Water Act of 1972, the State is required to identify “impaired” water  
1452 bodies or those water bodies that do not meet their designated water quality standards. Impairments  
1453 can come from nutrients such as nitrogen and phosphorus, sediment, pathogens, mercury, and other  
1454 components (e.g. Per- and Polyfluorinated Substances commonly known as PFAS, lead, and  
1455 copper). Once a water body is deemed “impaired,” a Total Maximum Daily Load (TMDL) is  
1456 developed by the Maryland Department of the Environment (MDE). A TDML is the maximum  
1457 amount of a pollutant that the water body can assimilate and still meet water quality standards. To  
1458 reduce pollutants of the receiving waters and address identified impairments, watershed  
1459 implementation plans are required to be developed at both the State and Local level.

1460  
1461 In 2021, the Lead and Copper Rule Revisions (LCRR) required the Town to develop a service line  
1462 inventory and lead service line replacement plan by October 16, 2024. In 2025, the Town will  
1463 begin financial coordination with the state to design and install State-accepted lead mitigation to  
1464 remove all lead and galvanized lines from our water system.

1465  
1466 In 2023, the Town began routine well testing for PFAS contamination based upon EPA and MDE  
1467 limits. Due to the 2024 contamination levels at some test sites, the Town began the financial  
1468 coordination with the State to design and install State-accepted PFAS mitigation equipment to be  
1469 located at specific water pumping stations.

1470 **WATER RESOURCE MANAGEMENT STANDARDS AND THE MASTER PLAN**

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1471  
1472 The Carroll County Water Resource Management Standards / Master Plan Compatibility Study  
1473 prepared by Horsley Witten and Hegemann, Inc. reviewed the relationship between the proposed  
1474 standards and their conflict or consistency with planning and zoning policies. If planning policies  
1475 and regulations were not respectful of water resource issues, the success of water resource  
1476 standards would be limited. The following recommendations apply to Mount Airy:

1477 **A. General Land Use Recommendations** - While contamination is a potential threat regardless of

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1478 the land use, industrial uses are more likely to cause groundwater contamination from hazardous  
1479 material accidents. However, increased nutrient loads and reduced groundwater recharge can  
1480 result from intense development of any land use within a community's well watershed. Water  
1481 quality problems include PFAS contamination, excessive nitrate levels from residential and  
1482 agricultural fertilizers and business wastewater, and phosphorus that is a result of surface run-off  
1483 from residential, commercial, and agricultural uses.

1484 **B. Industrial Development** - The threat of groundwater contamination from industrial leaks and  
1485 spills can be significant. The study recommends that existing and future industrial areas are subject  
1486 to water resource management standards, and that future planning locate industrial activity outside  
1487 potential community well watersheds.

1488 Currently, the Town has two wells whose watersheds include industrial land -- production well #6  
1489 and production well #7. Production well #6 is located 1500 feet from current industrial land uses  
1490 and is at Watkins Regional Park. Production well #7 is located within the industrial park of the  
1491 Twin Ridge Professional Center. The Town will continue to monitor all of our wells and remain  
1492 vigilant for any activities that may adversely affect our wells.

1493 WELLHEAD PROTECTION AREAS

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1494 Carroll County's Water Resource Management Manual (updated in August 2022) requires a 100-  
1495 foot undisturbed buffer around community wells. The purpose of a buffer area is to ensure  
1496 adequate time delay before contaminants could reach a well. The Horsley, Witten and Hegemann  
1497 study explains that the buffer area should be sized according to the potential draw of the well, and  
1498 most wells draw from an area larger than 100 feet. A well pumped at higher volumes will draw  
1499 from a larger area over the same period of time than a lesser pumped well. Maryland Department  
1500 of the Environment (MDE) has mapped recharge areas, but no studies have actually documented  
1501 subsurface water flow under the Town.

1502 MOUNT AIRY WELLHEAD PROTECTION ORDINANCE

---

1503 In 1998, the Town of Mount Airy updated and adopted a Wellhead Protection Ordinance (Town  
1504 Code §109, Article V, *Wellhead Protection*). The Ordinance designates a large portion of the  
1505 Town boundary as the Wellhead Protection Area and, therefore, regulates the review and provides  
1506 a venue for analysis of all land uses within the Town boundaries. The Ordinance lists specific  
1507 permitted uses, conditional uses, and prohibited uses.

1508 All of the conditional uses must come under an additional layer of review from the Town to ensure  
1509 that the public groundwater supply will not be threatened by a particular use. The ordinance also  
1510 specifies the documentation required by the landowner to ensure the prevention of any immediate  
1511 or long-term hazard to the wellhead protection area of the Town. Conditional uses apply to fuel  
1512 storage, dry cleaning businesses, and heavy manufacturing uses. An example of prohibited uses  
1513 may be junkyards, storage of hazardous materials, landfills, and open burning or dumpsites.

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1514 MINIMUM WELL PRODUCTION ORDINANCE

1515 In October, 2023, the Town Council passed Ordinance 2023-40 to ensure a minimum flow of water  
1516 from any new test well before it is accepted by the Town (Town Code §109-4, *Wells*). That  
1517 minimum flow is at least a net yield of 75,000 gallons per day (gpd) after deductions based upon  
1518 limiting factors including, but not limited to:

1519 (1) The MDE annual average appropriation from the well,

1520 (2) The ability of the well to maintain production of at least 75,000 gpd during periods of drought.,  
1521 and

1522 (3) The availability of treatment facilities to treat the water from the well.

1523 The Ordinance does allow for acceptance of wells producing less than 75,000 gpd, but only when  
1524 it is recommended by the Town Engineer and under such circumstances as:

1525 (a) The well is one of multiple wells to be simultaneously dedicated to the Town that  
1526 collectively produce a net yield of at least 150,000 gpd after deduction of limiting factors.

1527 (b) The individual well produces at least a net yield of 50,000 gpd after deduction of limiting  
1528 factors.

1529 **RESPONSIBILITY OF DEVELOPERS TO PROVIDE NEW WATER SOURCES**

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1530 In 1989, the Town adopted Ordinance No. 1989-2 that requires developers to find a significant  
1531 well within their project area or pay a well exploration fee. Following adoption of this ordinance,  
1532 several good wells have been found. However, the new wells may be located within the  
1533 development regardless of the proposed density or permitted land use. As a requirement for most  
1534 major residential annexations, the development of a well is a necessity. Growth of the Town over  
1535 the last ten years has created the need for new wells from a major development to offset the added  
1536 draw on the existing water system.

1537 **WATER RESOURCE COORDINATION COUNCIL (WRCC)**

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1538 Mt. Airy is among a group of 8 municipalities within Carroll County committed to working  
1539 together to address water, wastewater and stormwater management issues. Their routine sharing  
1540 of best-practices has proven to be an effective and efficient water management body.

1541 The Water Resource Coordination Council (WRCC) was formed in March 2007 by a non-binding  
1542 joint resolution between the County, municipalities, and Carroll County Health Department. The  
1543 body provides a mechanism for cooperative problem solving of critical water resource  
1544 management issues facing the County and municipalities. The body fosters discussion between

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1545 jurisdictions in order to develop regional (watershed) or county-wide approaches to policies,  
1546 procedures, and solutions regarding water resource development and protection. Most importantly,  
1547 it provides a forum for the dissemination of ideas, solutions, and cost-saving approaches to water  
1548 resource development and protection within Carroll County.

1549 **STORMWATER MANAGEMENT**

---

1550 Stormwater management facilities are an attempt to replace the natural network for rainwater travel  
1551 and filtering in developed areas. Stormwater runoff is conveyed to a stormwater management  
1552 facility via sheet flow, storm drain system or another method of conveyance. Once the runoff  
1553 reaches the facility, its release rate and quality can be managed.

1554 There are various types of stormwater management facilities designed primarily to control the  
1555 increased volume or rate of runoff and/or eliminate pollutants that result from rainfall on developed  
1556 areas. Stormwater management structures help prevent the sudden flow of stormwater into  
1557 streams, and thereby reduce the risk of erosion and sediment deposit. Stormwater management  
1558 facilities also help prevent large volumes of runoff from damaging downstream properties.  
1559 Another primary function of many stormwater management facilities is pollutant removal. In  
1560 addition, stormwater management facilities often facilitate infiltration of surface water to replenish  
1561 Mount Airy's groundwater (drinking water) supply.

1562 Although stormwater management facilities provide many benefits, some problems related to these  
1563 facilities persist. Because facility design concentrates runoff in one location, there may be an  
1564 increased loading of pollutants or nutrients at that location. The best way to minimize this loading  
1565 is to provide as much natural vegetated surface area as possible throughout each new development.  
1566 Vegetation will help treat pollutant-laden runoff. Stormwater management facilities also require  
1567 substantial maintenance, which is typically provided by the Town at taxpayer expense within low-  
1568 density residential developments.

1569 In 2007, House Bill 786 ((HB), known as the Stormwater Management Act, was passed. This  
1570 legislation requires stormwater management practices to mimic natural water runoff and minimize  
1571 land development impact on water resources. The stricter standard reduces pollution runoff to the  
1572 Bay from impervious surfaces such as pavement, roofs, and structures.

1573 Long range planning is the primary tool to address the stormwater challenges of the future. Such  
1574 planning includes a multi-year program of stormwater upgrades to meet future needs. The impact  
1575 of climate change on the current stormwater infrastructure shall be closely monitored moving  
1576 forward and addressed in the design of new facilities. This will result in funding increases to  
1577 support more robust stormwater management infrastructure. All major stormwater management  
1578 projects will be coordinated with the aforementioned Water Resource Coordination Council  
1579 (WRCC).

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1580 MARYLAND AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION  
1581 SYSTEM

---

1582 The State of Maryland created, and is an ongoing participant in, the National Pollutant Discharge  
1583 Elimination System (NPDES) for stormwater management. This program is designed to monitor  
1584 stormwater flow for pollutants; some of which are considered “non-point source” or being  
1585 generated some distance away from the storm drain system, but ultimately accessing the municipal  
1586 storm drain system. These off-site pollutants make their way into the system and could potentially  
1587 create a negative effect on the groundwater supply for the town.

1588 A NPDES Phase II permit is required from the State for all counties and municipalities to  
1589 continuously monitor their stormwater flow for contaminants. This permitting process is required  
1590 from the EPA as part of the Federal Clean Water Act. Under this permit, Best Management  
1591 Practices are promoted and the implementation of the following six measures is encouraged:

- 1592 • Public education and outreach
- 1593 • Public participation and involvement
- 1594 • Illicit discharge detection and elimination
- 1595 • Construction site runoff control
- 1596 • Post -construction runoff control
- 1597 • Pollution prevention/good housekeeping

1598 This permit exists at Carroll County and includes the Town. In order for the County to meet the  
1599 requirements of the permit, the storm drain system for the County and all of the municipalities  
1600 participating will need to be put into a mapping program. The County has the staff to log-in all  
1601 new storm drain system information and make the necessary reporting requirements to the State.

1602 GILLIS FALLS RESERVOIR

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1603 In 1988, the Carroll County Bureau of Water Resources released a study including estimates of  
1604 water supply and demand in southern Carroll County. That water resource study concluded that  
1605 water demand would exceed supply by the year 2015. In order to plan for the future water usage,  
1606 Carroll County began planning for a surface water source, the Gillis Falls Reservoir, located 2  
1607 miles northeast of Mt. Airy. As of 2023, the County has purchased about 91% of the total 1,200  
1608 acres needed to establish the reservoir. The land of the reservoir watershed is primarily in  
1609 conservation-zoning; thereby protecting the water quality of a possible future reservoir.

1610 Of note, the Carroll County 2023 Water and Sewer Master Plan includes the Gillis Falls Reservoir  
1611 as one of the Town’s potential long-term (10+ years) options for a new surface water source. That  
1612 Master Plan recommendation also:

- 1613 • estimates a safe yield of 0.85 mgd from the reservoir,

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- 1614 • encourages the Town and County to develop an intake pipeline for the reservoir on Carroll
- 1615 County-owned property, and
- 1616 • for the Town and County to establish a 100-120 mg off-stream storage impoundment.

1617 HARRISON / LEISHEAR PROPERTY

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1618 An additional long-range recommendation from Carroll County for future groundwater  
1619 exploration is the potential new water supply options within the nearby Carroll County-owned  
1620 Harrison/Leishear property that is located just north of the current Town boundary. In the recent  
1621 past, the Town worked with Carroll County and MDE for water appropriations from four wells on  
1622 this property. That effort was being driven by discussions between the County and the Town to  
1623 possibly annex that property into the Town. Based upon the Town’s testing during those  
1624 annexation negotiations, the four wells have an anticipated (combined) appropriation amount of  
1625 152,000 gpd. That amount would significantly mitigate the 2023 projected water shortfall of  
1626 165,000 gpd to meet the Town’s future water demand needs. Unfortunately, the annexation  
1627 discussions were paused indefinitely and will need to be restarted in order to continue the addition  
1628 of this much-needed nearby groundwater source for the Town’s future growth. The fact that the  
1629 2023 Carroll County Water and Sewer Master Plan includes this option for the Town gives  
1630 optimism to renewing those negotiations.

1631 WATER RESOURCE ELEMENT

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1632 The Water Resource Element (WRE) is a statutory requirement for jurisdictions to ensure that  
1633 municipalities have comprehensive plans to meet current and future water and sewer demands. It  
1634 sets out in detail the current status along with future plans for the town's water and sewer capacity  
1635 given the limitations and constraints of our water resources. The WRE is an integral part of the  
1636 Master Plan.

1637 The Town of Mount Airy is a part of Carroll County and the Town’s WRE is incorporated into the  
1638 County's WRE. The Town’s portion of the Carroll County WRE is currently being updated (by  
1639 the Town Engineer and the Water & Sewer Commission) and will replace the 2010 WRE.

1640 Noteworthy is the addition of climate change considerations as they may impact possible flooding  
1641 into the town's water system, our Waste Water Treatment Plant (WWTP), and stormwater  
1642 facilities. The town also monitors PFAS levels at all 11 wells. Quarterly test results are a key factor  
1643 in our ongoing remediation program and those results are available on the Town's website.

1644 WATER / WASTE WATER

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1645 WATER SUPPLY

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1646 The Town of Mount Airy is not only located in two counties, but also divided into five different

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1647 watersheds. From 2005 to 2011, the Town was under a Consent Order with the Maryland  
 1648 Department of the Environment to find additional source water for the Town’s increasing water  
 1649 supply demands. The Town operates strictly off of groundwater supply. In recent years the Town  
 1650 replaced more than 15,000 Linear Feet of pipe for the water main, increasing to a 12" main between  
 1651 all three elevated storage tanks.

1652 The unconfined fractured rock aquifer is the source of water supply for the Town. The system uses  
 1653 11 wells to provide a municipal water supply for over 9,600 residents. The Town’s existing water  
 1654 supply system consists of these eleven wells, transmission and feeder mains, and five water  
 1655 treatment/booster pumping stations. The Town also operates three elevated tanks capable of  
 1656 holding over 1,700,000 gallons in reserve. The wells’ locations within our aquifers can be seen  
 1657 on the enclosed Water Resources Map.

1658 The main well field is located in Frederick County and consists of wells #1-4.

1659 Wells #5 and #6 are located in Carroll County west of MD 27.

1660 Wells #7 (Twin Ridge Subdivision) and #8 (Summit Ridge Subdivision) were brought on line as  
 1661 a result of those two subdivisions.

1662 Well #9 was on Town-owned property and subsequently developed.

1663 Well #10 was brought on due to development activity (Sterling Glen Subdivision).

1664 Well #11 is located on South Main Street. It is located on Town-owned property and was put into  
 1665 service to fulfill the requirements of MDE to satisfy the water allocation of existing approved  
 1666 developments.

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	

1678 **Total Gallons Per Day Allocation 927,000 gpd 704,000 gpd**

1679

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1680 The Maryland Department of the Environment has allocated and permitted the Town for a total of  
1681 927,000 gallons per day to be extracted from all eleven wells currently on line. The Town has  
1682 three (3) water storage tanks (i.e. water towers). The most recent third water storage tank is capable  
1683 of holding 1,000,000 gallons of water in reserve.

1684 **WATER SUPPLY LIMITATIONS**

---

1685 The Town of Mount Airy has historically utilized groundwater wells for its water supply. The  
1686 emphasis on groundwater supply has served the Town well over the last forty years and the Town  
1687 has been fortunate to find, purchase and drill several large production wells, the majority within  
1688 our municipal boundaries.

1689 The Town would like to continue this trend of reliance on groundwater resources within the  
1690 municipal boundaries. The Town also understands that a long-term water solution may not be  
1691 limited to groundwater. Most importantly, the aggregate of all water supply sources must not  
1692 exceed the design capacity of our Waste Water Treatment Plant (WWTP), which is currently  
1693 permitted at a processing capacity of 1.2 million gallons per day (mgd).

1694 **WASTE WATER**

---

1695 The Town of Mount Airy currently has 11 waste water pump stations that move waste water over  
1696 the various ridges throughout the Town which all feed into a single waste water treatment plant.  
1697 The plant treats the waste water and discharges the flow into the South Branch of the Patapsco  
1698 River.

1699 Sewer system camera inspections in 2007 identified three major infiltration leaks which were  
1700 immediately corrected. This effort was followed by 4,000 linear feet of fold and form repairs in  
1701 2010. Manhole inspections and repairs then occurred over the next several years. In the last five  
1702 years, nighttime inspections identified an additional six miles of infiltrating pipes which were  
1703 repaired with cured-in-place pipe linings (CIPP) utilizing American Rescue Plan Act (ARPA)  
1704 funding. The average flow into the WWTP has steadily increased through the years from an  
1705 average of 515,000 gpd in 1998 to 737,000 gpd in 2013. The net difference between waste water  
1706 flow and supply water flow became extreme and suggested that a growing source of rainwater was  
1707 inflowing and/or infiltrating (I&I) the collection system. The Town therefore ramped-up its I&I  
1708 reduction program.

1709 The waste water treatment process consists of the following: a bar screen, grit removal, Biological  
1710 Nutrient Removal (BNR) aeration, clarification, Enhanced Nutrient Removal (ENR) filtration,  
1711 ultraviolet light and post aeration, solids removal processing, sludge holding, and a belt filter press  
1712 with lime stabilization.

1713 This plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.  
1714 The first upgrade was around 1989 and expanded the plant to meet the capacity of numerous  
1715 developments occurring in the Town.

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1716 In 1999, the plant was expanded again to its current design capacity, but also improved with  
1717 Biological Nutrient Removal (BNR) technology which includes the installation of aerobic and  
1718 anoxic zones. The biological processes involve the use of micro-organisms and oxidation to reduce  
1719 both total nitrogen (TN) and total phosphorous (TP) from the water. During nitrification the  
1720 ammonia is oxidized to nitrite and then to nitrate in the presence of oxygen under aerobic  
1721 conditions. This is followed by the denitrification of nitrates which biologically reduces to nitric  
1722 oxide, nitrous oxide and nitrogen gas in the absence of oxygen under anoxic conditions. Total  
1723 phosphorous in waste water is a combination of soluble and particulate phosphate. The solids, or  
1724 particulates, are easily removed through the solids removal process. During aerobic conditions the  
1725 soluble phosphorus is solidified by aerobic heterotrophs and then broken down under anaerobic  
1726 conditions to the release of phosphorus. This process is repeated with the return sludge system.

1727 In 2010, the wastewater plant was upgraded again to Enhanced Nutrient Removal (ENR)  
1728 technology. The TETRA Denite system combines the denitrifications and filtration process to  
1729 further reduce TN and TP below the stringent 3mg/liter and 0.3mg/liter discharge limitations,  
1730 respectively. This effective removal process is undertaken by introducing methanol as a carbon  
1731 source. It has proven to be very effective in meeting the State's requirements.

1732 **WASTE WATER LIMITATIONS**

---

1733 The Town needs to keep our long-term wastewater treatment options open, but with serious  
1734 consideration of what the long-term financial limitations are for a smaller municipality. Because  
1735 of these potential financial limitations, the Town may not be able to seriously consider all possible  
1736 options. It is the Town's intention to only pursue long-term planning, development and a rate of  
1737 growth that is responsive to and in balance with both the (known or demonstrated) capacity of the  
1738 Town's water resources and the future growth preferences of the Town's residents.

1739 **NATURAL RESOURCES POLICY SUMMARY**

---

1740 Increased awareness of the effects of development on the environment has led to additional  
1741 environmental legislation at the State and local levels. The *1992 Maryland Economic Growth*  
1742 *Resource Protection and Planning Act*, the *1991 Forest Conservation Act* and the *1997 Smart*  
1743 *Growth Legislation* will significantly affect the planning policies of the Town. Mount Airy's  
1744 reliance on groundwater for the Town's water system will require comprehensive groundwater  
1745 management as the Town grows.

1746

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1752 NATURAL RESOURCES OBJECTIVES AND IMPLEMENTING  
1753 STRATEGIES

---

1754  
1755 **STRATEGIC GOAL A - Adequate Public and Community Facilities:** Improve the capacity  
1756 and quality of all areas of our Public and Community Facilities so that we provide, at the minimum,  
1757 an adequate Quality of Life for all residents.

1758 **Objective A.3.1:** Increase the Town’s well water reserve.

1759  
1760 **Objective Leader:** Town Engineer.

1761  
1762 **Implementation:**

- 1763 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application  
1764 of existing wells where source capacity already exists.  
1765 ➤ Require large developments to provide ample water capacity with their development to  
1766 support the Town’s calculation of proposed demand and drought reserve (Category 11).  
1767  
1768

---

1769 **STRATEGIC GOAL B - Responsible Growth:** Pursue growth through infill development,  
1770 redevelopment and annexations while eliminating our Open Space deficit, protecting our  
1771 environment, safety and health, and preserving our cultural/historical resources and community  
1772 identity.

1773  
1774 **Objective B.3.1:** As technology becomes available, continuously improve water testing  
1775 technology.

1776  
1777 **Objective Leader:** Town Engineer.

1778  
1779 **Implementation:**

- 1780 ➤ Implement the installation of better PFAS monitoring technology, as it becomes available,  
1781 at all of the Town’s Water Treatment Plants.  
1782 ➤ Replace existing equipment with newer monitoring technology for all known  
1783 contaminants.  
1784

1785 **Objective B.3.2:** Document and enforce stormwater runoff within the Town.

1786  
1787 **Objective Leader:** Town Engineer, in coordination with the Public Works Director.

1788  
1789 **Implementation:**

- 1790 ➤ Continue to work with Carroll County to meet the State mandated NPDES and stormwater  
1791 management improvements and mapping on existing land development.

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- 1792           ➤ Ensure all new development is thoroughly reviewed by Carroll County’s stormwater  
1793 management office to meet the requirements of the State and Town code.  
1794           ➤ Establish new metrics to measure and monitor the impact of climate change on the current  
1795 stormwater infrastructure. Apply those results towards increased funding of more robust  
1796 and/or improved stormwater management infrastructure.

1797

1798

1799 **Objective B.3.3:** Increase forested land within and adjacent to the Town.

1800

1801 **Objective Leader:** Town Engineer.

1802

1803 **Implementation:**

- 1804           ➤ Ensure all new development is thoroughly reviewed to determine compliance with the  
1805 20% forested (residential) and 15% forested (industrial) requirements for the minimum  
1806 amount of forested land in those districts.
- 1807           ➤ In cooperation with both Counties, review the current Forestation Banks Program with  
1808 the objective to encourage any developer who cannot meet the above requirements to:  
1809           ○ provide forestation plantings on equal acreage on in-Town parcels; or  
1810           ○ require any outside-Town Forestation Bank purchase by a developer to be provided  
1811 on available land adjacent to the Town’s boundaries.
- 1812           ➤ In cooperation with the appropriate Town Commission and /or Board, assess those Town-  
1813 owned areas where additional forestation or shrubbery can benefit residents. Then, use  
1814 that list:  
1815           ○ in the implementation efforts above, and  
1816           ○ in cooperation with the Maryland Department of Natural Resources, Frederick  
1817 County and /or Carroll County, seek a cooperative agreement on a reforestation  
1818 project to fulfill those prioritized Town forestation/shrubbery needs. If necessary,  
1819 use the 2008 effort in Watkins Park as a model and precedence case.

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1820 CHAPTER FOUR: LAND USE, HOUSING AND  
1821 ZONING

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1822 Land use planning constitutes the “fabric” that makes a Town viable and unique. Development  
1823 patterns established early-on in a Town can be a strong determination of future growth patterns.  
1824 Land use during the previous Master Plan (2013-2023) can be generally characterized as slow-  
1825 growth in the Residential, Commercial and Industrial districts, while also moving through the  
1826 application process for two significant new developments in the newly created Mixed-Use  
1827 districts. Today, the Town must continue to assess any growth against the limited water supply  
1828 and our near-capacity waste water treatment facility.  
1829 Because of this reality, this 2023 Town Master Plan  
1830 will promote a conservative land use and  
1831 development pace while advocating for capacity  
1832 increases in those two critical Public Facilities. This  
1833 chapter considers the results of the 2020 Town  
1834 Survey, public comments expressed during 2022-  
1835 2023 public hearings held on two mixed-use developments, public comments offered on a recent  
1836 residential-to-commercial rezoning application, and the generally positive public sentiment  
1837 towards Accessory Dwelling Units (ADUs) as an option to create additional housing for both our  
1838 senior and dependent residents. In summary, this Chapter aims to guide Land Use for the next 10  
1839 years while continuing to protect and improve the area’s natural resources and quality of life for  
1840 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.*

1841 In the Housing Element section, the Town affirms its state-required commitment towards  
1842 furthering fair housing by assessing housing development trends, assessing urban development,  
1843 advocating urban renewal towards candidate redevelopment properties (Chapter 5) and by  
1844 addressing potential housing code amendments which may result from new or pending state  
1845 legislation. It will then proceed to recommend specific property rezoning.

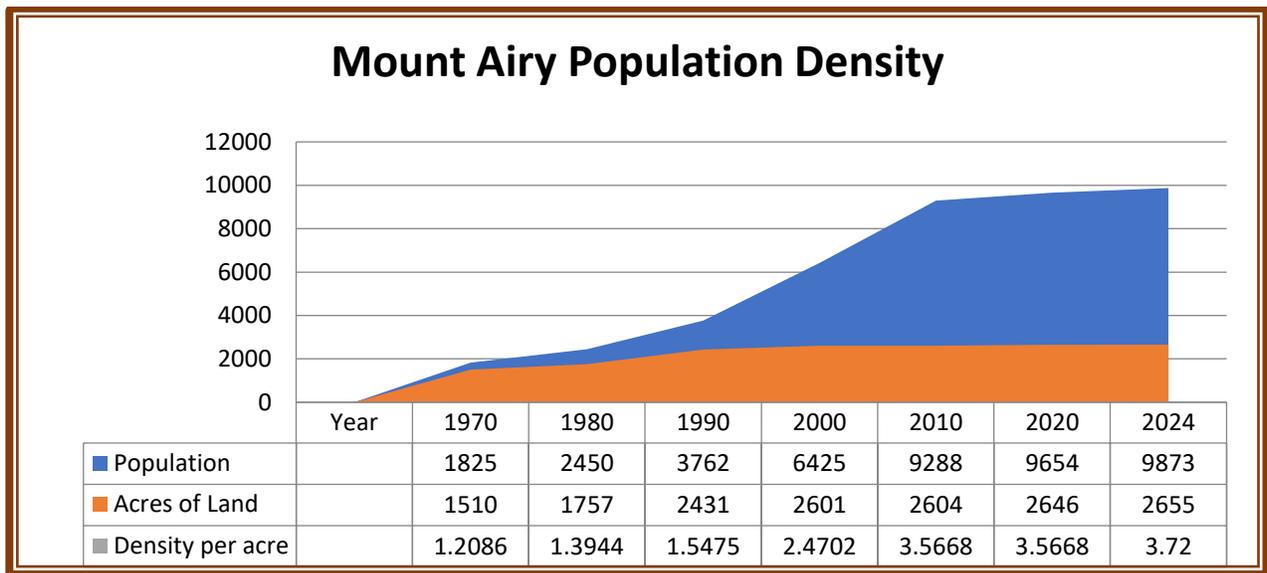
1846 Zoning ordinances and codes are essential in guiding future development and growth by regulating  
1847 land use and shaping the appearance and functionality of new developments. They set standards  
1848 for site design and manage the interaction between new and existing developments. Existing  
1849 zoning ordinances, particularly those affecting commercial and industrial development,  
1850 significantly impact the Town’s economic base. Similarly, residential zoning, including mixed-  
1851 use, influences the overall character and community cohesion; affecting factors like density,  
1852 housing affordability, diversity of dwelling types, and impacts on public facilities.

1853

1854 REVIEW OF 2003-2023 LAND USE AND ZONING

1855 The Town of Mount Airy has experienced a significant amount of residential land development in  
 1856 the past two decades. During these twenty years, the majority of the development activity occurred  
 1857 within the Carroll County portion of the Town. Between 2013 to 2023, there were two annexations  
 1858 which occurred in 2016 -- the Full Property (8.336 acres) and 4010 Twin Arch Road (0.4677  
 1859 acres). The increase of residential land inventory and subsequent development contributed to  
 1860 substantial population growth in the past 10 years. According to the 2020 Census data, the Town's  
 1861 population grew by 366 citizens during 2010-2020.

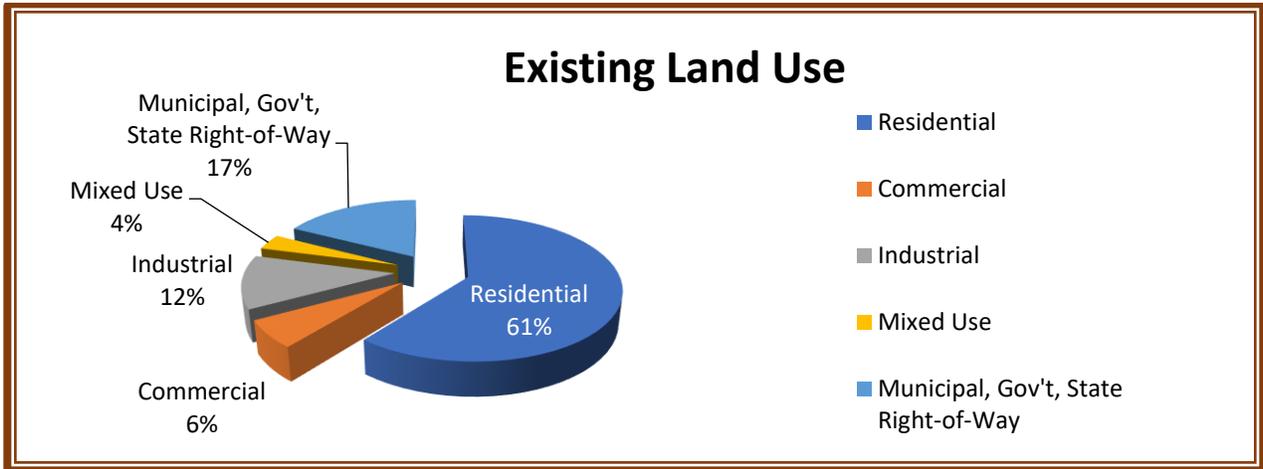
1862 As the tables below will show, the Town's population density has risen steadily over the period  
 1863 1990-2010. The growth rate plateaued from 2010 to 2023 with only an increase of 77 new dwelling  
 1864 units between 2020 and 2024 -- with comparatively low increases in land inventory.



1865  
 1866 During 2000-2020, the Town developed more than half of the vacant land inventory that was  
 1867 present in 1994 (i.e. infill development).  
 1868

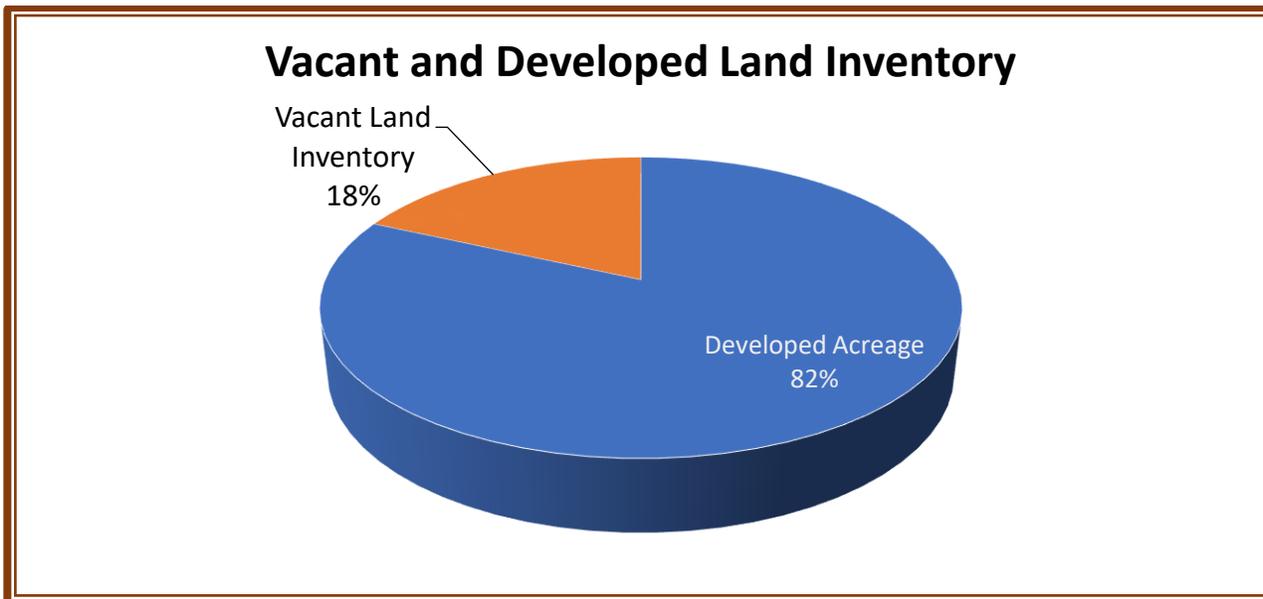
1869 As depicted in the following chart, Residential is our largest land use category with 61% of the  
 1870 total 2,651 acres within the Town's current boundary.

- 1871 ■ Municipal, government and road rights-of-way represent about 17%.
- 1872 ■ Industrial land use totals about 12%.
- 1873 ■ Commercial use totals approximately 6%.
- 1874 ■ Mixed-use is approximately 4%.
- 1875 ■ Public uses (e.g. the library, community center, post office, etc.) constitute less than 1% of
- 1876 the Town's total land uses.

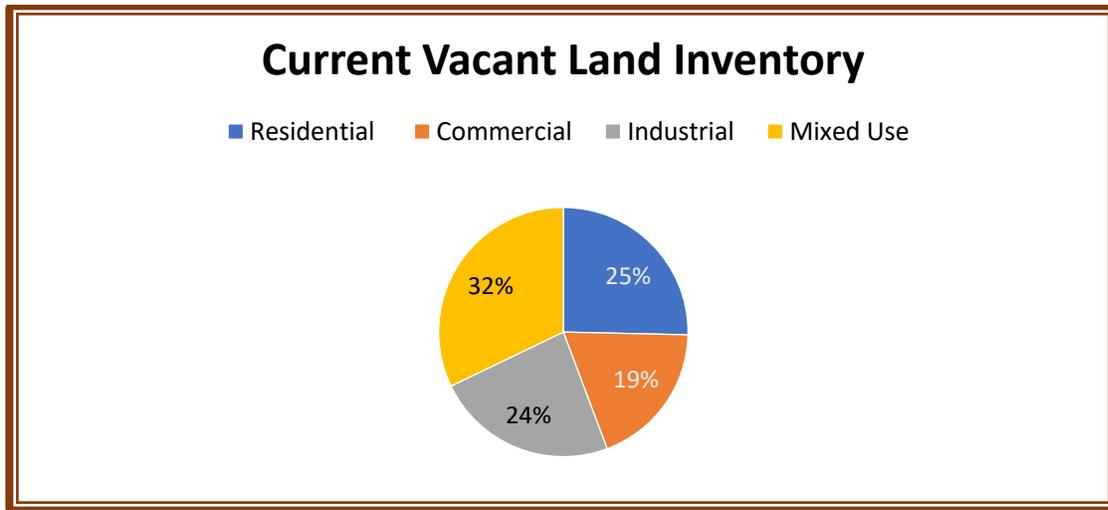


1877

1878 Currently, only 18% of the zoned land inside the Town boundary is undeveloped. Of this inventory  
1879 (as depicted in the chart on the next page), 24% is located within industrial zoning, 25% is in  
1880 residential zoning, 32% is mixed-use, and 19% is in commercial zoning. Taken as a whole, only  
1881 a small percentage of the Town’s vacant land has an approved development plan, and 90% of all  
1882 land use, including residential, mirrors the zoning category and comprehensive plan designation  
1883 presented on the Mount Airy Existing Land Use Map. The large percentage of land use devoted  
1884 to residential development is not unusual in a “bedroom community” such as Mount Airy, where  
1885 a significant number of the local residents continue to commute to work locations outside of the  
1886 Town.



1887



1888

1889 For the past ten years, the majority of the Town’s commercial activity and larger retail  
1890 establishments have been located near the interchange of I-70 and Maryland Route 27 (MD 27),  
1891 and then extend north along MD 27 on predominantly the east side (e.g. Twin Arch Shopping  
1892 Center) of that busy corridor. However, during this period there has also been some commercial  
1893 development along Main Street (e.g. Liquidity Aleworks, Cle Doree Bakery Shop, and Concetta’s  
1894 Bistro) and Center Street (e.g. LabCorp and Glamour Overhead Doors). Most of these new  
1895 downtown commercial startups have consisted of redevelopment of long-vacant buildings or  
1896 available floorspace within existing commercial buildings. The Town’s “flex space” use inventory  
1897 has expanded in the industrially-zoned districts throughout the Town’s borders. While the supply  
1898 of large parcels of commercially-zoned land is currently limited to a portion of our two large  
1899 mixed-use districts (created during the previous Master Plan period), opportunities for commercial  
1900 growth as infill development and redevelopment projects do still exist. Modification of existing  
1901 classifications and the rezoning of property serve as possible tools to maximize the potential of  
1902 existing vacant land inventory. Among our redevelopment tools, the Town Council’s new  
1903 authority for urban renewal may be a viable tool to increase our commercial opportunities.

1904 Other examples of redevelopment tools:

- 1905     ▪ The Town created new Mixed-Use districts for two large parcels; thereby increasing the  
1906     potential inventory of commercial property to develop for the Town’s economic health. These  
1907     two parcels now extend the commercial land opportunities to the north end of Main Street and  
1908     to both sides of MD 27 near Watkins Park and the Twin Arch Shopping Center.
- 1909     ▪ During the previous Master Plan, one large residential property along the MD 27 corridor was  
1910     rezoned to commercial.  
1911
- 1912

1913     ▪ During the previous Master Plan, a residential property on the east side of MD 27 was rezoned  
 1914         to Neighborhood Professional (NP) and an optician business will soon reside there.

1915     The 2023 Town of Mount Airy Comprehensive Master Plan will focus on the continued  
 1916     redevelopment of existing commercial areas, the possible commercial development within two  
 1917     mixed-use districts, and the continued development of infill areas.

1918     **PAST RESIDENTIAL ACTIVITY**

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1919     Since 2000, seven major residential subdivisions have been constructed, resulting in a large  
 1920     number of residential construction permits during 2000-2003. Six of the subdivisions; Summit  
 1921     Ridge, Fields of Nottingham, Woodlands of Nottingham, Sterling Glen, Twin Arch Crossing, and  
 1922     Brittany Manor are single-family or multi-family developments. One subdivision, Wildwood  
 1923     Park, is strictly senior (age-restricted) housing. The last major subdivision plan approved by the  
 1924     Town was Brittany Manor (2019-2022).

1925     **PROPOSED RESIDENTIAL ACTIVITY**

---

1926     Mount Airy’s Municipal Growth Element (MGE) identifies land areas available for future  
 1927     residential development within the existing Town boundaries. These properties listed below have  
 1928     the potential to provide 73 additional dwelling units (DUs) to the Town’s residential inventory  
 1929     based on their current zoning. As of the Fall of 2023, only one residential parcel (i.e. Dennis  
 1930     Subdivision with 5 DUs) has received approval and one mixed-use (MXU-CC) parcel (e.g.  
 1931     Greentree Village with 60 DUs) has proceeded to concept plan / pattern book review. The  
 1932     projected yield of 65 new dwelling units from these two developments is reflected in the currently  
 1933     approved pipeline development.

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>

1934 HOUSING

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1935  
1936 AFFIRMATIVELY FURTHERING FAIR HOUSING

---

1937 As of January 1, 2023, HB 90 (2021) requires all housing elements for municipalities and non-  
1938 charter counties to “affirmatively further fair housing.”

1939  
1940 HB 90 defines affirmatively furthering fair housing as, “taking meaningful actions...” to:

- 1941 • Overcome patterns of segregation;
- 1942 • Foster inclusive communities free from barriers that restrict access to housing and  
1943 opportunity based on protected characteristics;
- 1944 • Address significant disparities in housing needs and access to opportunity;
- 1945 • Replace segregated living patterns with truly integrated and balanced living patterns; and
- 1946 • Foster and maintain compliance with civil rights and fair housing laws.

1947  
1948 The bill intentionally refrains from specifying the actions which jurisdictions must implement.  
1949 Rather, the Town can develop our own approach for furthering fair housing, given that our chosen  
1950 approach includes meaningful actions to address the issues listed above.

1951  
1952 Specifically, HB 90 added the following text to §3-114 of the Land Use Article:

- 1953  
1954 (1) Local jurisdictions have a duty to affirmatively further fair housing through their housing  
1955 and urban development programs.
- 1956 (2) The housing element of a comprehensive plan that is enacted or amended on or after January  
1957 1, 2023, shall include an assessment of fair housing to ensure that the local jurisdiction is  
1958 affirmatively furthering fair housing.
- 1959 (3) On request of a local jurisdiction, the Maryland Department of Planning, in consultation  
1960 with the Maryland Department of Housing and Community Development, shall provide  
1961 technical assistance for the purpose of developing the housing element of a comprehensive plan.

1962  
1963 Additionally, HB 1045 was passed by the Maryland General Assembly during the 2019 legislative  
1964 session. It also required a master plan housing element to address low-income and workforce  
1965 housing, and to assess various housing needs in the area.

1966  
1967 Accordingly, this Master Plan affirmatively furthers fair housing and provides the following  
1968 required assessments.<sup>7</sup>

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<sup>7</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.

1969 FAIR HOUSING ASSESSMENT & ANALYSIS -- HOUSING HURDLES

1970 The Town of Mount Airy is a little different from other municipalities. The town's corporate limits  
1971 are divided into two counties in Maryland (Carroll and Fredrick Counties). Moreover, the zip code  
1972 for Mount Airy includes portions of four different counties (Carroll, Fredrick, Howard, and  
1973 Montgomery Counties). On top of that, we are divided by two different Area Median Incomes  
1974 (AMIs) within Maryland:

- 1975
- 1976 • 2024 AMI-Carroll (Baltimore-Columbia-Towson, MD) and
  - 1977 • 2024 AMI-Fredrick (Washington-Arlington-Alexandria, DC-VA-MF HUD Metro).
- 1978

1979 The Maryland Department of Planning dashboard<sup>8</sup> indicates the area for 2024 AMI-Carroll  
1980 (Baltimore-Columbia-Towson, MD) has a Housing Income level related to HB 1045, ranging  
1981 from \$73,320 to \$146,640, with an average of \$122,200.

1982

1983 The Maryland Department of Planning dashboard indicates the area for 2024 AMI-Fredrick  
1984 (Washington-Arlington-Alexandria, DC-VA-MF HUD Metro) has a Housing Income level related  
1985 to HB 1045, ranging from \$92,820 to \$185,640, with an average area median income of \$154,700.

1986

1987 If you take the AMI from both areas, 2024 AMI-Carroll (Baltimore-Columbia-Towson, MD) with  
1988 an average of \$122,200 and 2024 AMI-Fredrick (Washington-Arlington-Alexandria, DC-VA-MF  
1989 HUD Metro) with an average of \$154,700. The average from the two areas will yield an overall  
1990 average of the two separate AMIs of \$138,450. Therefore, in order to limit any resident's monthly  
1991 housing costs (i.e. rental, or mortgage plus home insurance and taxes) to no more than 30% of this  
1992 average AMI<sup>9</sup>, the upper limit (30%) would be \$3,461.25.

1993

1994 The Town has a mix of large, medium, and small single-family homes; large, medium, and small  
1995 attached duplexes; and cluster townhomes throughout the town. We have a very small number of  
1996 apartments and condo-type housing structures.

1997

1998 The Maryland Department of Planning dashboard indicates that the town has 90.2% owner-  
1999 occupied housing. The 2023 Census update to the 2020 Census reveals that Mount Airy has  
2000 approximately 3,249 households. The Town of Mount Airy is a bedroom community near  
2001 Washington DC, Baltimore City, and Frederick City. The median value of owner-occupied  
2002 housing units, according to the 2023 Census update, is \$459,500.

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<sup>8</sup> This dashboard is located at: <https://planning.maryland.gov/Pages/OurWork/housing-element-mg/housing-planning.aspx>

<sup>9</sup> The Maryland Department of Planning uses the "less than 30% of household income" as their metric to determine what is affordable housing.

2003 FAIR HOUSING ANALYSIS -- HOUSING BENEFITS

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2004 The Town of Mount Airy has a small-town charm, even with a population of nearly 10,000. The  
2005 community benefits from high-quality school facilities in both Frederick County and Carroll  
2006 County. Most people who live here make more than 60% AMI.<sup>10</sup> There are residential projects in  
2007 the town under current (2024) review that will offer a mixed type of housing units, ranging from  
2008 larger single-family homes and villa single-family homes to clustered townhomes. There will also  
2009 be a non-residential part of one subdivision project that might provide an area for public or private  
2010 services for the community.

2011  
2012 The town benefits from higher wages earned, higher property values, and lower crime. But there  
2013 is a limited affordable housing inventory.

2014  
2015 The town collects income tax from those who reside within the town and property taxes from those  
2016 who own real property. This revenue pays for such public services as the Police Department, Town  
2017 administrative services, public works, water/sewer services, trash and recycling services.

2018  
2019 Mount Airy has grown at a slow but steady pace over the last 10 or so years, with roughly 24 new  
2020 homes per year. The Town code currently restricts any single development project to 24 building  
2021 permits within a 12-month period. That being said, the Town Council can adjust that restriction if  
2022 it finds that all seven critical facilities (i.e. the APFO) are, and will remain, adequate.

2023

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<sup>10</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>

2024 FAIR HOUSING ANALYSIS -- HOUSING TOOLS

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2025 The Town may implement tools to provide affordable housing relief while not undermining Mount  
2026 Airy residents' desire to limit growth. Zoning and development incentives may create more  
2027 affordable housing opportunities in several ways. The town's ability to develop is most directly  
2028 impacted by the availability of water resources to support proposed development projects. This  
2029 does not allow the Town to incentivize more affordable housing effectively using higher density  
2030 zoning. On a small scale, the town could achieve some success through accessory dwelling units  
2031 (ADUs). ADUs allow a property owner to construct an independent accessory structure on their  
2032 property for use as a rental unit or a dwelling unit for a family member who would not be able to  
2033 afford housing in the rental market. This could afford property owners the opportunity to earn  
2034 additional rental income while providing a more affordable housing option for others. This is  
2035 possible without a large-scale impact on the available water resources of the Town. These units  
2036 are typically smaller in scale and could be limited by the Town to a specific size.

2037  
2038 The Town of Mount Airy has a process within the Town code to allow ADU-type units through a  
2039 special exception family apartment<sup>11</sup> or an accessory apartment.<sup>12</sup> The town may also implement  
2040 development agreements or incentives to ensure that new developments include more affordable  
2041 options or styles typically not found in newer single-family detached residential subdivision  
2042 projects. The Town may also use annexation agreements to require developers to build a specific  
2043 number of different types of housing units, such as townhouses, duplex units, or multifamily  
2044 dwelling units. For instance, the Greentree subdivision will provide a mix of three different style  
2045 homes as part of that plan. One option is to discuss with the developer such lower-pricing options  
2046 as offering a lower (less costly) interior finish for a small percentage of all the Townhouse to allow  
2047 for an entry-level starter home for some homebuyers.

2048  
2049 Using these tools, the Town can provide opportunities for more affordable housing options and  
2050 encourage more diverse communities that may otherwise be segregated along socioeconomic  
2051 boundaries. The Town will continue to work with Federal, State, and County agencies to improve  
2052 opportunities for more affordable housing within the Town of Mount Airy while maintaining the  
2053 strong housing market that currently exists.

2054 FAIR HOUSING ANALYSIS -- MISSING MIDDLE HOUSING

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2055 Future residential site plans and redevelopment may provide more Middle Housing. Per the  
2056 Maryland Department of Planning (<https://planning.maryland.gov/Pages/OurWork/housing->

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<sup>11</sup> Town Code §112-62.F.17.

<sup>12</sup> Town Code §112-62.F.22.

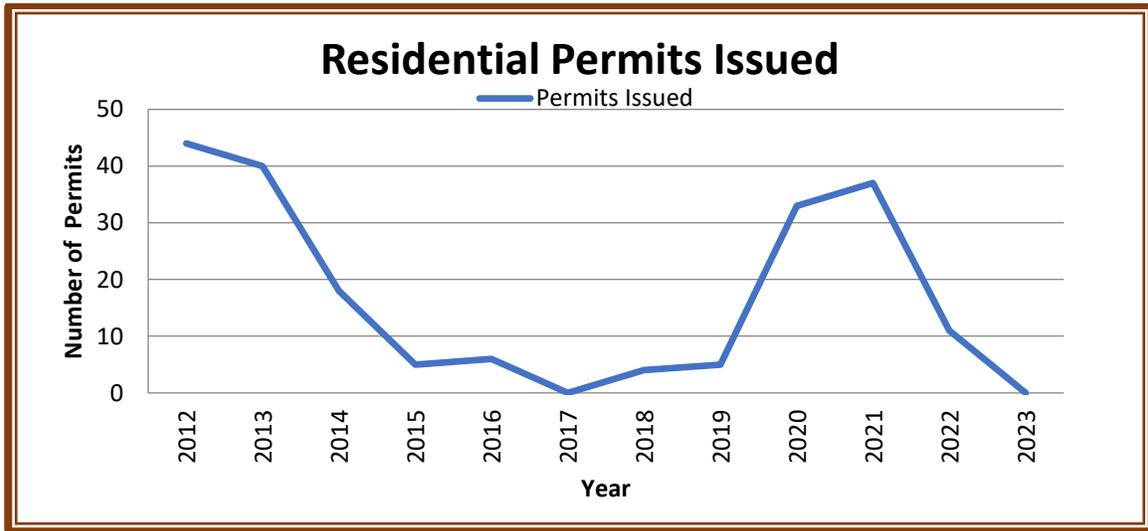
2057 element-mg/common-practices.aspx ), “Missing middle housing” is a newly coined term referring  
2058 to multi-family dwelling units within a structure, generally between two to four, that fit into the  
2059 form and context of an established single-family neighborhood. The idea is that this type of  
2060 housing can benefit populations such as singles, couples, and the elderly.

2061 **RESIDENTIAL PERMIT ACTIVITY**

---

2062 In the late 1980’s, in order to control the amount of new housing construction in any one calendar  
2063 year, Mount Airy passed an ordinance limiting each development to 40 residential permits per  
2064 year. This worked well in allowing adequate facilities to keep pace with development ... until the  
2065 late 1990’s. It was at that time that three to five residential subdivisions were being built  
2066 simultaneously; causing a sharp increase in the issued permits for new residential construction.  
2067 Consequently, in 2006, the Town passed a subsequent ordinance and the annual limit on issued  
2068 residential permits was further reduced from 40 down to 24 permits per project per year.

2069 As illustrated below, this control measure was necessary during the significant residential growth  
2070 in the earliest part of the decade. The steady and strong continued residential growth that the Town  
2071 experienced during the late 1990’s motivated the reduction in annual allowed permits per project.



2072

2073 **ZONING**

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2074 **REVIEW OF EXISTING ZONING CATEGORIES**

---

2075 Residential zoning classifications have been established for Mount Airy with the intent of  
2076 controlling dwelling density, traffic congestion, ensuring public safety, promoting health and  
2077 general welfare, providing adequate light and air, promoting the conservation of our natural

2078 resources, preventing environmental pollution, conserving historic buildings that continue to bring  
2079 (or have the potential to provide) great value, encouraging the orderly development and the most  
2080 appropriate use of land throughout the town, promote compatibility of site configuration and  
2081 design with surrounding areas and to promote protection of the architectural character of  
2082 neighborhoods and business districts within the community. The continued updating of zoning  
2083 classifications is necessary to meet all the intent stated above.

2084 As of 2023, the Town's current zoning districts are:

2085 RE-Residential Existing: This zone provides a minimum lot size of 14,000 square feet, with an  
2086 average of 18,000 square feet. The zone is designated in the core areas of Town along Main Street,  
2087 North Main Street, Park Ave and Ridge Ave. It also includes the western portion of Mount Airy  
2088 including Twin Ridge, Village Gate, Mount Airy Village East/West, and the Westridge  
2089 Subdivision.

2090 R1-Low Density Residential: This zone provides a minimum area of 18,000 square feet with an  
2091 average of 24,000 square feet. It allows for low-density development with concentration on good  
2092 land management and harmony with the physical environment. This classification has not yet been  
2093 assigned to any land areas within the municipal limits, but may be used alone or in conjunction  
2094 with other residential densities on larger tracts of land. It may also be assigned to newly annexed  
2095 land where new residential use is to be located.

2096 R2-Low Density Residential: This zone provides for a minimum lot size of 11,000 square feet, with  
2097 an average of 14,000 square feet. The East Ridgeville Boulevard area, Summit Ridge, Twin Ridge  
2098 III and the residential zoning along the eastern portion of Watersville Road all fall within this  
2099 zoning designation. The majority of new low-density residential development is assigned an R-2  
2100 classification.

2101 R3-Medium Density Residential: This zoning designation represents smaller single-family lot sizes  
2102 of 6,000 - 10,000 square feet and is centered in a rather limited area. The primary area of R-3  
2103 residential zoning is located between Park Avenue and Ridge Avenue before entering the  
2104 downtown area. The designation is also currently being used for the senior housing community  
2105 (Wildwood) and the residential areas north of Park Avenue.

2106 R5-Medium Density Residential: This zone provides for a minimum lot size of 6,000 square feet,  
2107 with an average of 6,000 to 8,000 square feet. The zone was created in the 1998 Master Plan  
2108 update in an effort to create "Neighborhood Centers" and it targets specific areas of Town. The  
2109 zone allows for medium density detached and attached housing units, encouraging flexibility of  
2110 design to engender a variety of uses. The zone was intended to accommodate "community-based  
2111 uses" compatible with residential development, such as daycare centers, recreational centers, and  
2112 non-profit organizational centers or churches. One such neighborhood center houses a nursing

2113 home/assisted living facility, while the other is dedicated to a recreational use; such as a  
2114 community pool nestled among single-family homes.

2115 R7-High Density Residential: This zone provides maximum flexibility to design high-density  
2116 residential neighborhoods in a safe, attractive and environmentally responsible manner. There are  
2117 five areas of existing high-density housing located in the Town. Three of these areas reflect  
2118 existing townhouse developments and the other two are vacant and undeveloped parcels.  
2119 Otherwise, there is an intermingling of townhouses in small amounts in other scattered areas  
2120 around the Town.

2121 CD-Conservation Zone: This zoning designation provides a minimum lot size of 24,000 square  
2122 feet with an average of 40,000 square feet. It was adopted to allow for a very low-density district  
2123 (minimum of 3 acres per home site overall) and strictly limited in use to certain environmentally  
2124 sensitive areas. This zone is meant to provide maximum protection to the outlying residential  
2125 areas surrounding the Town. It will not be used as a “stand alone” zone except where recommended  
2126 to address specific environmental concerns.

2127 LC -Limited Commercial District: This zone is intended to provide areas for a limited number of  
2128 retail and service establishments in close proximity to the residential areas around them. This  
2129 district is also intended to be a transitional zone while protecting less intensive residential areas  
2130 and the lower-level neighborhood professional office areas.

2131 NP-Neighborhood Professional District: The district encourages a transition in-between existing  
2132 residences and more intensive commercial zoning. It allows the redevelopment of existing homes  
2133 and structures for professional offices while protecting the lower intensity residential uses that  
2134 adjoin the district. In the future, this zoning will likely be used in peripheral commercial areas  
2135 around Town.

2136 CC-Community Commercial District: This zone allows a wide variety of commercial uses,  
2137 including shopping centers and special uses within the commercial zone such as gas stations,  
2138 hospitals, institutions and nursing home facilities. This zone is concentrated along MD 27 and on  
2139 Ridgeville Boulevard. There are several areas of commercial zoning which abut existing  
2140 residential development and cause conflicts as well as basic compatibility problems. This zone  
2141 does not prevent the construction of big box retail if they have adequate land area. However, retail  
2142 and commercial uses over 65,000 square feet require special exception approval.

2143 I-Industrial: The Town has one industrial classification that accommodates a wide variety of  
2144 industrial uses. The main areas of industrial zoning are located in the five designated industrial  
2145 parks located within the Town limits. Four of these parks are situated in the eastern portion of the  
2146 Town in Carroll County and one is located in the Frederick County portion of Mount Airy.  
2147 Commercial zoning is in short supply and some of the industrial parks have attracted commercial

2148 retail business. There have been some professional offices and "flex-space" type of buildings  
2149 established in these parks that are compatible with other allowable uses within the zone.

2150 DTZ – Downtown Zone: Adopted in 2003, the Downtown Zone is intended to promote  
2151 preservation and appreciation of the historic Town center, to strengthen the local economy and to  
2152 enhance and preserve an atmosphere of small-town charm while combining business and  
2153 residential uses. This zone encourages a pedestrian-oriented environment. Unlike other  
2154 commercial zoning categories within the Town, this zone only permits uses that have been  
2155 specifically enumerated.

2156 MXD - Mixed-Use District: The purpose of the Mixed-Use District (MXD) is to facilitate the  
2157 integrated and orderly development of residential uses and nonresidential uses where high-quality  
2158 mixed-use developments can occur in harmony with surrounding land uses. Among the objectives  
2159 of this zoning is to create a mixture of office, retail, cultural, art, recreational, and residential uses,  
2160 along with restaurants, eateries and cafes, where all related structures, parking, and open spaces  
2161 are designed to establish and maintain a cohesive community while protecting the character of  
2162 surrounding neighborhoods and the overall natural environment.

2163 MXU-CC – Mixed-Use Development in Community Commercial (CC) District (special exception):  
2164 Like MXD, the purpose of the MXU-CC is to facilitate the integrated and orderly development of  
2165 residential uses and nonresidential uses where high-quality mixed-use developments can occur in  
2166 harmony with surrounding land uses. However, this district is a special exception because the  
2167 MXU-CC district shall combine one or more of the uses listed in §112-39.1 of the Town Code.

2168 OPE – Office Park Employment District: This zone provides for advanced employment  
2169 opportunities related to professional business, education, health, and science-oriented applications,  
2170 which may include associated light fabrication and assembly operations, in addition to professional  
2171 or business offices. The combined opportunities shall be available within a planned employment  
2172 center environment and generally arranged in a business park, office park, or campus-style setting.

## 2173 FUTURE ZONING CODES

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2174 For the next ten years, the Town does not foresee any need to add new zoning districts.

2175 However, during the 2023 session, the Maryland General Assembly passed legislation establishing  
2176 the Accessory Dwelling Unit Policy Task Force with the purpose to study the placement of  
2177 accessory dwelling units (ADUs) on land zoned for single-family residential use and to survey and  
2178 document the variety of ordinances, laws, codes, and policies regarding accessory dwelling units  
2179 at the state and local level. The goal of the group is to develop legislative, policy, and local code  
2180 recommendations. As discussed earlier in this chapter, the Town of Mount Airy has a process

2181 currently within our Town code to allow ADU-type units through a special exception family  
2182 apartment<sup>13</sup> or an accessory apartment.<sup>14</sup> Therefore, depending upon what recommendations are  
2183 legislated, the Town may have to consider residential zoning changes with regard to ADUs.

2184 Similarly, the Maryland General Assembly passed the Housing Expansion and Affordability Act  
2185 of 2024 (HB538). It will become effective Jan 1, 2025. This legislation will establish regulatory  
2186 incentives to increase the affordable housing supply and address housing costs.

2187

2188 Specifically, the Housing Expansion and Affordability Act will:

2189 • Create Regulatory Incentives and Density Bonuses - This first component of the Act targets  
2190 the most suitable locations to increase housing density, where the state feels it won't change  
2191 the character of the surrounding area. These density bonuses, which allow increased residential  
2192 density beyond the current local code, are limited to specific locations:

2193 ○ within a three-quarter mile of a passenger rail station,<sup>15</sup> and

2194 ○ properties owned by a 501(c)(3) organization or formerly state-owned properties.<sup>16</sup>

2195

2196 • Modernize Code for Manufactured and Modular Homes - The second component of the Act  
2197 focuses on construction costs. The state reasons that it can lower the cost-barriers by allowing  
2198 cheaper pre-fabricated homes to be constructed in single-family zoned areas where traditional  
2199 construction has been site-built (also known as "stick-built"). The state's rationale is that this  
2200 will reduce costs, reduce the lengthy time frame of typical site-built construction, and open the  
2201 pathway to homeownership for many Marylanders; especially for first-time homeowners who  
2202 can't afford a down payment on a traditionally site-built home.

2203 Regarding the Act's possible effect upon the Town's current residential zoning codes, the Town's  
2204 Director of Planning and the Planning Commission will first look to what zoning amendments may  
2205 occur within Carroll County and Frederick County. Those possible county-level amendments will  
2206 guide any potential Town code amendments stemming from this Act.

## 2207 COMPREHENSIVE LAND USE PLAN

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2208 These categories of comprehensive land use will remain the same in the continued effort to  
2209 establish desirable land use activity. The classifications are as follows:

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<sup>13</sup> Town Code §112-62.F.17.

<sup>14</sup> Town Code §112-62.F.22.

<sup>15</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>16</sup> An example of a "formerly state-owned property" is the old Springfield Hospital located in nearby Sykesville, MD.

2210 Conservation: This category protects sensitive environmental areas and provides a possible  
2211 limited low density residential area on our boundary where the maximum permitted density is one  
2212 dwelling unit per 3 acres. For this master plan, Conservation has been proposed in future  
2213 annexation areas (see Chapt 5). Some of these proposed areas don't strictly meet the intent of a  
2214 Conservation designation with regard to its environmental features (e.g., wetlands). In these cases,  
2215 these land areas are desired in order to retain the "rural feel" that the Town residents seek.

2216 Open Space and Public Use: This category is applied to land currently used for open space and  
2217 public use, but includes school grounds and Town parks. Where land is identified as Open Space  
2218 or Public Use but not currently developed, the dedication can be achieved through application of  
2219 the residential zones in place.

2220 Low-Density Residential: This category corresponds to the RE-Residential Existing, R-1, or the  
2221 R-2 zone. There are approximately 30 acres of this category.

2222 Medium-Density Residential: This category corresponds to our R-3 and R-5 neighborhood zoning.  
2223 However, only 1 parcel of approximately 5 acres of R-3 is currently available. It can yield  
2224 approximately 25 homes if it received a special exception use for age-restricted housing.

2225 High-Density Residential: This category corresponds to the existing R-7 zone. Only one site is  
2226 vacant and has no current development plans. The remaining R-7 zoning classifications reflect  
2227 existing developments or high-density subdivisions under development. The amount of R-7  
2228 zoning still represents a small amount of the total housing inventory in Town.

2229 Community Commercial: This category corresponds to the existing Community Commercial Zone  
2230 where more land intensive commercial operations are permitted. These existing areas exist along  
2231 the corridor of Route 27 and intersecting collector roads such as Ridgeville Boulevard and  
2232 Ridgeside Drive. General Commercial land use designations should be assigned to land areas that  
2233 can appropriately minimize external effects or negative impact to adjoining land uses.

2234 Transitional Commercial (LC and NP): This category corresponds to parcels of land that abut  
2235 more intense land uses meeting the zoning requirements of both the Limited Commercial (LC) and  
2236 Neighborhood Professional (NP) zoning categories. Transitional Commercial land uses are  
2237 intended to provide a level of flexibility to those properties in close proximity to more intense land  
2238 uses in such a manner not to disrupt surrounding residential areas.

2239 Office Park/Employment: The Office Park/Employment (OPE) zoning is for comprehensively  
2240 planned employment centers combining limited commercial uses, research and development,  
2241 offices, and other uses governed by the zoning regulations. This designation intends to provide  
2242 higher standards of development and a more flexible approach to design. Pedestrian compatibility  
2243 and open space are highly desired. Areas with direct access to major corridors are preferred.

2244 *Light Industry/Research and Development:* This category corresponds to the existing Industrial-  
 2245 zoned areas of the Town. The vast majority of the Industrial land uses in the Town operate as  
 2246 Industrial Parks with flex space opportunities for office, medical, skilled trade services, and other  
 2247 uses. Heavier commercial uses not appropriate for commercial corridors are also seen in the  
 2248 Town’s Industrial-zoned areas. Areas designated for Light Industry/Research and Development  
 2249 should be located away from residential land uses whenever possible. If this land use is adjacent  
 2250 to non-industrial areas, then abundant screening and/or raised border-berms should be required.  
 2251 The Twin Arch Business Park is an example of this land use category.

2252 **BUILDABLE LAND AND POTENTIAL POPULATION INCREASE**

Category	Zoning	Approx Vacant Land (Acres)	Allowable Density	Density Yield (Allowable Density x 0.75 x acreage)	Potential Population Based on 2.75 Persons Per Household
Conservation	CD	88*	1 du/3 acres	0*	0
Low Density Residential	RE	0	1.75 du/acre	0	0
	R-1	0	1 du/acre	0	0
	R-2	83	2 du/acre	62	172
Med. Density Residential	R-3	5	3 du/acre	11	31
	R-5	0	5 du/acre	0	0
High Density Residential	R-7	0	7 du/acre	0	0
Mixed-use [Commercial + Residential]	MXD / MXU-CC	108	7 du/acre	567	1,559
<b>Totals:</b>		<b>284 acres</b>		<b>640 du’s</b>	<b>1,762 pers</b>

2253 \* These 88 acres comprise Windy Ridge Park which is assumed to have no residential capacity.

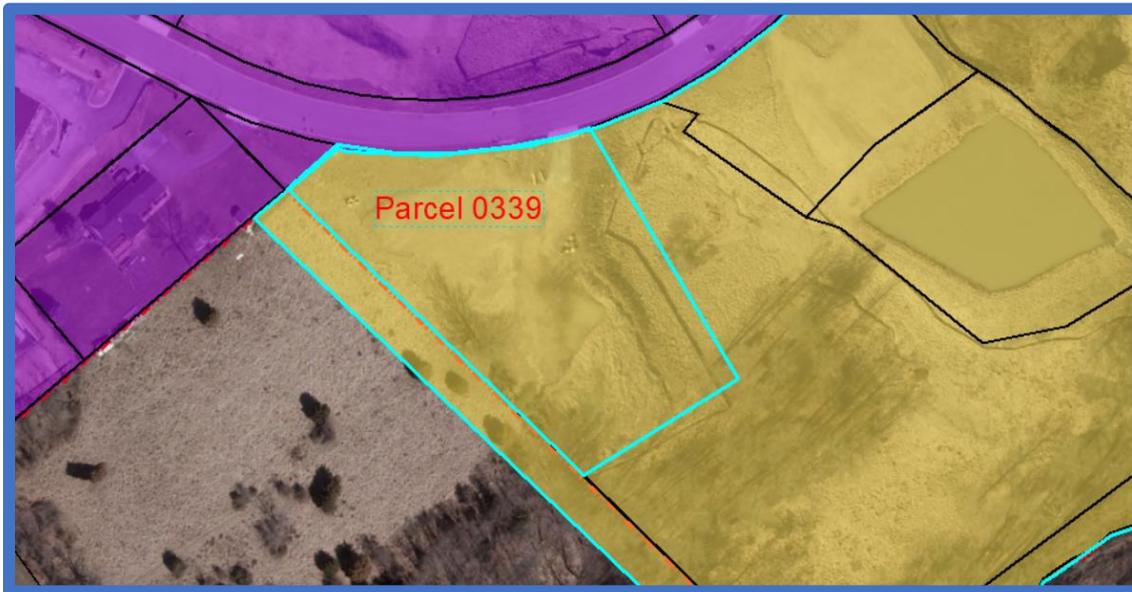
2254 **du** – Dwelling Unit

2255

2256 **REZONING RECCOMENDATIONS**

2257 Growth patterns were evaluated by the Director of Planning, the current Planning Commission,

2258 and earlier Planning Commissions. These 27 proposed rezonings are their result:  
 2259



2260

2261 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

2262



2263

2264 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



2265

2266 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

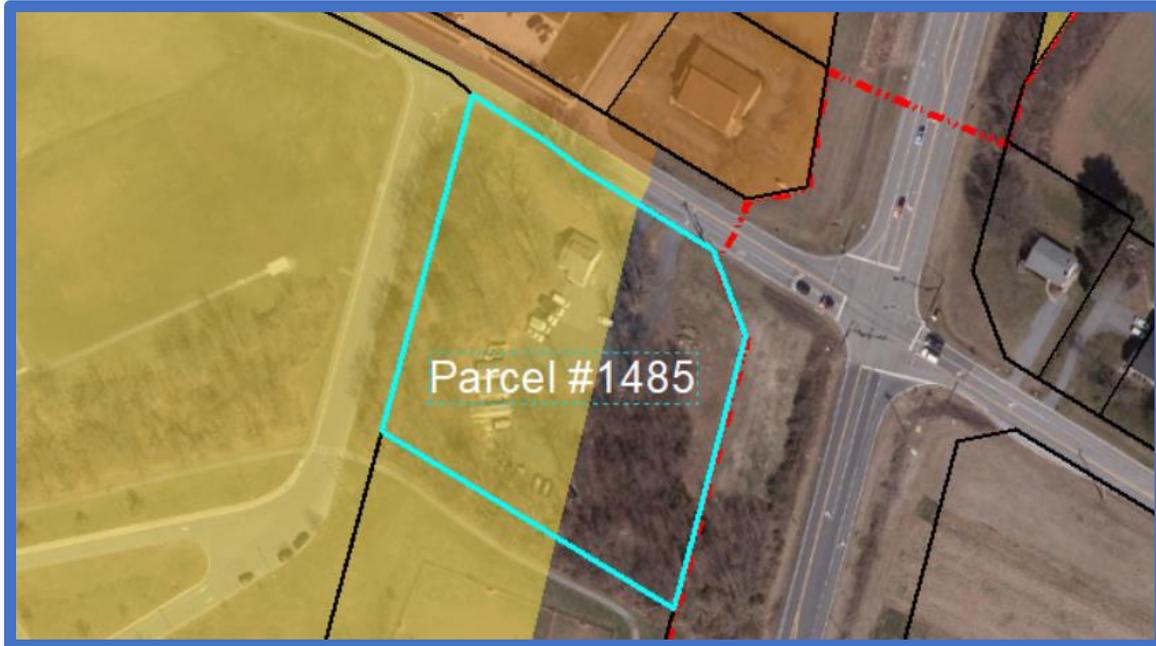
<b>#2 Bartgis Property</b>	1121	1701 Street	South Main	1.22 ac.	RE – Residential Existing	CC - Community Commercial
<b>#3 Lessin Property</b>	1118-2	1703 Street	South Main	21780 sq. ft.	RE – Residential Existing	CC - Community Commercial
<b>#4 Brown Property</b>	1119	1705 Street	South Main	25927 sq. 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

<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

2267

2268

2269



2275 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

2276

2277

2278



2279

2280 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”

2281

2282 LAND USE, HOUSING AND ZONING OBJECTIVES AND  
2283 IMPLEMENTING STRATEGIES

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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.

2287  
2288 **Objective A.4.1:** Reduce our Open Space deficit.

2289  
2290 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
2291 the Town Engineer.

2292  
2293 **Implementation:**  
2294 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.  
2295 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties  
2296 which can reduce or remove the deficit.  
2297 ➤ Assess how smaller types of open-space options could be encouraged within communities.  
2298 ➤ Develop an outreach/communications strategy for Town engagements with the County  
2299 and/or property owners; then gain Town Council and Mayoral approval and guidance for  
2300 implementing those engagements.

2301  
2302

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2303 **STRATEGIC GOAL B - Responsible Growth:** Pursue growth through infill development,  
2304 redevelopment and annexations while eliminating our Open Space deficit, protecting our  
2305 environment, safety and health, and preserving our cultural/historical resources and community  
2306 identity.

2307 **Objective B.4.1:** Pursue recommended rezoning of selected Town properties.

2308  
2309 **Objective Lead:** Town Director of Planning and Zoning Administrator

2310  
2311 **Implementation:**  
2312 ➤ Establish a priority of properties (listed in this chapter) to be rezoned with rationale.  
2313 ➤ Develop an outreach/communications strategy for Town engagements with the County  
2314 and/or property owners; then gain Town Council and Mayoral approval and guidance for  
2315 implementing those engagements to pursue rezoning.

2316  
2317

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2318 **Objective B.4.2:** Complete the rezoning deliberations and process of those recommended  
2319 properties depicted within this Master Plan.

2320

2321 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
2322 the Planning Commission, Town Council, and applicable property owners.

2323

2324 **Implementation:**

2325 ➤ Gain Town Council approval to proceed with recommended rezonings within this Master  
2326 Plan.

2327 ➤ For approved rezonings, make any necessary Land Use changes and advise the applicable  
2328 County of those new Land Use designations.

2329 ➤ In preparation for possible annexations, discuss with the applicable county the  
2330 determination of an appropriate land use designation and zoning classification for those  
2331 Conservation areas which may have very low-density clustered residential developments  
2332 in order to retain the agricultural character of the Town's physical boundary and the "rural  
2333 feel" that the Town seeks.

2334 ➤ Proceed, per the code, to initiate the rezoning process of Council-approved properties.

2335

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2336 **STRATEGIC GOAL C - Residential Development and Housing Diversity:** Pursue a range of  
2337 housing options that are responsive to the community's needs.

2338

2339 **Objective C.4.1:** Fully understand the potential residential infill development in order to gauge  
2340 the potential demands upon critical public facilities.

2341

2342 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
2343 the Town Engineer.

2344

2345 **Implementation:**

2346 ➤ Update the Town's potential capacity of vacant residential-zoned parcels (including MXD  
2347 and DTZ).

2348 ➤ Using 2.75 persons-per-potential dwelling unit, maintain the calculations of future growth  
2349 demands upon water, sewer, and police services.

2350

2351

2352

## 2353 CHAPTER FIVE: MUNICIPAL GROWTH ELEMENT

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### 2354 INTRODUCTION

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2355 Legislation passed in 2006 under HB 1141 requires that all municipal comprehensive plans include  
2356 a Municipal Growth Element (MGE). This planning element requires an examination of past  
2357 growth trends and patterns, a projection of future growth in population, the resulting land needs  
2358 (based upon an analysis of the effects of growth on our infrastructure and our natural features --  
2359 both within and adjacent to the Town). This chapter also includes the proposed Future Annexation  
2360 Areas along with the proposed land use designation for each of those parcels. The accompanying  
2361 maps and charts provided in the MGE reflect the land use designations described in the previous  
2362 chapter on Land Use and Zoning.

2363 The Town's coordination with Carroll and Frederick Counties is also an important component in  
2364 monitoring the growth and development directly outside our Town's boundaries. The review of  
2365 adjacent land development proposals and adjoining County comprehensive plans is essential to the  
2366 Town's ability to evaluate whether such changes will affect the Town's existing infrastructure  
2367 such as roads, parks, emergency services and other public facilities. The Town will also continue  
2368 to monitor any development in the two other nearby counties (i.e., Howard and Montgomery) to  
2369 assess their potential impacts on Mount Airy.

2370 This chapter analyzes land use and facilities' impacts that can be expected in the Town as a result  
2371 of an increase in population growth over the next twenty years (2023 – 2043).

2372 Lastly, this chapter also analyzes the existing zoning and current land-use patterns. These  
2373 evaluations lead to proposed changes to allowable uses in existing zoning districts and the  
2374 proposed rezoning of some current properties.

### 2375 MUNICIPAL GROWTH

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#### 2376 PAST GROWTH PATTERNS OF THE MUNICIPAL CORPORATION

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2377 The regional and town population growth during the last several decades has been significant.  
2378 Mount Airy grew 44% each decade from 1940 to 1970. From 1970 to 1980, the growth rate  
2379 increased 39%. From 1980 to 1990 the growth rate surpassed 50%. From 1990 to 2010, the growth  
2380 rate was 149%. And, finally, from 2010 to 2020 the growth rate was 5.4%. According to the State  
2381 of Maryland, Mount Airy was the fastest growing municipality in the State from 1990 to 1997.  
2382 Mount Airy's location at a meeting point of the boundaries of four counties and its desirable  
2383 commuting distance to the major employment centers of Baltimore and Wash DC set the stage for

2384 tremendous growth from 1980 to 2000. That trend has slowed down significantly in the past 5  
2385 years due to a downturn in the economy (during the COVID and post-COVID periods), reduced  
2386 inventories of diverse affordable housing, reduced groundwater supply, and a clear community  
2387 desire to slow the pace of the Town’s growth (reference the Town’s 2020 Survey).

2388 The Washington-Baltimore job market impacts suburban areas, including Mount Airy. The Town  
2389 of Mount Airy is a desirable place to live. Many families relocate to Mount Airy seeking a high  
2390 quality of life and a convenient commuting distance to the Washington-Baltimore region. Mount  
2391 Airy, while providing respectable services and commercial enterprises for its residents, continues  
2392 to function for the most part as a “bedroom community” with low, controlled growth for the  
2393 foreseeable future.

2394 THE RELATIONSHIP OF THE LONG-TERM DEVELOPMENT POLICY TO A  
2395 VISION OF THE MUNICIPAL CORPORATION’S FUTURE CHARACTER.

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2396 It is projected that the next decade’s (2023-2033) growth will concentrate on:

- 2397       ▪ Infill development within the Downtown Zone (focusing along Main and Center Streets);
- 2398       ▪ Infill development outside the Downtown Zone (including residential, mixed-use,
- 2399               commercial and industrial districts with undeveloped, vacant parcels); and
- 2400       ▪ redevelopment opportunities focused on stagnant and/or blighted properties.

2401 All of the above growth will be tempered by the adequacy of public facilities, the economic climate  
2402 for developers, and the continued active role of the residents and Town Leadership (e.g., Mayor,  
2403 Council, Commissions and Boards) to ensure any growth does, in fact, enhance our quality of life.

2404 The immediate future (2023-2028) is viewed as an opportunity for the Town to grow, but only if  
2405 we carefully balance the increased demands that growth brings upon our already-stressed public  
2406 facilities (particularly our Town’s water, sewer, schools and roads). It is unrealistic to presume  
2407 that any of these specific public facilities will significantly expand in their capacity by the Town,  
2408 County or State within this initial 5-year period. So, although some growth is welcomed, the risk  
2409 is very real that too much growth will rapidly deteriorate our general quality of life.

2410 In future submissions of residential development plans, the Town will focus upon open space and  
2411 amenity design as much as our traditional review of the structures’ design and placement. Any  
2412 open space amenities should have a development designed around it. Including well planned traffic  
2413 safety and walkability in the beginning of planned developments will ensure future success for  
2414 residents of the town.

2415 The Town embraces its small-town character while providing excellent opportunities for small  
2416 local businesses to flourish. To this end, the majority of the future commercial growth is slated to  
2417 take place in the commercial-zoned corridors. The Town continues to encourage downtown infill

2418 development and redevelopment, along with the redevelopment of existing commercial corridors.

2419 PROPERTIES AVAILABLE FOR INFILL DEVELOPMENT WITHIN THE TOWN

2420 This is an inventory of current (2024) buildable lots where no development has ever occurred:

<b>AVAILABLE LAND FOR INFILL DEVELOPMENT (Note: 1)</b>					
<b>Property</b>	<b>Acres</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Dwelling Unit Yield</b>	<b>Proj Water Use gals/day (gpd)</b>
Harrison-Leishear	6.5	R-2	R-2	13	3,250
Berman Property	5.25	R-3	R-3	15	3,750
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	TBD	TBD
Pank	40.00	I	I	0	10,000
Pank	10.00	I	I	0	2,500

2421 **Notes:** 1. Data source – Town of Mt. Airy Water & Sewer APFO Document, December, 2023.  
 2422 2. "TBD" entered because development of MXD can be a "mix" of residential and commercial in 25/75 % mix.

2423 FURTHER INFORMATION ON SELECTED INFILL OPPORTUNITIES

2424 Harrison-Leishear: This is a 6.5-acre parcel already within the Town’s boundaries and is not to be  
2425 confused with the much larger County-owned parcels also referred to as Harrison-Leishear. This  
2426 relatively small parcel is located on the east side of MD 27 just north of Watersville Rd.

2427 Berman Property (Wildwood Park Section VII): This 5.25-acre property is slated to be the last  
2428 section of senior housing for the existing Wildwood Park Development. Zoning will remain as  
2429 R-3 residential.

2430 Mt. Airy Volunteer Fire Company (MAVFC) Fairgrounds: This 36.7-acre parcel is south of Twin  
2431 Arch Rd. and east of MD 27. It is owned by the MAVFC and is zoned Community Commercial  
2432 (CC). The parcel has a large building which serves the community as a reception/meeting hall,  
2433 carnival grounds, community yard sales, fund-raising breakfasts and dinners, and as a general  
2434 event venue. The parcel also has several baseball/softball diamonds which support many  
2435 recreational teams.

2436 Beck Property: This 90-acre property is owned by the Beck Family and is divided by MD 27 with  
2437 almost equal acreage on the east and west sides of MD 27. The entire property was rezoned in  
2438 2021 to the new Mixed-Use District (MXD) zone within the Town of Mount Airy.

2439  
2440 Pank Land LLC (2 parcels within the chart): Comprised of both a 40-acre parcel and a 10-acre  
2441 parcel, they are located directly east of the MAVFC Fairgrounds. These two parcels are currently  
2442 zoned Industrial (I).

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2457 **PROPOSED PROPERTIES FOR REDEVELOPMENT WITHIN THE TOWN**

2458 The next chart represents an inventory of current (2024) properties that are in need of  
 2459 redevelopment. Such properties were developed at some past time, but are now in need of  
 2460 revitalization and redevelopment.  
 2461

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

2462  
 2463 DTZ = Downtown Zone  
 2464 CC = Community Commercial

2465 **FURTHER INFORMATION ON POTENTIAL REDEVELOPMENT PROPERTIES**

2466 **Cold Storage Property:** This property is currently zoned Downtown Zone (DTZ) and adjoins the  
 2467 Main Street downtown corridor to the west (Frederick County side). It is located at the corner of  
 2468 Hill St. and Prospect Ave. The old railroad right-of-way is also a part of this property and it is key  
 2469 to the Town’s completion of its overall rails-to-trails program. Mount Airy Cold Storage was a

2470 refrigerated warehouse and distribution center along the old rail line through the Town. In 2007,  
2471 the owners (MHW Group based in Owings Mills MD) closed the operation and began razing the  
2472 building. Today, all that remains are a large concrete building foundation, a tall retaining wall (on  
2473 the east side of the old foundation) and a large parking lot off Hill St. adjacent to the old foundation.  
2474 Aside from removing the significant amount of old concrete foundation, another challenge in  
2475 redeveloping this property is resolving the suspected toxic chemical residue from its years of  
2476 operation. The Town and the landowner could apply for State financial assistance towards the  
2477 assessment of the toxic residue through the Maryland Brownfield Redevelopment Assistance  
2478 Program.

2479 In late 2023, the owner and a developer applied for Town consideration of an age-restricted  
2480 residential townhouse community. It was not approved.

2481 Today, the property is possibly the Town's greatest challenge to redevelopment within the  
2482 Downtown Zone. But it also represents the greatest opportunity for providing new business and/or  
2483 residential growth into the Downtown Zone while also enabling the highly-desired completion of  
2484 the Town's rails-to-trails project (i.e., Phase-2, West)

2485 **Railyard-Gallager:** This parcel has a unique shape. The current property owner is proposing a  
2486 multi-story building with retail space on the lower level and apartments on the upper two floors.

2487 **Railyard - Scranton:** This parcel includes the Patapsco Bicycles shop and Blossom and Basket  
2488 Florist. The property owner has presented a possible redevelopment of this parcel with two new  
2489 three-story buildings with retail on the first floor and two floors of apartments above.

2490 **Brewery - Scranton:** This parcel is the current location of Liquidity Aleworks, a new business in  
2491 the old savings and loan bank building. This Bank building sat empty for over ten years before  
2492 this brewing company came in and redeveloped this parcel into a cornerstone in the downtown  
2493 area of Mount Airy.

2494 The Property owner has a possible plan for continued redevelopment of this parcel, creating an  
2495 additional structure that will have retail on the first floor and apartments on the upper two floors.

2496 This possible building would be located toward Main Street. Still, it would have a plaza in front  
2497 of the proposed building, creating an area that would allow for public use for the business and also  
2498 showcase the town's caboose named Mackenzie from all directions traveling along Main Street.

2499 **Center St. Properties (aka "Shops of Yesteryear"):** This is an existing building located at the  
2500 northeast rear of the municipal parking lot. The parcel is flanked on three sides by town-  
2501 maintained roads; Lookout Street to the east, Cross Street to the west, and Center Street to the  
2502 north. The building did contain an Antique Mall business, but is now the home to a wrestling

2503 group located in a portion of the building. The lower level is rented-out space for businesses within  
2504 the Town for material storage.

2505 The owner of the property has ideas for redevelopment of the property, including storefronts facing  
2506 the municipal parking lot and Cross Street, with the possibility of apartments on the upper floor.

2507 **Southern States (1 & 2):** These two parcels sit astride Center Street. The parcel on the north side  
2508 (201 Center St.) is the former Southern States truck parking area with a long garage that is run-  
2509 down. The southern parcel (101 Center St.) is the original Southern States store and loading dock.  
2510 It currently houses a small business.

2511 **Fleming Furniture:** This property is currently unused and is located at a prime thoroughfare  
2512 location with great potential for a new business.

2513 **Flat Iron Building:** See Chapter 7 for a description of this Town-owned building.  
2514

2515 **Municipal Parking Lot:** In the future, the town might look to create an elevated parking area to  
2516 expand the downtown area with additional parking for both businesses and additional overflow for  
2517 events downtown and to support the increase in workers and patrons. These might need a metered  
2518 or permitted parking area to help offset the cost of construction and continued maintenance.

## 2519 AUTHORITY TO PURSUE REDEVELOPMENT OR URBAN RENEWAL

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2520 In July 2024, the Town Council granted itself the authority for urban renewal.<sup>17</sup> This authority  
2521 followed the 2023 State legislation (HB 561). This new authority allows the Town Council to  
2522 focus on “blighted areas” or “slum areas.”

## 2523 TOWN POPULATION PROJECTIONS VIA SCENARIOS

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2524 A low, middle, and high scenario of population growth was devised for the Town. These  
2525 population projections were done based on the average number of building permits issued by the  
2526 Town over the last 10 years. The Town’s current (2023) self-imposed limit for issuing new  
2527 residential building permits is 24 building permits per project per year. An increase in this limit  
2528 is possible within the Town Code through a waiver process initiated by a developer and considered  
2529 by the Town’s Planning Commission and Director of Planning (Town Staff).

2530 With a baseline of 9,654 residents in 2020 (per the Census) and using an average of 2.75 persons  
2531 per future dwelling unit, we can make projections for Town growth using low, mid and high growth  
2532 scenarios with 12 units/year, 24 units per year, and 36 units per year, respectively. For example,

---

<sup>17</sup> Charter Amendment Resolution 2024-02.

2533 the Low Scenario of only permitting 12 new dwelling units/year would add 33 residents per year.

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

2534 The Low Scenario population growth is projected for the next 10 years in this Master Plan.

2535 The projected population for the Town at buildout (2032) under the Low Scenario will be  
 2536 approximately 10,050 residents. The future allocation of available water and sewer capacity yield  
 2537 for residential growth will be a predominant factor in the future pace of residential growth for the  
 2538 10-year scope of this master plan cycle. Therefore, the Town will approve no more than 12  
 2539 housing unit permits per development per year, and a strict cap of no more than 24 housing units  
 2540 per development per year to promote deliberate, managed growth that does not outpace or threaten  
 2541 degradation of adequate public facilities.

2542 A good deal of the future growth of the Town, within its current 2023 boundaries (i.e. no  
 2543 annexations), will be oriented towards infill/redevelopment of the historic downtown area,  
 2544 infill/redevelopment of other districts outside of the Downtown Zone, and possibly mixed-use  
 2545 development (residential and commercial within the Beck Properties).

2546 **FUTURE ANNEXATION AREAS<sup>18</sup>**

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2547 The list of proposed future annexation areas has changed from the previous Master Plan. The  
 2548 vision for many of these County areas is to allow low density residential growth, create rural  
 2549 buffering, and add to our Town’s open space. A pull-out page labeled “Future Annexation Areas”

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<sup>18</sup> Per Town Code § 112-3.A regarding the Zoning of annexed areas: “All territory which may hereafter be annexed to the Town shall from time of annexation be considered as being in the R-1 District until changed by ordinance, unless the resolution of annexation by the Town Council provides for other district classification or classifications.”

2550 is offered in the map section to help with understanding the size and location of these areas around  
2551 our current Town boundary.

2552 The proposed outer growth boundary towards the east will include three separate parcels known  
2553 as the Doubs Property, Springwood Property, and the Spicer Property; totaling 203 acres.  
2554 Annexation of one or more of these parcels would allow for low density residential development  
2555 pursuant to the Town's Conservation Zoning. The Mount Airy Water Service Area Map will  
2556 categorize all potential annexation areas as future planned service areas.

2557 The following charts list the potential annexation properties. The charts show projected water  
2558 yield under the proposed land use designation. Although there is no additional water or sewer  
2559 capacity being planned for these future annexation areas, they could be considered as additional  
2560 groundwater recharge areas for the Town within our watershed. Following these charts are more  
2561 detailed descriptions of the properties and explanations as to the proposed land use and projected  
2562 density.

<b>CARROLL COUNTY – FUTURE ANNEXATION AREAS</b>							
<b>Map Area</b>	<b>Property</b>	<b>Acres</b>	<b>Current County Zoning</b> <small>Note: 1</small>	<b>Comprehensive Land Use Plan Designations</b>	<b>Projection of Dwelling Units</b>		<b>Proposed Water Yield (gpd)</b>
				<b>Proposed Town</b> <small>Note: 2</small>	<b>Current</b> <small>Note: 3</small>	<b>Proposed</b> <small>Note: 4</small>	
<b>A</b>	Knill Property	189	R-40,000	Conservation	200	63	25,000
<b>B</b>	Leishear Farm (Note: 5)	162	R-40,000	Low Density Residential and Conservation (See map)	160	TBD	TBD
	Harrison Farm (Note: 5)	83			300		
<b>C</b>	Myers Property	0.46	R-40,000	Low Density Residential	n/a	0	0
<b>D</b>	Harne Property	6	R-40,000	Low Density Residential	12	6	1,500
<b>E</b>	Wagner Property	1.9	R-40,000	Low Density Residential	8	8	2,000
<b>F</b>	Dorseytown	13	R-40,000	Low Density Residential	14	14	3,500
<b>G</b>	Doubs Property	123	Ag/Conser- vation	Conservation	n/a	41	10,250
<b>H</b>	Springwood	52	Agriculture	Conservation	n/a	17	4,250
<b>I</b>	Spicer Property	28	Agriculture	Conservation	n/a	9	2,250
<b>J</b>	Nell Property	6.9	R-40,000	Low Density Residential	0	12	3,000

CARROLL COUNTY – FUTURE ANNEXATION AREAS (Cont'd)							
Map Area	Property	Acres	Current County Zoning Note 1	Comprehensive Land Use Plan Designations	Projection of Dwelling Units		Proposed Water Yield (gpd)
				Proposed Town Note: 2	Current Note: 3	Proposed Note: 4	
K	Warfield Property	51	R-40,000	R1	n/a	50	12,500
L	Pank Property	1.2	R-40,000	Industrial	n/a	0	250

**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.

2563  
 2564  
 2565  
 2566  
 2567  
 2568  
 2569  
 2570

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

2571 **NOTES:**

- 2572 A. Frederick County Government. Community Development Division, 2012 Comprehensive Plan & Zoning Review - New Market Region Plan. September 13, 2012
- 2573 B. Frederick County Government. Community Development Division, 2012 Comprehensive Plan & Zoning Review - New Market Region Plan. September 13, 2012.
- 2574 [http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap\\_201209141428035325.pdf](http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap_201209141428035325.pdf)
- 2575 C. Town of Mount Airy – 2003 Master Plan, Chapter 4.
- 2576 D. Town of Mount Airy – 2013 Master Plan, Chapter 5.

2577  
2578  
2579 Population Density can be calculated by multiplying the Dwelling Unit numbers above by 2.75 persons per dwelling unit.

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2580 CARROLL AND FREDERICK COUNTY FUTURE ANNEXATION AREAS

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2581 (PLEASE REFERENCE THE PULL-OUT ANNEXATION MAP AT THE BACK)

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2582

2583 A. Knill Property: The property totals 189 acres and is currently in Agricultural use within the  
2584 County. The existing use of the property as a farm market is compatible with the proposed  
2585 Conservation designation similar to other future annexation areas. The Knill Property is a  
2586 desirable location for the incorporation of pedestrian and bike friendly paths.

2587

2588 B. Leishear and Harrison Properties: This total parcel contains 245 acres within Carroll County  
2589 bordering MD 27. In this plan update, the proposed land use is Low Density Residential  
2590 (R1) which would provide “low-density development potential with concentration on good  
2591 land management, harmony with the physical environment and a variety of housing options.  
2592 It is also intended to encourage conservation of open land and assure both the continuing  
2593 beauty and agricultural potential of areas located at the periphery of the community.” Any  
2594 development would allow single-family dwellings (which would be in harmony with  
2595 existing residents on Jacks Court and Boteler Rd.) and parks (which would reduce our Open  
2596 Space deficit). By special exception, a development could also include a much-needed new  
2597 community center and/or library, a possible new fire or police station, and/or professional  
2598 office(s) which could include medical services. Regardless of whether Annexation occurs,  
2599 the County should set aside a portion of this parcel for building a new Community Center.  
2600 It is noted that the County has designated this property with an “Employment Campus”  
2601 Land Use Designation in its 2014 Carroll County Master Plan. The prior 2013 Master Plan  
2602 proposed OP/E for this parcel. The Harrison (southern) portion of this total property  
2603 contains 4 potential well sites with one having a significant production yield. If annexed,  
2604 those wells may benefit the Town and are key to any development on this large site.

2605

2606 C. Myers Property: This parcel, located on the northeast corner of Watersville Road and MD  
2607 27, contains 0.46 acres of land. The Town has identified the land use designation of this  
2608 property as Office/Park Employment.

2609

2610 D. Harne Property: This 6-acre property is currently developed with one single-family  
2611 residence. The topography of the land is very rolling and steep. Potential redevelopment for  
2612 the parcel could support a maximum of six houses. The land use designation identified in  
2613 this master plan cycle for this property is Low Density Residential.

2614

2615 E. Wagner Property: This is a 1.9 +/- acre parcel located on the east side of North Main Street  
2616 with no road frontage onto North Main Street. This parcel does have road frontage on MD

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2617 27 and the Maryland Department of Transportation is the authority to grant or deny its  
2618 access to MD 27. This parcel is currently zoned for R-40,000 in Carroll County. If this  
2619 parcel is annexed into the Town, it should come in with an R-1 zoning.

2620

2621 F. Dorseytown: This is approximately 13 acres of a cluster of 14 residential dwellings located  
2622 at the north end of Town along North Main Street and Ellis Road. There are three larger  
2623 parcels that have the potential to be subdivided. These properties are situated between Town  
2624 limits and the Mount Airy Baptist Church, which is within the Town boundary. Also, there  
2625 is a row of 4 houses situated on the east side of Main Street directly across from the Mount  
2626 Airy Baptist Church. This area has been identified for possible annexation into Town limits  
2627 since the 2003 Master Plan. The recommended land use designation for this annexation  
2628 area is Low Density Residential.

2629

2630 G. Doubs Property: This 123-acre parcel abuts the eastern portion of the Woodlands  
2631 Subdivision. Currently undeveloped, this parcel is zoned Agricultural and Conservation in  
2632 Carroll County. The Doubs Property has approximately one mile of frontage along the  
2633 South Branch of the Patapsco River. Along this one-mile stretch lies the original “B&O  
2634 Old-Line Spur,” branching from the main line and heading into downtown Mount Airy. The  
2635 land is mostly wooded with a rolling topography containing a stream which extends north-  
2636 to-south; bisecting the property. This property has the strong potential to provide additional  
2637 passive parkland and is an important component in the Town’s vision for trail connectivity.  
2638 The Doubs Property has been depicted as a future recreation area in both the 1994 and 2003  
2639 Master Plans. Due to the physical features of the property and the environmentally sensitive  
2640 areas along the river, the proposed land use designation is Conservation.

2641

2642 H. Springwood Property: This 52-acre parcel lies north of the Doubs Farm. Currently under  
2643 Agricultural Use, the property is surrounded by the Doubs Property to the south and west.  
2644 The western boundary of this property is bordered by a 50’ fee simple strip owned by the  
2645 Doubs Property. The Springwood Property has the potential to expand the Town’s trail  
2646 network and passive recreation areas. This property is not contiguous to the Town limits  
2647 and would therefore only be eligible for annexation if the Doubs Property is annexed. A  
2648 land use designation of Conservation has been applied to this future annexation parcel.

2649

2650 I. Spicer Property: This 28-acre parcel lies east of the Springwood Property and north of the  
2651 Doubs Property. This parcel is currently being farmed under Agricultural Zoning in the  
2652 County and has the potential to serve as an agricultural buffer between the Town and County  
2653 jurisdictional border. A land use designation of Conservation has been applied to this  
2654 parcel. There is no contiguity between this parcel and the existing Town limits. This

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2655 property would only be eligible for future annexation if the Doubs Property and Springwood  
2656 Property are annexed.

2657  
2658 J. Nell Property: This parcel is located between North Main Street and MD 27. This parcel  
2659 does not have direct access to either North Main Street or MD 27. This parcel does have  
2660 road frontage to MD 27 and MDOT has the authority to grant or deny access. This parcel is  
2661 6.9 +/- acres and is currently zoned for R-40,000 in Carroll County. If this parcel is annexed  
2662 into the Town, it should come in with an R-2 zoning.

2663  
2664 K. Warfield Property: TBD – Pending discussions with property owner and Council.

2665  
2666 L. Pank Property: This parcel is a 1.2 +/- acre parcel with access to Twin Arch Road. This  
2667 parcel is currently (Sep, 2024) working toward Annexation with the Town Council. This  
2668 parcel is adjacent to a 10-acre and 40-acre parcel owned by the same company. The request  
2669 is to bring this into the Town as an Industrial zoned parcel.

2670  
2671 M. South Main Street Area: This area contains multiple parcels that total approximately 130  
2672 acres of development opportunity. Currently the parcels are zoned Agricultural and lie  
2673 between MD 144 and Interstate 70. The proposed zoning is Office Park/Employment  
2674 (OP/E).

2675  
2676 N. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation in  
2677 previous Master Plans as Conservation/open space usage. These land use designations  
2678 would serve the same purpose as referenced above with the Zeltman property, as a buffer to  
2679 Frederick County development and serve as an additional water recharge area. In addition,  
2680 this parcel also adjoins the Town-owned Windy Ridge Park; a parcel of 88 acres that is  
2681 currently being master planned by Frederick County into a regional park complex. There  
2682 may be a future opportunity to provide access to Windy Ridge Park through this property.

2683

2684 OPPORTUNITIES AND CONSTRAINTS OF FUTURE ANNEXATION AREAS

2685 The Town recognizes that our future growth area is significant. Certain parcels serve as a water  
2686 recharge area for existing Town wells and have been retained in the outer growth area for this  
2687 purpose. To ensure the most efficient use of land, future development of these areas should, at  
2688 minimum, cluster any future residential units, generate open space, and create a “physical rural  
2689 edge” of the community.

2690 There is no obligation on the part of the Town to annex additional property. If a decision to annex  
2691 additional land were made, it would be a decision by the Town Council to permit additional

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2692 development, increase park or open space inventory, and/or gain infrastructure within our  
2693 corporate boundaries.

2694 The accompanying map entitled “Future Annexation Areas” breaks down these future potential  
2695 annexations into parcels.

## 2696 CONTROLLING GROWTH

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2697 Three major tools are implemented by the Town to control the timing and pace of all growth.

2698 Adequate Public Facilities Ordinance (APFO): As the first tool, and used for residential and  
2699 mixed-use growth, the Town instituted an APFO in 1989. In 2003, 2006, and again in 2023,  
2700 detailed standards were added that required Planning Commission certifications of “adequacy” for  
2701 seven critical public facilities; water, sewer, schools, roads/traffic control devices, fire/EMS,  
2702 parks/open space, and police services. In 2023, additional guidance was provided, via a code  
2703 amendment, to the Planning Commission’s task in that body deciding any open space waiver to a  
2704 development.

2705 Each development, whether it is zoned residential, mixed-use, commercial or industrial, must be  
2706 thoroughly evaluated to see if water allocation units can be assigned. The Town will continue to  
2707 track water allocations given for each approved development. The remaining six APFO areas are  
2708 reviewed and evaluated at the concept plan stage of development so there is clear direction early  
2709 on the adequacy of all seven public facilities.

2710 Because our schools and roads/traffic devices involve both Counties and the State, the Town must  
2711 work closely with those two entities when assessing their adequacy.

2712 Limits on the Issuance of Building Permits: The second tool available to set the pace and limit  
2713 growth is the limited issuance of building permits per project per year. As discussed earlier, that  
2714 limit will continue from the previous Master Plan cycle and is 24 permits per project per year.  
2715 This limit aligns with the projected Low Growth Scenario (only 12 permits per project per year)  
2716 and lowers the risk of exceeding our bi-annual water appropriations from our well-heads. It also  
2717 “paces” growth to prevent an undesired surge in development which could also quickly exceed the  
2718 capacity of our roads, schools, fire/EMS, open spaces/parks and police services.

2719 Capital Improvements Program (CIP): The third tool available for the Town to plan for future  
2720 infrastructure improvements is the Capital Improvements Program. The yearly update of the CIP  
2721 occurs in the annual budget process. It allows the Town to consider capital infrastructure projects  
2722 for Town-owned streets and roads, water and sewer, parks and recreation, and public works  
2723 projects. These public improvements are funded primarily through water and sewer revenues,  
2724 general fund revenues and any fee-in-lieu funds provided by developers when land is not dedicated

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2725 towards their open space requirement. Other capital facilities such as schools and libraries are  
 2726 planned and funded by both Frederick and Carroll counties and serve the Town of Mount Airy.

2727 **COMMUNITY FACILITIES ELEMENT**

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2728 **PUBLIC SCHOOLS**

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2729 Both Carroll and Frederick County school systems serve Mount Airy. In Frederick County, we  
 2730 have Twin Ridge Elementary, Windsor Knolls Middle and Linganore High School. In Carroll  
 2731 County, we have Parr’s Ridge primary school, Mount Airy Elementary, Mount Airy Middle, and  
 2732 South Carroll High School. Resident children are divided between these two school systems. Most  
 2733 municipalities the size of Mount Airy have their own high schools. Mount Airy has not had a high  
 2734 school within its Town boundary since 1967.  
 2735

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

2736

2737

2738

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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%)

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

2739  
 2740  
 2741  
 2742  
 2743  
 2744

2745 As can be seen in the table above, all Frederick County schools supporting our Frederick County  
 2746 residents are in trouble. Applying a typical APFO standard that a 100-110% capacity is  
 2747 “Approaching Inadequate,” then the Frederick County elementary and middle schools for Mt. Airy  
 2748 are “Approaching Inadequate.” If the typical APFO threshold for “Inadequate” is above 110%  
 2749 capacity, then the Windsor Knolls Middle School is projected to be “Inadequate” in 2028 (at **112%**  
 2750 capacity) and the Linganore High School will be “Inadequate” in 2028 (at **111%** capacity).

2751 The Town’s Adequate Public Facilities Ordinance does not allow any residential subdivision to  
 2752 move forward if any of the schools in the Town are above 100% of State Rated Capacity.

2753 **WATER AND SEWERAGE FACILITIES**

2754 The Town has historically used groundwater wells for its primary water supply. The primary  
 2755 procurement of these wells has been through the residential development process. The Town  
 2756 currently controls 11 production wells. Four wells are in the Carroll County side of Mount Airy

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2757 and seven are within the Frederick County side of Mount Airy.

2758 The Town was under a consent order for public water supply from 2006 to 2013. This consent  
2759 order was a requirement from MDE to reach certain milestones in water capacity supply and new  
2760 water sources in order to meet current and future demand on the Town water system. The total  
2761 future water demand assumes that everything within the growth area boundary builds out  
2762 according to the adopted land use plan. If this were to occur, the total future water supply demand  
2763 for our system would be 1,189,000 gpd. With the addition of well #11 and re-appropriations for  
2764 wells #5 and #6, the Town's new total appropriations are 927,000 gpd based on a daily average  
2765 and 1,386,500 gpd based on a month of maximum use.

2766 The Town will continue to rely upon groundwater resources within the municipal boundaries. Most  
2767 importantly, the ultimate water supply side must not exceed the design capacity of our WWTP,  
2768 permitted at 1.2 million gallons per day processing.

2769 The Town's only wastewater treatment facility discharges to the South Branch of the Patapsco  
2770 River. Environmental and physical limitations preclude the plant from further expansion beyond  
2771 the current 1.2 mgd capacity. There are no plans for expansion or a second facility.

2772 The total future wastewater capacity assumes that everything within the growth area boundary  
2773 builds out according to the adopted land use plan. If this were to occur, the total future wastewater  
2774 capacity, based on annual average use, for the Mount Airy WWTP would be 1,064,000 gpd  
2775 anticipated demand plus 120,000 gpd Inflow and Infiltration (I&I), or a total use of 1,184,000 gpd.

#### 2776 STORMWATER MANAGEMENT SYSTEMS

2777 The Town follows the State of Maryland guidelines for stormwater management that is  
2778 implemented in the Town by the Carroll County Office of Stormwater Management. The State of  
2779 Maryland revised their stormwater management regulations in 2009 and started implementation in  
2780 2010. Carroll County also updated their regulations to follow the State and they have been enforced  
2781 for the past ten years. Any updated regulations are automatically adopted by the Town and  
2782 enforced by the County.

2783  
2784 The revised Stormwater Management Chapter of the County Code increased the area subject to  
2785 stormwater management compliance, expressed a preference for non-structural stormwater  
2786 management practices, and addressed review, inspection and maintenance issues. Simultaneously,  
2787 a Water Resource Management chapter was created that designated water resource management  
2788 areas and led to the creation of a Water Resource Management Manual. Water resource impacts  
2789 now are reviewed as part of the development review process. Carroll County also instituted a  
2790 floodplain management program to review all activities within and affecting any designated  
2791 floodplains within the Town's boundaries. Other revised and updated County Ordinances include  
2792 grading, erosion and sediment control.

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2793 The Town-County Agreement provides a review and implementation process for Town projects  
2794 through County Offices for both Stormwater Management, and Grading/Sediment Control.

2795 FIVE-YEAR CAPITAL BUDGET

2796 Along with the annual budget process, the Town of Mount Airy approves a five-year capital  
2797 budget. Capital expenditures are broken into three categories; General Fund, Water, and Sewer  
2798 projects. Within the General Fund, capital projects involve parks and recreation, road projects,  
2799 storm sewer improvements, storm water management facilities, building improvements, and  
2800 equipment replacement. Water and Sewer projects include capital expenditures for upgrades or  
2801 major replacements within those systems. Capital projects for extending water and sewer  
2802 infrastructure may also involve a new water source for the Town. Any extensions of infrastructure  
2803 shall be financed via developer fees. The budget areas within the CIP are shown below:

<b>Fund</b>	<b>Category Description</b>
<b>Water</b>	Water Treatment / Booster Pump Stations Wells and Wellhouses Elevated Tanks Distribution System Equipment
<b>Sewer</b>	Wastewater Treatment Plant Lift Stations Collection System Equipment
<b>General</b>	Buildings Parks Storm Sewers and Stormwater Management Equipment Paving

2804

2805 Any new water and sewer infrastructure costs, as it relates to subdivision development and any  
2806 necessary new water source infrastructure to serve the new development, are borne by the  
2807 developer. The same is true of commercial development, where the developer of the property is  
2808 responsible for the extension of all utilities into the site, consistent with approved Planning  
2809 Commission guidelines and Water and Sewer Commission recommendations.

2810

2811

2812 SERVICES AND INFRASTRUCTURE FOR DEVELOPMENT OUTSIDE THE  
2813 MUNICIPAL GROWTH AREA

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2814 The Town of Mount Airy does not provide water and sewer services beyond the municipal limits,  
2815 unless specifically approved by Maryland Department of the Environment in the case of a public  
2816 health and safety exception. Other municipal services that are provided by the State, County and  
2817 other volunteer organizations transcend the municipal boundaries and serve the four-county area  
2818 surrounding the Town. Fire, EMS and police service the four-county area, and the school boards  
2819 in Frederick and Carroll Counties serve the municipal student population.

2820 OPEN SPACE

---

2821 Open space is more than a legal requirement; it is a vital component of community welfare and  
2822 quality of life. By thoughtfully integrating natural resources with community needs, we can  
2823 mitigate the environmental impact of development.

2824 Therefore, open space should be an integral part of future designs, not merely an afterthought.  
2825 Incorporating well-designed open spaces into planning demonstrates foresight and enhances  
2826 overall community benefit. Rather than leaving areas as blank spaces on a concept plan, a strategic  
2827 approach to their use will provide lasting advantages for the town.

2828 RURAL BUFFERS AND TRANSITIONAL AREAS.

---

2829 The Town has been very diligent in following their comprehensive plan for development, open  
2830 space, and infrastructure to support the Town's residential and commercial growth over time.  
2831 Because the Town resides in two counties and is actually bounded by four counties, defining the  
2832 Town boundaries and future growth areas has become increasingly important.

2833 This 2023 Comprehensive Master Plan Update includes future annexation areas around our current  
2834 borders in order to create physical borders and green space to serve as a rural buffer between the  
2835 municipal growth limits and the Counties. Implementation of this annexation plan is vitally  
2836 important. The Town has a conservation zone in their zoning ordinance that can provide adequate  
2837 protections to annexed land areas on the periphery of the Town. Some of these parcels that lend  
2838 themselves to conservation and open space type of zoning classifications are suitable to create a  
2839 buffer type of area.

2840 These new buffer areas also create an opportunity to serve as additional water recharge areas for  
2841 our municipal well system. Passive (e.g. parks) and active recreational opportunities (e.g. sports  
2842 fields) would also be well served on those conservation-zoned properties.

2843 In terms of transitional areas of development, the Town has created three transitional types of  
2844 commercial zoning to protect residential areas that are adjacent to existing commercial zones. The  
2845 Towns three transitional zones are the downtown zone (DTZ), which allows a mixture of

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2846 commercial retail development along with the opportunity for housing in the downtown area;  
2847 limited commercial (LC) which is a lower-level commercial zone used between the heavier  
2848 commercial zones and Main Street, and the last is neighborhood professional (NP) which is much  
2849 more restrictive and fundamentally protects long-standing residential areas in close proximity to  
2850 major commercial corridors.

2851 PROTECTION OF SENSITIVE AREAS THAT COULD BE IMPACTED BY  
2852 DEVELOPMENT WITHIN THE PROPOSED MUNICIPAL GROWTH AREA.

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2853 The Natural Resources chapter of this Master Plan addresses the location and protection of  
2854 sensitive areas within the Town limits. These areas include well-head protection areas and  
2855 floodplains. The Town’s development application review process ensures the identification and  
2856 protection of environmentally sensitive areas on a parcel-by-parcel basis. Carroll County  
2857 implements the protection of any affected floodplain areas during the site development review  
2858 process.

2859 FUTURE MUNICIPAL GROWTH AREAS OUTSIDE THE MUNICIPAL LIMITS

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2860 This 2023 Comprehensive Master Plan update includes changes to the future growth boundary.  
2861 But the proposed land use designations of those future annexations will continue to push for  
2862 conservation land use and maximize open space in other land use designations, where possible.  
2863 This emphasis is due to two factors. The first is the limitation on public water supply (due to our  
2864 dependence upon groundwater sources) and wastewater processing capacity due to standards set  
2865 by MDE. Secondly, there is a clear, strong desire to reduce our open space deficit and to create  
2866 new recreational opportunities. The Town will continue to promote the most efficient use of land  
2867 for all land use designations in accordance with of the State of Maryland’s Smart Growth  
2868 Principles.

2869

2870 MUNICIPAL GROWTH OBJECTIVE AND IMPLEMENTING  
2871 STRATEGIES

---

2872 **STRATEGIC GOAL D - Commercial Development:** Pursue our commercial economic  
2873 development along Center Street (in concert with Goal B) and the South Main Street corridors  
2874 while exploring suitable sites for 1) a new police station; 2) medical services; and 3) small  
2875 businesses.

2876  
2877 **Objective D.5.1:** Begin the urban renewal (aka “redevelopment”) of properties considered as  
2878 “blighted areas” or “slum areas.”

2879  
2880 **Objective Lead:** Town Council or Council-designated committee acting under the  
2881 Council’s authority for urban renewal.

2882  
2883 **Implementation:**

- 2884 ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-  
2885 point, determine what properties require urban renewal or redevelopment. In this  
2886 assessment, use approved criteria for what constitutes “blighted” or “slum.”
- 2887 ➤ Prioritize the final assessment results to begin the Town’s engagement with property  
2888 owners to begin urban renewal or redevelopment. Property prioritization is to be based  
2889 upon criteria set by the Town Council or by its designated committee.
- 2890 ➤ Establish a new process (to become approved Town Code) for property-owner  
2891 engagement to begin urban renewal/redevelopment, and gain Town Council and Town  
2892 Attorney approval before its use.
- 2893 ➤ With Town Council approval, begin the approved process for urban renewal.

2894  
2895  
2896 **Objective D.5.2:** Drive commercial districts’ infill development.

2897  
2898 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
2899 the Economic Development Commission (EDC), and Planning Commission.

2900  
2901 **Implementation:**

- 2902 ➤ Update the Town’s inventory of vacant commercially-zoned parcels and develop (with  
2903 assistance from the Economic Development Commission) outreach strategies to vacant  
2904 parcel owners to encourage commercial development.
- 2905 ➤ The EDC develops a marketing strategy to commercial developers (with an emphasis on  
2906 new medical services’ facilities) to invite commercial development within the Town.  
2907 Implementation of the marketing strategy to be recommended by the EDC and approved  
2908 by the Town Council.

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2909 **Objective D.5.3:** Identify Approaches for Continuing to Grow the Town's Economy

2910

2911 **Objective Lead:** The Economic Development Commission, in partnership with the town's  
2912 Director of Community Development, and in coordination with the Mount Airy Main Street  
2913 Association, the Greater Mount Airy Chamber of Commerce, and others.

2914

2915 **Implementation:**

2916 ➤ Identify approaches to further encourage economic development within the town by  
2917 promoting historical tourism that draws upon our town's unique heritage and its rails to  
2918 trails paths.

2919 ➤ Identify approaches to further encourage economic development within the town by  
2920 supporting small business growth, to include a focus on continuing to revitalize our  
2921 historic downtown zone.

2922

2923

2924 **STRATEGIC GOAL E - Industrial Development:** Grow our industrial districts while protecting  
2925 our environment, safety and health while preserving our cultural/historical resources and  
2926 community identity.

2927

2928 **Objective E.5.1:** Drive industrial districts' infill development.

2929

2930 **Objective Lead:** Town Director of Planning and Zoning Administrator in coordination with  
2931 the Economic Development Commission and Planning Commission.

2932

2933 **Implementation:**

2934 ➤ Update the Town's inventory of vacant industrial-zoned parcels and develop (with  
2935 assistance from the Economic Development Commission) outreach strategies to vacant  
2936 parcel owners to encourage industrial development.

2937 **CHAPTER SIX: TRANSPORTATION**

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2938 **INTRODUCTION - LAND USE AND TRANSPORTATION**

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2939 The relationship between transportation and land use provides the foundation for all of the  
2940 principals of transportation planning. Daily lifestyle and commuting to work travel patterns  
2941 influence the use and need for primary and secondary roadways. In the Town of Mount Airy, the  
2942 established patterns of travel to and from home and work, and the heavy use of major routes (e.g.,  
2943 I-70) to regional employment centers outside of the Town boundary continue to burden our  
2944 primary and secondary roadways.

2945  
2946 Economic development across the four-county community and the regional development and  
2947 growth of the Washington-Baltimore corridor have continued to make Mt. Airy an attractive home  
2948 to many residents. The road network in Mount Airy not only services the Town residents, but also  
2949 accommodates many commuters traveling from points north of the Town into southern  
2950 employment centers. Therefore, the land uses along these traffic corridors must provide alternative  
2951 modes of transportation to accommodate non-work travel for our residents simply trying to do  
2952 local shopping, utilizing parks and recreation, and safe busing to schools. Therefore, the  
2953 transportation challenge is to design and expand adequate north-south corridors (e.g. MD 27) for  
2954 a transiting workforce while also designing and building a community-focused road network with  
2955 safe pedestrian and bicycle access across the Town.

2956  
2957 A complete understanding of the current (2024) condition of the transportation network in the  
2958 Town is important in predicting the future impact of land use decisions on traffic in the Town.  
2959 These predictions can lead to better planning of future development projects and capital projects  
2960 funded through collaborative county, municipality, and development partnerships that ensure  
2961 interconnectivity, multimodal transportation opportunities and adequate road and intersection  
2962 capacity that ensure interconnectivity of neighborhoods to major thoroughfares, multimodal  
2963 transportation opportunities (e.g., pedestrian, biking and vehicular) and adequate road and  
2964 intersection capacity.

2965 **TOWN ROAD SYSTEM DESCRIPTION**

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2966 The Mount Airy Town road system is approximately 126 state and local roads on the Carroll  
2967 County side and 62 roads on the Frederick side.

2968  
2969

2970 ROADWAY FUNCTIONAL CLASSIFICATIONS

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2971 The Functional Classification is a general guide for roadway design and access control. In  
2972 addition, it is used to analyze capacity with respect to function. The Town utilizes the 2017 Carroll  
2973 County criteria for functional road classifications. While typical roadway design is based upon  
2974 traffic volumes, speed and other engineering factors, not all roadways designated with the same  
2975 classification will have the same design. A roadway's classification is also based upon its daily  
2976 traffic volumes and purpose. Thus, its classification may change over time.

2977

**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.

2978

2979 As explained above, roadways are classified into six categories: Interstate Principal  
2980 Arterial/Freeway and Expressway, Other Principal Arterial, Minor Arterial, Major Collector,  
2981 Minor Collector, and Local Roadways.

2982

2983

2984 Below are descriptions of each major and minor roadway of the primary and secondary road  
2985 network of the Town of Mount Airy. Each description includes the functional classification  
2986 assigned to that roadway.

2987  
2988 *Interstate 70: Classified as a Principal Arterial/Freeway* – This interstate highway provides the  
2989 primary east-west route throughout the State. Our location adjacent to the interstate provides  
2990 significant opportunities for direct access to job centers to the east (Baltimore) and west (Frederick  
2991 City). This location also attracts businesses which flourish around the interchange of I-70 and MD  
2992 27. The highway proximity also results in development pressure due to the excellent access.  
2993 Mount Airy sits at the convergence of four counties and the road network facilitates commuter  
2994 traffic flow through and around the Town. The challenge continues to be how to handle the  
2995 development pressure, while still enjoying access to larger job centers and commercial markets.

2996  
2997 *MD 27: Classified as an Minor Arterial-* This State Road was constructed in the early 1970’s and  
2998 was originally intended to function as a “bypass” east of the Town and provide volume relief from  
2999 the use of MD 808 (e.g., Main Street) going through our downtown zone. MD 27 has become a  
3000 major transportation corridor for many north-south commuters.

3001  
3002 As the population has grown, the volume of traffic utilizing MD 27 has become increasingly  
3003 congested within the Town limits. The road is functioning in two primary ways: to move people  
3004 daily between work and home and to provide access to the main commercial center businesses in  
3005 town.

3006  
3007 The last major study of this critical artery was the *MD 27 Corridor Study – Future Conditions*  
3008 *Report, April, 2017.*

3009  
3010 *MD 808/Main Street: Classified as a Major Collector* – Historically, Main Street functioned as  
3011 the main route through town for all local traffic and north/southbound commuter traffic. Presently  
3012 it serves more as an access to the downtown zone, Mount Airy Elementary and Middle Schools,  
3013 and centrally located homes and subdivisions. It is also a “relief route” for peak-hour commuter  
3014 traffic. There is a lack of sidewalks along North Main Street and South Main Street requires  
3015 sidewalk improvements; including the removal of redundant mailboxes. The right-of-way and  
3016 paving width for Main Street is very narrow and pedestrian accessibility and safety must be  
3017 addressed. Especially in the downtown business zone, pedestrian accessibility and safety, traffic  
3018 roadway safety, and hazards posed by existing parking spaces and along the narrow roadway must  
3019 be addressed.

3020  
3021

3022 EXISTING SECONDARY ROAD NETWORK

3023 The secondary road network feeds the needs of local traffic and in addition provides collective  
3024 routes to the primary road system that is meant to facilitate through traffic and move commuters  
3025 from work to home. Most of the secondary road system in Mount Airy has been in existence for a  
3026 long period of time and received minimal upgrades to the existing infrastructure. Most of these  
3027 roads lead from Carroll and Frederick County into the primary road network. The following is an  
3028 evaluation of these roads.

3029  
3030 Ridgeville Boulevard: *Classified as a minor arterial.* This road connects both Carroll County and  
3031 Frederick County residents with MD 27 and MD 808 (Main Street). Ridgeville Boulevard (the  
3032 original Maryland Route 144) is not only a historic and scenic by-way, but is also one that serves  
3033 the region's residents for essential commercial services and major shopping areas. It will continue  
3034 to function as a collector connecting residents to Main Street and MD 27. There are sidewalks  
3035 along portions of the north side and portions of the south side of this road.

3036  
3037 Twin Arch Road: *Classified as a minor arterial.* This road serves a variety of commercial,  
3038 industrial and residential uses. It is the only access for the Twin Arch Shopping Center, Mount  
3039 Airy Carnival Grounds, multiple industrial parks, the Twin Arch Crossing townhouses, and  
3040 Brittany Manor. There are no sidewalks on the south side of the road going eastbound. Several  
3041 annual events at the Mt. Airy Volunteer Fire Company (MAVFC) Fairgrounds highlight the need  
3042 for these safety improvements:

- 3043 a) improved east-west pedestrian crossing of MD 27 from/to Park Ave. and Twin Arch Rd.,  
3044 b) better pedestrian access along the south side of Twin Arch Rd. between MD 27 and the  
3045 entrance to the MAVFC Fairgrounds, and  
3046 c) a new north-south pedestrian crossing the 4 lanes of traffic to the south side of Twin Arch Rd.

3047  
3048 Watersville Road: *Classified as a major collector.* Watersville Road is a collector for Carroll  
3049 County residents and services the Nottingham Community. It also serves the Knill property (a  
3050 large parcel that is considered a possible future annexation area of the Town). On the west side of  
3051 MD 27, Watersville Road provides access from MD 27 to three of Mt. Airy's schools, MD 808  
3052 (Main Street), the Mt. Airy Volunteer Fire Company, and the Summit Ridge subdivision.

3053  
3054 Park Avenue: *Classified as a major collector.* Park Avenue assists in transporting residents from  
3055 the western portions of Mount Airy and downtown traffic east towards MD 27. It also provides  
3056 western movement from MD 27 to the downtown area and MD 808. This road also provides access  
3057 to Lorien Life Center Nursing Home and Assisted Living Facility, Wildwood Park, Wildwood  
3058 Senior Community, and the Mount Airy Post Office. The road section varies in width between its  
3059 connection with MD 27 and South Main Street on the western end.

3060

3061 Ridge Avenue: Classified as a minor collector. Ridge Avenue assists in transporting residents from  
3062 the western portions of Mount Airy and downtown traffic east towards MD 27. This road also  
3063 provides access to Lorien Life Center Nursing Home and Assisted Living Facility as well as access  
3064 to the Public Library.

3065  
3066 Merridale Blvd: Classified as a minor collector. Merridale Boulevard is a collector for Carroll  
3067 County and allows a connection from Park Avenue to Ridge Avenue for residents who live along  
3068 Merridale Boulevard. This road also provides access to Lorien Life Center Nursing Home and  
3069 Assisted Living Facility as well as the Public Library.

3070  
3071 Prospect Road: Classified as a major collector. This road connects the western part of the Town  
3072 and Frederick County into the downtown area and terminates at South Main Street. It allows  
3073 access to Rising Ridge Road, which provides a western bypass alternative to Main Street.

3074  
3075 Buffalo Road: Classified as a minor collector. This road is maintained by the Town in the section  
3076 closest to Main Street. Frederick County maintains the middle section and Carroll County  
3077 maintains the northern section that intersects with MD 26 near the community of Taylorsville.  
3078 Buffalo Road provides access primarily for Frederick County residents coming into our downtown  
3079 or into our western residential subdivisions (e.g., Sterling Glen and Summit Ridge). Projected  
3080 growth in eastern Frederick County will likely make this road a major collector.

3081  
3082 Rising Ridge Road: Classified as a major collector. Rising Ridge Road provides access to the  
3083 Twin Ridge Elementary School and our western-most subdivisions within the Town limits.

3084  
3085 Century Drive: Classified as a minor collector. Century Drive is an established collector road that  
3086 services an existing industrial/commercial corridor and residential developments. The road is  
3087 shown on the master plan to retain its collector standard with a possible extension to Center St.  
3088 (contingent upon Council approval of the pre-concept plan for Mt. Airy Crossing).

3089  
3090 Ridgeside Drive: Classified as a minor collector. Ridgeside Drive is a local road built to an in-  
3091 town closed section standard of 40 ft. It connects South Main Street with East Ridgeville  
3092 Boulevard. It has multiple entrances providing access to major commercial/retail areas of town. It  
3093 is constructed to its final standard, with no additional right-of-way available.

3094  
3095 Candice Drive: Classified as a minor collector. Ownership of this road is split between Carroll  
3096 County and the Town. Candice Drive connects Buffalo Road and North Main Street. This allows  
3097 traffic to flow from residential areas both inside and outside of the Town limits.

3098  
3099 Aaron Lane: Classified of a minor collector. Aaron Lane serves as an access and exit point for a

3100 commercial/industrial area within the Town. This could also be used as an alternative route for the  
3101 adjacent residential area, providing access to the Twin Arch shopping center and MD 27.  
3102

### 3103 ASSESSING EXISTING ROAD NETWORK PERFORMANCE

---

3104 The cumulative effects of increasing traffic flow on the main highway system and secondary roads  
3105 within the Town are taking its toll in several ways. The most visible effect are traffic congestion  
3106 problems during morning and evening rush-hours. As the outer suburban areas of Mount Airy  
3107 continue to develop residentially and commercially, the MD 808, MD 144, and MD 27 routes have  
3108 become increasingly overloaded with pass-through traffic. Due to growth within and surrounding  
3109 the Town boundary, traffic congestion will continue to occur and driving conditions are expected  
3110 to deteriorate. A comprehensive, long-term road system improvement plan is much needed.

3111 An inventory and analysis of the existing capacity and condition of the Town's area roadway  
3112 system are important steps towards projecting future roadway system needs and developing a long-  
3113 term transportation management plan. To analyze the existing roadway network capacity and  
3114 efficiency, and in order to develop an improvement plan, this process includes:

- 3115 1) assessing the capacity and performance of the existing roadway system; and
- 3116 2) identification of opportunities for capacity-increasing improvements using a number of  
3117 alternatives.

3118 Two performance measures are used to demonstrate how well the roadway system is functioning  
3119 to meet the goals and expectations of the roadway network. These performance measures include:

- 3120 1) an assessment of signalized intersection capacity, and
- 3121 2) an assessment of exiting road system capacity.

3122

3123 Measuring performance can help determine whether the efficiency of the roadway system is  
3124 currently adequate and whether this efficiency will get better or worse over time.

3125

### 3126 ASSESSMENT OF EXISTING SIGNALIZED INTERSECTION CAPACITY

---

3127

3128 In order to plan for immediate and long-term system-wide improvements, the Town continuously  
3129 assesses the existing capacity of the road system and its major signalized intersections.

3130 Intersection capacity is characterized by the Level of Service (LOS), or delay time, required for a  
3131 vehicle to pass through the intersection. Essentially, the more traffic that passes through a  
3132 signalized intersection, the longer the delay for a vehicle. While delay issues can often be corrected  
3133 through optimization of signal timing, other improvements, such as additional turning lanes and  
3134 through lanes, are required to improve the level of service. The next table provides the delay  
3135 characteristics experienced by a driver passing through a signalized intersection under different

3136 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.

3137  
 3138 For new developments, Traffic Impact Studies are analyzed by Town staff and traffic engineers to  
 3139 determine if the signalized intersections and the road system are functioning adequately. The  
 3140 Town of Mount Airy collects intersection capacity analysis data from Traffic Impact Studies  
 3141 required as part of the new development proposals per the Town’s Adequate Public Facilities  
 3142 Ordinance (APFO). In addition, the Maryland State Highway Administration (MSHA) maintains  
 3143 traffic volume counts for its road network. For the state roads within the Town boundary, the  
 3144 MSHA traffic counts are updated on an annual basis.

3145  
 3146 The following table provides information from recent traffic studies and SHA traffic counts for  
 3147 heavily used intersections involving the Town’s primary highway system. Most of the heavily  
 3148 used signalized intersections around Mount Airy operate in the morning peak hour at an “C” level  
 3149 of service, meaning there is a delay of up to 35 seconds. However, the in-town roads experience  
 3150 more traffic in the evening rush hour, often starting at 3:30 p.m. Town intersections are all rated  
 3151 lower during the PM rush hour, with South Main Street at Ridgeville Blvd. receiving an “E” and

3152 both Main St. at Prospect Rd. and MD 27 at Park Ave./Twin Arch Rd. both receiving “D” (per the  
 3153 MD 27 Corridor Study – Future Conditions Report, April, 2017).  
 3154

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

3155 1. Traffic Impact Study, Center Street Professional Center, July 2007  
 3156 2. Traffic Impact Study, The Goddard School, January 2013  
 3157 3. Traffic Impact Analysis, Illiano Main Street (Plaza), September 2007

3158 **ASSESSMENT OF EXISTING ROAD SYSTEM CAPACITY**

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3159 Determining the existing and future capacity of the road system and predicting when road  
 3160 improvements should be made to increase capacity are also key facets of any transportation  
 3161 planning effort. The existing capacity of a road system is based on the road classification and the  
 3162 existing level of traffic on the road. Using data on the existing number of travel lanes and existing  
 3163 traffic volumes, the service volume capacity can be determined. A comparison of the service

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3164 volume capacity to the measured Average Daily Traffic (ADT) can be used to identify road  
 3165 systems over capacity and needing widening.

3166 The next table provides the standard service volume for roads with two, four and six travel lanes.  
 3167

<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

3169 <sup>1</sup>Transportation Research Board (TRB), 2000. ADT = Avg Daily Traffic

3170 The next table provides Average Daily Traffic (ADT) values and the corresponding number of  
 3171 travel lanes required for adequate service capacity for a number of road systems in the Town.  
 3172

<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

3173  
 3174 As illustrated in the previous table, the majority of the primary and secondary road systems in the  
 3175 Town that have recently been assessed for daily volume counts (ADTs) are meeting the minimum

3176 service volume capacity for their current design. However, MD 27 at Leishear Road is currently  
3177 not meeting an adequate service capacity. In addition, traffic conditions on MD 27 north of I-70  
3178 and near the intersections of Ridgeville Blvd and MD 808 (N. Main St.) are at a critical point  
3179 where widening (as requested by Carroll County in 2024) is necessary. During peak rush hours,  
3180 both morning and evening, when commuting traffic is the heaviest and competition for resident  
3181 access to the commercial opportunities is the greatest, congestion on MD 27 poses the greatest  
3182 problem. Some drivers divert, utilizing MD 808 (N. Main Street) to travel north or south. But  
3183 conflict with peak hour commuting traffic is inevitable if the commercial sectors are to be accessed.  
3184 Over the last ten years, increasing residential development north of Mount Airy has caused the  
3185 volume of traffic traveling MD 27 and MD 808 to increase dramatically. In addition, although  
3186 there is no reported ADT data available to perform the volume capacity analysis, the Town staff  
3187 concludes that Twin Arch Road is currently built below standard for the volume of traffic it is  
3188 handling.

3189  
3190 With the limited data available a complete picture of the existing traffic conditions in the Town is  
3191 not obtainable. Some primary and secondary signalized intersections and road systems do not  
3192 have current Traffic Impact Studies completed. It is recommended that these studies be completed  
3193 and that the Town invest in the development of a model of the Town's transportation network. A  
3194 transportation network model and the 2017 corridor analysis can be used to assess long-range  
3195 impacts using growth trends and anticipated development projects. A model is useful for  
3196 comparing the impacts of various growth assumptions and for evaluating alternative transportation  
3197 improvement programs.

## 3198 RECOMMENDATIONS FOR ROAD SYSTEM IMPROVEMENT

3199 Recommendations for future road system improvement can be developed to address existing and  
3200 future congestion levels and create opportunities for increased connectivity. Capacity can be  
3201 improved through increase in volume capacity (e.g., widening) and through creation of new roads  
3202 to foster interconnectivity.

### 3204 IMPROVING CAPACITY – PROPOSED FUTURE ROAD WIDENING

3205 The following are recommendations for future road widening based on analysis performed to date:

3206  
3207 MD 27: The Town will continue to work with MD SHA to communicate any volume or  
3208 signalization issues affecting rush hour traffic. The traffic flows in this area of the Town are very  
3209 significant and should continue to be monitored. In particular this will become necessary as full  
3210 build-out conditions are reached along the MD 27 corridor.

3211  
3212 In 2024, Carroll County submitted to the State a prioritized list of much-needed county road

3213 improvements. Number 5 priority among the 5 roads on that submission is the widening of MD  
3214 27 to a consistent four lanes from the southern-most limit of the County to the intersection of  
3215 Leishear Road. If funded, this widening will provide some relief to the congestion along that  
3216 corridor within the limits of the Town. Additional improvements are targeted, including dedicated  
3217 turn lanes, signalized traffic control, boulevard separation of lanes, and controlled intersections to  
3218 allow pedestrian crossings. However, real relief will occur when MD 27 is widened all the way  
3219 north to the intersection with MD 26.

3220

3221 Twin Arch Road: As previously indicated, Twin Arch Road currently does not meet the Town  
3222 design standards to accommodate the current volume of traffic nor does this road provide safe  
3223 pedestrian access. On the east side of MD 27 and the south side of Twin Arch Rd. there's an  
3224 urgent need for:

- 3225 • New sidewalks between the southeast corner of the MD 27/Twin Arch Rd. intersection and  
3226 the MAVFC Fairgrounds' entrance,
- 3227 • a new, safe pedestrian crossing between the northeast corner of the intersection and the  
3228 southeast corner, and
- 3229 • the widening of Twin Arch Rd. eastward past the Twin Arch Industrial Park entrance.

3230

3231 Buffalo Road: Sectional improvements for widening and upgrading this road to in-town standards  
3232 will occur along with the development for the proposed Full Property. It is recommended the  
3233 Town continue to work toward widening and upgrading this road as development continues within  
3234 eastern Frederick County and within the current Town boundaries, and as annexations occur along  
3235 this road.

3236 South Main Street Traffic Circle: This project, scheduled to begin in 2024, aims to provide a new  
3237 roundabout connecting S. Main St. and Rising Ridge Rd. in a manner that will allow faster and  
3238 easier access to MD 27 and the I-70 interchange from the busy Ridgeside Drive and Ridgeside  
3239 Court.

#### 3240 IMPROVING CONNECTIVITY – PROPOSED FUTURE ROAD CONNECTIONS

3241 As growth continues within and beyond the Town limits, traffic conditions will warrant the  
3242 necessity of providing additional road connections. Future connections and the way they are  
3243 executed should be evaluated for their positive and potentially negative impacts to existing primary  
3244 and secondary road systems and overall quality of life. These connections will become essential  
3245 to reducing the burden of increased traffic volume on the primary road systems. Future connections  
3246 and the way they are executed should be evaluated for their positive and potentially negative  
3247 impacts to existing primary and secondary road systems, and overall quality of life for existing  
3248 and new developments.

3249

3250 Center Street Extended: The extension of Center Street from Main Street to MD 27 has been in

3251 the Mount Airy Master Plans for many years. It is still considered to be a critical connection for  
3252 the Town as it will serve as the last commercial corridor entering the downtown area from MD 27.  
3253 This connection also affords downtown area residents a direct road to Watkins Park. The road is  
3254 envisioned as functioning as a boulevard type of entrance into Main Street.

3255  
3256 Rising Ridge Road extension northward to Buffalo Road: The northern extension of Rising Ridge  
3257 Road is planned to be the last section of the “Western bypass” for Mount Airy. This roadway  
3258 needs to be carefully designed to deal with any environmental areas that may affect the road  
3259 alignment or design. The roadway connection is slated to traverse in a northern direction and  
3260 connect with Buffalo Road near Old Bohn Road.

3261  
3262 Rising Ridge Road extension south to Main Street: Consideration should be made to provide a  
3263 south end connection to Main Street and MD 27. This connection would provide the first section  
3264 of the “Western bypass”.

3265  
3266 Century Drive Extended: This road is planned to extend through the remaining industrial park for  
3267 the Twin Arch Industrial Park. The road exists as a collector from Twin Arch Road, there is a leg  
3268 of the road unconstructed that will connect to MD 27 on the eastern side of the Town. This last  
3269 piece of roadway is considered a valuable connection to access two industrial parks and a major  
3270 residential townhouse community. Design considerations should be considered for this road  
3271 alignment to accommodate a future “Rails to Trails” pathway that would parallel the road for a  
3272 short distance.

3273  
3274 Beck Drive Extension into Center Street: This short road extension is expected to take place when  
3275 the residentially zoned portion of the Beck Property to the west of MD 27 is developed. This road  
3276 extension will provide an access point from the new residential development to the Center Street  
3277 corridor. A pathway is recommended to allow pedestrian access from Park Avenue and Beck Drive  
3278 to Center Street.

3279  
3280 MD 27 Corridor Analysis: The development of the vacant land situated on the east side of Route  
3281 27 has the potential to create a substantial increase in traffic (and congestion) given the current  
3282 limitations of the road infrastructure network in this area. Again, as stated earlier, the April 2017  
3283 MD 27 Corridor Study<sup>19</sup> is outdated and any road system improvement plan will require a more  
3284 contemporary corridor analysis.

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

3287 IMPROVING ROAD SYSTEM DESIGN FOR SAFETY

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3288 “COMPLETE STREETS”

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3289 The Maryland Department of Transportation (MDOT) is implementing Complete Streets  
3290 statewide. Complete streets ensure that a range of safe options for multimodal transportation,  
3291 including active transportation, are prioritized throughout all phases of project development.  
3292 Active transportation refers to human-powered means of travel like walking and bicycling, using  
3293 mobility aids, and other human-scaled or low-powered micromobility, such as e-bikes and e-  
3294 scooters. The Model Complete Streets Initiative is an opportunity to apply a multi-pronged  
3295 approach to delivering safe and accessible travel options for every roadway user. The Complete  
3296 Streets methodology is a deliberate approach to planning, designing, and constructing streets to be  
3297 as safe as possible for as many types of travelers as possible. It requires the development of an  
3298 objective. That objective must include performance targets that indicate how well the project could  
3299 serve and protect people walking, biking, rolling, or using low-powered mobility devices like e-  
3300 scooters. All development plans, regardless of zoning district, must comply with this initiative.  
3301 Maryland’s “Complete Streets” is focused on encouraging pedestrian and bicycle safety using  
3302 designs which ensure improved safety for drivers, pedestrians, and bicycle users. Complete Streets  
3303 recognize that crossing the street, walking to shops, and cycling to work or for recreation are  
3304 equally important to driving.

3305  
3306 “GREEN STREETS”

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3307 In our Town, as it is across almost all municipalities, a large percentage of land is covered by  
3308 impervious roadways, alleys, driveways, sidewalks and surface parking lots. Stormwater runoff  
3309 from these areas can produce significant runoff volumes and carry pollutant loads that negatively  
3310 impact the water quality of surface waterbodies and reduce groundwater recharge because of the  
3311 loss of soil infiltrative capacity. The Environmental Protection Agency (EPA) provides a Green  
3312 Streets Handbook which provides a process to begin reducing the impervious surface footprint of  
3313 the public right-of-ways and associated off-street surface parking areas. Green streets can provide  
3314 many environmental, social and economic benefits. In addition to the stormwater runoff reduction  
3315 and water quality improvement benefits, green streets can be designed to calm traffic, provide safer  
3316 pedestrian and bicycle paths, mitigate urban heat island effects, improve community aesthetics,  
3317 promote a sense of place and stimulate community investments. These enhancements can help to  
3318 make a “green and complete street” that is safe and accessible for all users while also being  
3319 friendlier to the environment and beneficial for the community at large. The Town should use this  
3320 handbook to select, design and implement site design strategies and green infrastructure practices  
3321 for roads, alleys and parking lots.

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3325 **TRAFFIC CALMING AND ROAD MAINTENANCE**

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3326 The primary purpose in the design of a road is to ensure safe transit. Design standards are in place  
3327 to ensure adequate roadway width, curvature, and sight distance exist and to provide safe for  
3328 pedestrians crossing and traveling along the road. The Town utilizes the design standards of  
3329 Carroll County for all new roads constructed within the Town boundaries. State-owned and  
3330 maintained roads are designed with Maryland State Highway Administration (MSHA) standards.  
3331 The Town ensures all road design standards are met in the land development approval process.  
3332

3333 **TRAFFIC CALMING**

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3334 The Town of Mount Airy should consider incorporating traffic calming into its road design  
3335 standards for Minor Collector streets and Local Roadways. Traffic calming designs are  
3336 recommended to reduce speeds at intersections or along roadways. The Institute of Transportation  
3337 Engineers (ITE) and the Federal Highway Administration (FHWA) provide insights as to how to  
3338 properly implement traffic calming tactics.  
3339

3340 **ROAD MAINTENANCE**

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3341 An inventory of existing physical conditions of the primary in-town roads is kept by the Town of  
3342 Mount Airy and updated regularly. The Town of Mount Airy performs capital improvements  
3343 yearly to keep the Town's roads in good condition. An annual paving contract involves different  
3344 stretches of roads each year. It includes patching the road where there may be cracks or shifting of  
3345 asphalt and resurfacing the section of road that is patched. This annual task allows the roads to be  
3346 repaired properly and typically includes approximately two of the roughly fifty miles of the  
3347 Town's roadway network to be upgraded annually. Transportation maintenance also requires  
3348 continued maintenance and improvement of the storm drainage systems to remove runoff water  
3349 and to prevent flooding of the Town streets. Lastly, road surface maintenance also should be  
3350 coordinated with other projects such as pipeline repairs or installations, upgrading or installing  
3351 sidewalks, repairing or adding curbs, and storm drain gutter replacement for every stretch of road  
3352 that goes through its annual paving. This helps the Town keep the roadway network maintained as  
3353 well as enhance the safety of cyclists and pedestrians.

3354 **IMPROVING MULTI-MODAL TRANSPORTATION OPPORTUNITIES**

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3355 To implement the Town's goal of a more walkable community, it is important to incorporate other  
3356 modes of transportation into the Town's overall transportation network planning in order to have  
3357 a diverse and balanced system. In addition to the road system, the Town must plan to integrate for  
3358 other bicycle and pedestrian access. Improvements should be made to help increase pedestrian  
3359 and bicycle safety throughout the town.  
3360

3361 The Town has concentrated on increasing the opportunities for pedestrian and bicycle paths  
3362 through the design of good subdivision layouts that provide for pedestrian and bicycle non-  
3363 motorized interconnections between neighborhoods. It is equally important in the development of  
3364 the Town’s park system, the downtown area, and any commercial development that alternatives  
3365 for pedestrian and non-vehicle access are seriously considered in the site design process. This also  
3366 is a vital component in promoting interconnectivity for newly revitalized areas and redevelopment  
3367 corridors.

3368  
3369 Town-wide Pedestrian Pathways (also reference Chapter 7 for the section on Parks): The first  
3370 Central section of “Rails to Trails” has been completed and it connects Watkins Park to Main  
3371 Street at the Railyard. The West section is partially completed with a connection from the Twin  
3372 Ridge neighborhood (Rambling Sunset Circle) to Hill Street. The West section will be completed  
3373 when the section through the Cold Storage property is done. The East section from Watkins Park  
3374 eastward faces challenges; including the safe crossing of MD 27 and the Town’s access along  
3375 Waste Water Treatment Rd. The East section will eventually connect the Eastern-most residential  
3376 developments (e.g. Nottingham) with the Downtown and our Western-most developments. In  
3377 addition, the Town should continue connecting neighborhoods with walkways to enable a more  
3378 walkable community. These connections allow pedestrians and bicycles to avoid traffic and major  
3379 highways. The Sterling Glen pathway connection to Summit Ridge and the East Ridgeville  
3380 Boulevard sidewalk installation from Conestoga Court connecting to the commercial area near  
3381 MD 27 are two locations in which these improvements are being considered.

3382  
3383 Pedestrian Tunnel Walkway: It is imperative that for any infill development on the east and west  
3384 sides of MD 27 in the vicinity of Center Street, and the extension of Center Street from Main Street  
3385 to MD 27, there be a safe means for pedestrians to cross MD 27. Given the traffic volumes (e.g.,  
3386 estimated at 24,000 vehicles per day as of 2016), accident history, and intersections with marginal  
3387 level of service ratings in this vicinity of MD 27, traditional pedestrian signal and crosswalk  
3388 technologies will not suffice. Discussions between the town, Carroll County, and State Highway  
3389 Administration have taken place that identified the preference for an underground, or tunnel,  
3390 crossing. Pedestrian tunnels improve safety, access, and connectivity to a community. They  
3391 enhance mobility and promote pedestrian safety by minimizing the risk of accidents and collisions.  
3392 They also evoke an emotional response from users due to enhanced security and aesthetic appeal.  
3393 A pedestrian tunnel would also afford the safe connection of the town’s rails to trails pedestrian  
3394 and bicycle recreational amenity which is strategically important for the current and future  
3395 recreational and economic vitality of the town.

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3400 Carroll County has also placed emphasis on a safe pedestrian crossing of MD 27 at Center Street.  
3401 In its March, 2024 letter<sup>20</sup> to the Maryland Department of Transportation the Board of County  
3402 Commissioners stated, “It is imperative that there be a safe means for pedestrians to cross MD 27  
3403 in this vicinity (of Center St.)”

3404  
3405 Sidewalk Improvements: General sidewalk improvements along roadways are another  
3406 enhancement for pedestrian travel. The Town continues to work with the MSHA to provide  
3407 Americans with Disabilities Act (ADA)-related sidewalk improvements in the Downtown Zone  
3408 along Main Street. These improvements will give pedestrians a safe, adequate walking space and  
3409 provide a more welcoming travel path. The narrowing of road intersections, due to wider  
3410 sidewalks, is another way to help pedestrians. It makes drivers more cautious of their surroundings  
3411 and pressures them to drive slower, which creates a safer neighborhood road and lets pedestrians  
3412 cross streets safely. These options help create safe travel for pedestrians as well as encourage  
3413 walking. Lastly, with cluster mailboxes installed along S. Main St., the redundant original  
3414 mailboxes should be removed.

3415  
3416 Pedestrian Crossing Signals: A pair of yellow flashing lights, which are push button-activated, are  
3417 installed near the intersection of Main Street and Park Avenue. When activated, these provide an  
3418 additional warning to drivers that a pedestrian is about to enter the designated pedestrian walkway.  
3419 The Town may install similar signals at other locations where pedestrian traffic or children walking  
3420 to/from school may need to cross safely. One potential candidate location is the intersection of  
3421 Main Street and Cottonwood Road for children crossing N. Main Street to get to the three schools  
3422 on the east side of N. Main Street.

3423  
3424 Electric Vehicle (EV) Charging Stations: Level-2 EV charging stations are located:

- 3425
- 3426     ▪ in the Municipal Parking Lot adjacent to Park Ave,
  - 3427     ▪ at our Public Library,
  - 3428     ▪ within Watkins Park, and
  - 3429     ▪ on the east side of MD 27, at E. Ridgeville Blvd. and Ridge Court.

3430  
3431 As EV use increases, the Town should increase the number of charging stations.

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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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## TRANSPORTATION OBJECTIVES AND IMPLEMENTING STRATEGIES

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**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.

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

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

**Implementation:**

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

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

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

**Implementation:**

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

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

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

**Implementation:**

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

**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.

3499 **CHAPTER SEVEN: COMMUNITY FACILITIES &**  
3500 **PUBLIC SERVICES**

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3501 One of the goals of long-range planning is to also identify, coordinate and plan the growth of vital  
3502 community infrastructure and public services. Community infrastructure which supports an array  
3503 of public services is essential to the Town. Our continued efforts to provide and improve upon  
3504 necessary public services for Mount Airy residents are critical to attaining our Town’s 2033  
3505 Vision<sup>21</sup>. As such, these services must be thoroughly considered when planning for any growth  
3506 and infrastructure improvements.

3507 Small municipalities, such as Mt. Airy, face a challenge when it comes to matching public facility  
3508 growth with residential, mixed-use, commercial, and industrial growth. It’s fair to state that the  
3509 growth of community facilities and public services in small towns such as ours typically lags the  
3510 growth of residents and businesses. As a consequence, we face the reality of an aging community  
3511 with lagging services, infrastructure, and delayed financial support from the County and State.  
3512 Certainly, community services need to be provided to support any new development, but it is the  
3513 long-term maintenance and incremental growth/expansion of that infrastructure that becomes a  
3514 financial challenge to a small local government. For these reasons, long-term community services  
3515 infrastructure planning is essential to anticipate growth, build a plan and seek funding solutions.  
3516 Two traditional tools by which public services are scheduled to keep pace with new land  
3517 development are the Adequate Public Facilities Ordinance (APFO) and the Capital Improvements  
3518 Program (CIP).

3519 The APFO intends to work in conjunction with the CIP, by providing specific timing of essential  
3520 infrastructure which is based on a level of service currently observed by the jurisdiction.

3521 The Capital Improvements Program is a long-range planning implementation tool by which needed  
3522 public improvements are placed into a specific time frame for funding, design, engineering, and  
3523 construction. The CIP is an adopted document that delineates a schedule of the improvements for  
3524 public facilities such as water and sewer, roads and traffic devices, parks and open space, fire and  
3525 emergency medical services (EMS), local police, and schools. The typical time frame for a capital  
3526 improvements program is five years, with a yearly update to reprioritize needed facilities and  
3527 associated funding within the municipal fiscal budget for the listed projects.

3528 The continuous effort to schedule needed infrastructure construction and maintenance allows the  
3529 Town to maintain a high quality of life. The Town of Mt. Airy continues to adjust to changing  
3530 infrastructure needs as the community demands certain public services.

3531 The Community Facilities and Public Services to be discussed in this chapter and which are

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

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3532 necessary to serve the Town’s residents are listed below:

3533

- |      |                        |      |                                |
|------|------------------------|------|--------------------------------|
| 3534 | • Parks and Recreation | 3538 | • Town Government Facilities   |
| 3535 | • Public Schools       | 3539 | • Libraries and Senior Centers |
| 3536 | • Public Safety        | 3540 | • Water, Sewer, and Wastewater |
| 3537 | • Emergency Services   | 3541 | • Solid Waste and Recycling    |

3542 PARKS AND RECREATION

3543 The Town of Mount Airy provides for various active and passive recreational opportunities at  
3544 several locations from many sources. The Town currently (2023) owns and maintains 13 active  
3545 parks. Several private organizations own recreational fields, and both Carroll and Frederick  
3546 County Boards of Recreation own recreational fields within the Town boundaries. As a result of  
3547 the population increase over the past decades, the Town of Mount Airy has the greatest need for  
3548 ed fields and courts to support baseball, softball, pickleball, soccer, and football.

3549 The Town’s Adequate Public Facilities Ordinance requires 3 acres of open space/park land for  
3550 every 100 citizens. Currently (April, 2024) the Town has an open space deficit of 74.7 acres. Two  
3551 of the largest undeveloped parcels within the Town are zoned mixed-use (MXU-CC and MXD)  
3552 are presently the greatest potential  
3553 contributors towards reducing this deficit.  
3554 Other than these remaining undeveloped  
3555 parcels, the open space/park land deficit will  
3556 have to be addressed via future annexations.



3557 While open space has been required for new  
3558 residential developments, neither  
3559 commercial development and industrial  
3560 subdivisions have been required to provide  
3561 open space. As the Town implements its  
3562 vision for pedestrian accessibility and  
3563 connectivity through trail networks throughout the Town, there is an opportunity to extend this  
3564 requirement to non-residential development.

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TOWN OF MOUNT AIRY PARK AND RECREATION FACILITIES

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

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3570 There are also a number of Carroll and Frederick County facilities, both public and private, that  
3571 are available to Mount Airy residents. This includes Old National Pike District Park and Russell  
3572 Windsor Field; two facilities located just 3 miles west of town. The Old National Pike District  
3573 Park has baseball and soccer fields with future plans for other recreational additions.

3574 Local sports leagues, to include the Mount Airy Youth Athletic  
3575 Association (MAYAA) and the Four County Little League  
3576 (FCLL), make use of baseball and soccer fields at schools located  
3577 within the Town. Schools outside the Town's boundaries are  
3578 generally too distant to be of much use to the leagues serving the  
3579 community.



3580 Another private set of fields at the MAVFC Fairgrounds has been used primarily by MAYAA over  
3581 the years. These fields are privately owned by the Mount Airy Volunteer Fire Company. There  
3582 are four baseball fields at this complex and during the winter months, two of  
3583 the fields are used for football. If any development of this privately-owned  
3584 land were to occur, the community could lose the sports fields located there.  
3585 The Town should therefore actively pursue an alternative location to replace  
3586 those fields as well as create additional fields to meet current shortfalls caused  
3587 by increased demand in recent years.



3588 While there is still an emphasis on ensuring adequate playing fields to accommodate sports related  
3589 events, there is an increased focus to coordinate community-oriented events in the Town's Park  
3590 facilities. The past decade has revealed a strong desire to take part in local events that build a  
3591 community connection. Well-attended events include Camp Night, Movie Nights, benefit races  
3592 and walks, as well as concerts and performances by local artists.

3593 **NEED FOR A MOUNT AIRY SPORTS COMPLEX**

3594 The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field  
3595 Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. In response  
3596 to the 2007 Town Survey, and 2012 Community Needs Assessment, an active search was started  
3597 to acquire the additional land specifically for a regional sports complex to make up the shortfall.  
3598 The results of the 2020 Town Survey (as the second-most desired recreational amenity) continue  
3599 to underscore this need.

3600 In the meantime, the Town has been getting by with community and school parks spread all around  
3601 the Town, causing parents of young athletes to consistently complain about the need to travel back  
3602 and forth to fields in different locations. This situation presents a particular hardship for families  
3603 with multiple children involved with sports. Clearly, the best long-term solution to these needs is  
3604 a single sports complex of sufficient size to accommodate multiple games at the same location.  
3605 Such a complex could also offer the opportunity to bring the community together and enable the

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3606 hosting of playoffs and tournaments in various sports.

3607 The vision is that regional sports complex off of a major artery would be the perfect complement  
 3608 to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational  
 3609 area at Watkins Park.

3610 The 2007 property search ended in 2011 with the optimism that such a complex could be developed  
 3611 as part of the Town’s negotiations with Carroll County on the annexation of the nearby Harrison-  
 3612 Leishear property. Unfortunately, in February of 2021 those negotiations were terminated and the  
 3613 possibility of a sports complex (among other items) on that property ended. That property is still  
 3614 proposed as a future annexation in this Master Plan (ref: Chapter 4 and Master Plan Proposed  
 3615 Annexation Map). If negotiations reopen on the annexation of Harrison-Leishear, then fresh  
 3616 conversations on a much-needed sports complex and Community Center should be restarted.

3617 **PLANS FOR FUTURE PARK FACILITIES**

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3618 Parks and recreational facilities are important to the perception of the Town’s character. Attractive  
 3619 and accessible facilities encourage use and are symbols of civic pride. Town parks should be  
 3620 visible, inviting and accessible from public roads. The landscaping and furnishing of park facilities  
 3621 should be done with quality and care. There are always a variety of park types available within a  
 3622 certain community and demand for certain types of recreation is greater in some locations than  
 3623 others. In 2020, a town survey provided feedback on the “most needed” recreational facilities.  
 3624 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%

3625 **Ref:** 2020 Town Survey, Question #8

3626 Approximately 62% of the survey responses indicated their top desired was for Nature Trails and  
 3627 Walking/Biking Paths. Consequently, the Town redoubled its efforts to design and construct the

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3628 three-phase Rails-To-Trails Project.

3629 The second desired recreational amenity was more Wooded Areas and Open Space (45%). In  
3630 response, the Town has focused on closing its Open Space deficit and increased the Open Space  
3631 acreage requirement for the newest zoning district, Mixed-Use (MXD).

3632 Lastly, the 2020 Survey also asked residents what were the Top-4 “likes” about living in the Town.  
3633 Only 4 out of 1,740 responses placed our recreational facilities as their #1 response. Clearly, our  
3634 Town and its Board of Recreation & Parks are motivated to address all of these survey responses.

3635 **Guidelines for Parkland Acquisition and Categories:** There are general guidelines for creation  
3636 of park facilities for a municipal population sizes. Listed below are some general standards for  
3637 providing parkland. A municipality should generally comply with these standards and monitor  
3638 their acquisition of parkland over time to see if it meets the standard criteria.

3639 **Neighborhood Parks** – 5 Acres/ 1,000 pers. Avg size = 1-10 acres with ½ mile service area.

3640 **Community Parks** – 10 Acres/1,000 pers. Avg size = 20-75 acres with 2+ miles of service area.

3641 **District Parks** – 10 Acres/1,000 pers. Avg size = 100+ acres in a Regional Location.

3642 There are also more specialized Regional/Resource types of parks, which may traverse several  
3643 counties and provide hiking, biking or camping opportunities. Two examples of this type of park  
3644 would be the Gillis Falls Watershed area located northeast of the Town and the Carroll County  
3645 Rails-to-Trails Greenway that continues to be designated on their current Master Plan. These  
3646 greenways are not developed, but both have been included in long-range planning at the County  
3647 level.

3648 **NEW NEIGHBORHOOD PARK: BACK ACRE CIRCLE (TO BE NAMED)**

3649 As a result of the Brittany Manor subdivision, and separate from the playfield at Twin arch Park,  
3650 a parcel of 1.15 acres located along Back Acre Circle was deeded to the town and can be developed  
3651 into a Town Park. A Town-owned trail, also as a result of this development, connects this Back  
3652 Acre parcel to the Rails- to-Trails Project east of the Waste Water Treatment Plant.

3653 **NEW NEIGHBORHOOD PARK: RAILS-TO-TRAILS (WEST AND EAST PHASES)**

3654 The Rails-to-Trails pathway runs along the right-of-way of the old B&O railroad. The entire trail  
3655 will be designated as a hiking and biking path and will link up most of the residential developments  
3656 in the town along the way to make Mount Airy a walking/biking community interconnected to the  
3657 downtown and to most of the town parks along water and sewer easements. The Town’s  
3658 development of this linear park is a three-phase effort:

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- 3659 ➤ Rails-To-Trails (Central – Phase 1) was completed in 2023. It is an approximately 1/3-mile  
3660 path which extends from the Downtown “Rail Yard” and historic train depot eastward to  
3661 Watkins Park. It includes an elevated  
3662 boardwalk and concrete ramp providing  
3663 accessibility over a creek.
- 3664 ➤ Rails-To-Trails (West – Phase 2) is more  
3665 than half completed. It extends westward  
3666 from our Downtown “Rail Yard” to  
3667 Tempest Lane. The section which connects  
3668 Hill Street to Main Street runs through the  
3669 Cold Storage lot which is not owned by the  
3670 Town and therefore not completed. The  
3671 Frederick County Bikeways and Trails Plan  
3672 shows an on-street bikeway along MD 144.
- 3673 ➤ Rails-To-Trails (East – Phase 3) is not  
3674 completed. It extends eastward from  
3675 Watkins Park across MD 27 and along the Waste Water Treatment Facility access and runs  
3676 one more mile to the main rail line traveling east to Baltimore. This is shown in the Carroll  
3677 County Comprehensive Plan to continue to Sykesville.



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

3678 **PUBLIC SCHOOLS**

---

- 3679 Both the Carroll and Frederick County school systems serve Mount Airy.
- 3680 Elementary school offerings: In Carroll County, the students are served by Parr’s Ridge  
3681 Elementary and Mount Airy Elementary schools. In Frederick County, the Town’s students are  
3682 served by Twin Ridge Elementary.  
3683
- 3684 Middle school offerings: In Carroll County, the middle school students are served by Mount Airy  
3685 Middle School. In Frederick County, the middle school students are served by Windsor Knolls  
3686 Middle School.  
3687
- 3688 High school offerings: In Carroll County, the Town’s high school-aged students are served by  
3689 South Carroll High School. In Frederick County, these students are served by Linganore High  
3690 School. Both of these high schools are some distance from the Town.  
3691  
3692  
3693  
3694

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3695 PUBLIC SAFETY

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3696

3697 POLICE PROTECTION

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3698 In 2015 The Town established its own Police Department to provide police services for the Town.  
3699 The staffing level of the department (as set by the Town Code) is 1.1 officers per 1,000 residents.  
3700 The Town's population in 2023 is 9,873 residents. The Mount Airy Police Department (MAPD)  
3701 is currently budgeted for 12 Sworn Officers (including the Chief) and 2 civilian staff. When  
3702 necessary, the MAPD is supplemented by the Carroll County Sheriff's Office, Frederick County  
3703 Sheriff's Office, and Maryland State Police via Mutual Aid Agreements.

3704

3705 The Mount Airy Police Department is currently (2023) located in a rented commercial office space  
3706 at 205 Center Street. This is a commercial office building with a mixture of medical and vacant  
3707 suites. The rented space is inadequate for all the required functions of the Police Department  
3708 including Administrative Offices and functions, Evidence/Property Storage, Patrol Squad Room,  
3709 Conference/Training Room, Fleet Parking and Storage, and Prisoner Holding Facilities. The space  
3710 also accommodates the Town's Code Enforcement employee. The location provides good access  
3711 to the downtown area and our Main Street corridor. This location does not provide direct access to  
3712 the MD 27 corridor sections of the Town, nor does the current facility adequately support the  
3713 functions of a full-service police agency. Space is limited and the facility does not meet accepted  
3714 standards. A new police station must be budgeted, designed, and constructed within this Master  
3715 Plan cycle to assure the Mount Airy Police Department can continue to meet the Town's public  
3716 safety needs and comply with all acceptable standards for municipal police facilities.

3717

3718 FIRE AND RESCUE EMERGENCY SERVICES

---

3719 Emergency Medical, Fire, and Rescue Services are provided by the Mount Airy Volunteer Fire  
3720 Company Inc. (MAVFC). The fire company personnel include approximately 25-30 volunteer  
3721 responders, numerous volunteer support personnel (non-responders) and 32 career personnel  
3722 assigned by the Carroll County Department of Fire and EMS (DFEMS). These personnel work a  
3723 24 hour on/72 hour off rotating shift. The station is staffed 365 days a year, 24 hours a day by the  
3724 DFEMS career personnel. There is currently a minimum of 6 personnel assigned each day, two to  
3725 staff each of our two paramedic units, and 2 to staff the first large unit out. There are two  
3726 paramedics, one shift Lieutenant, one apparatus driver (FADO), and two firefighter/EMT's  
3727 assigned each day. This number of personnel will increase as DFEMS grows. Volunteers  
3728 supplement the contingent of career personnel at various levels. Currently, the primary focus of  
3729 DFEMS is to provide full time EMS service at the paramedic level. This sometimes cannot be  
3730 maintained due to numerous calls at a given time or temporary lack of paramedic trained personnel.  
3731 These personnel may also be used to staff their apparatus if necessary.

3732

3733 The current fire station was constructed in 1991-1992 and was occupied in late 1992. The station

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3734 is located at 702 North Main Street.

3735

3736 The “first due” service area, or area where the MAVFC is expected to respond first, extends well  
3737 beyond the Town limits into Carroll and Frederick counties and a small portion of Howard County.

3738 In addition, the MAVFC responds outside the first due response area to assist departments in any  
3739 of the four surrounding counties, and occasionally to other Maryland counties and surrounding

3740 states on “mutual aid” calls. Call totals have been into the 2,000’s over the past several years. The  
3741 incident total for 2023 is 2,397. The number of alerts was 2,765. These numbers are expected to

3742 continue to increase. Approximately 65.5% of the incidents were in Carroll County, 27% in  
3743 Frederick County, 4.5% in Howard County, and 2.5% in Montgomery County. There was 1 call

3744 in Baltimore County. The average response time to calls in the first due area from dispatch to  
3745 arrival on the scene is between 5 and 10 minutes. Monitoring of response times is done frequently

3746 and updated when necessary.

3747

3748 GOVERNMENT FACILITIES

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3749

3750 MOUNT AIRY TOWN HALL

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3751 Situated in the heart of the downtown area, the Mount Airy Town Hall is located at 110 South  
3752 Main Street. At this location, the administrative offices for the Mayor, Water and Sewer, Finance,

3753 Engineering, and Community Planning are accessible to the public. Last renovated in 2007, the  
3754 Town Hall was expanded slightly to accommodate adequate office and meeting room space.

3755 Regularly scheduled Town Council meetings are held at this location. The Town Council Room  
3756 also serves as the primary venue for various Town

3757 Commission and Board Meetings, and many Public  
3758 Hearings. In addition, the Town Hall also serves as

3759 the location for an Operations Center when the need  
3760 arises for the coordination of emergency

3761 management services for the Town.



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3762 FLAT IRON BUILDING

3763 Built by William E.T. Smith in 1903, the Smith Building  
3764 (commonly known as the Flat Iron building) has stood at  
3765 the heart of downtown, Main Street, Mount Airy, for over  
3766 120 years. The town maintains ownership and stewardship  
3767 of the building and property. The building served  
3768 prominent businessmen in the early years and was the first  
3769 meeting place of the American Legion following WWII. It  
3770 has also served as Town Hall, the local police station, a  
3771 military museum, and the home of the town's Historical  
3772 Society. The building's design is unique, adds to the  
3773 historic streetscape of Main Street, and contributes to the  
3774 town's listing on the National Register of Historic Places as designated by the National Park  
3775 Service. Accordingly, the building's history, location and condition warrant preservation and  
3776 rehabilitation. The town, in cooperation with other organizations, intends to draw from a wide  
3777 variety of funding sources including grants, bonds, nonprofit fundraising, and municipal funds to  
3778 pursue a path to preserve the building and the property in a manner which facilitates pedestrian  
3779 access, promotes historical tourism and enhances economic development for Main Street  
3780 businesses. Due to the strategic location of the building being situated in the heart of the  
3781 Downtown, the future uses must be carefully considered to the best benefit to Mt. Airy, its  
3782 businesses, and residents.



3783 MOUNT AIRY MAINTENANCE FACILITY

3784 The Mount Airy Maintenance Facility is located just west of Prospect Park. This facility serves  
3785 as the central operations location for the Department of Public Works. This facility is regarded  
3786 as a public facility in that it also offers residents the opportunity for used motor oil drop-off and  
3787 recycling. The current facility sits on 2.5 acres with another four-acre parcel owned by the Town  
3788 connected to its northwest corner for future expansion.

3789 CABOOSE VISITOR CENTER

3790 The C-2095 Caboose, lovingly nicknamed Mackenzie,  
3791 serves as the Mount Airy Visitor Center and has information  
3792 on many of the local businesses and amenities. Retired from  
3793 service in 1978, Mackenzie was sent to the B&O Railroad  
3794 Museum for restoration in 2014 and was returned to Mount  
3795 Airy in 2016. It serves as a showpiece of the Town's railroad  
3796 history and is often the hub of many downtown events.



3797

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3798 MOUNT AIRY BRANCH LIBRARY

3799 The Carroll County Public Library (CCPL)/ Mt. Airy branch provides numerous services and  
3800 community programs. Activities include youth programs, book clubs, and history programs  
3801 specific to our home state of Maryland. In addition to three study rooms, the library offers two  
3802 meeting rooms available by reservation for civic, hobbyist, crafts and other group meetings.

3803  
3804 In the 30+ years since the current library was  
3805 opened, the Town's growth and increased  
3806 demand for library services has exceeded the  
3807 size and services currently provided. In  
3808 addition, the demand on the current library is  
3809 further increased by its location adjacent to  
3810 three adjoining counties (i.e., Frederick,  
3811 Montgomery and Howard). As a result, as of  
3812 early 2024, CCPL reports that Mt. Airy is the  
3813 second busiest library in Carroll County in  
3814 number of items checked out and it leads CCPL  
3815 in the level of patron use of meeting and study  
3816 rooms.



3817  
3818 Aside from the 2014 renovations, the current library has not received any major funding to expand  
3819 within its current location or to explore a larger replacement building to accommodate the Town's  
3820 growth and steady increase in regional use. The Town recognizes there is limited State and County  
3821 funding for libraries. But the metrics on Town patrons and regional use underscore the reality that  
3822 the current library underserves our Town and region. The Town and the surrounding county library  
3823 systems need to initiate a partnership to find a solution during this Master Planning cycle to provide  
3824 a library facility which better meets our current community and four-county regional needs.

3825  
3826 MOUNT AIRY SENIOR AND COMMUNITY CENTER

3827 Currently located on the same site and same building with the Mount Airy Branch Library, but  
3828 operating as a separate facility, is the Mount Airy Senior and Community Center. Supported by  
3829 the Carroll County Bureau of Aging and Disabilities, a variety of programs such as nutrition,  
3830 recreation, education, health and socialization are offered Monday through Friday. The center is  
3831 centrally located and also adjacent to the Wildwood senior housing community.

3832  
3833 In addition, our listening sessions in recent years with Mount Airy residents and others who utilize  
3834 the services provided by the Library and Senior Center increasingly indicate that our local citizens  
3835 want to see multi-generational activities offered (e.g., a stage and a gym, as well as space for more  
3836 classes and various forms of recreation). The more versatile and capable the services provided by

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3837 a Mount Airy facility that incorporates a public library, senior center, and community center, the  
3838 better.

3839  
3840 The Town currently lacks this type of facility and past Town surveys and Community Needs  
3841 Assessments have produced a clear signal that it is needed. The 2007 Town Survey and a  
3842 subsequent 2012 Town Needs Assessment advocated for a center which offers after-school and  
3843 weekend programs for both children and adults. Our residents look to adjoining counties’  
3844 community/recreation centers and the positive impact it brings to the sense of “community.” the  
3845 various programs that can become available during the winter months (when outside recreation  
3846 opportunities diminish), the place for art exhibitions from our residents, and a general indoor  
3847 “gathering place” for clubs and social groups. The harsh reality is that the inventory of existing  
3848 buildings within the Town limits to provide a center is discouraging and any discussion of county-  
3849 funded construction of a new dedicated building is very difficult in the current tight budget  
3850 environment (which exists at all levels -- State, County and Town). Nonetheless, going beyond a  
3851 survey and into more detailed criteria for such a center is wise so that the Town can be poised to  
3852 move forward if the opportunity arises and funding issues are less onerous. Optimistically, perhaps  
3853 a future annexation may provide part of the solution (e.g., Harrison-Leishear), or a developer’s  
3854 agreement to construct such a center (within a proposed project as infill development) could be  
3855 another solution.

3856 SOLID WASTE AND RECYCLING

---

3857 Solid Waste disposal is considered a critical public service. The Recycling and Sanitation  
3858 Commission was created in 1990 to address State legislation requiring mandatory recycling. This  
3859 commission, of up to nine members, has directed the collection and disposal of solid waste and  
3860 monitored the ever-changing landscape of recyclables over the past 23 years. Town Code requires  
3861 mandatory recycling within the Town. Curbside recycling has been in operation since 1992. All  
3862 paper, glass, plastic and cardboard continue to be  
3863 collected once weekly for town residents located in  
3864 Carroll County and on a bi-weekly basis for town  
3865 residents located in Frederick County. The “single-  
3866 stream” curbside method used allows all recyclables to  
3867 be “commingled” in the same recycling container. In  
3868 2008, the Town participated in a pilot program with  
3869 Frederick County that provided 65-gallon bins with  
3870 lids and wheels; more than tripling the container size.  
3871 Recycling efforts dramatically increased, resulting in  
3872 a decrease in landfill tipping fees. The Town extended  
3873 the pilot program to the Carroll County side of Town



SINGLE STREAM BLUE RECYCLING BINS  
LINE TOWN STREETS ON RECYCLING DAY

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3874 in the spring of 2009, experiencing the same degree of success. This method is still in place today.

3875 Solid waste removal within the entire incorporated boundaries of Mount Airy, as well as recycling  
3876 collection on the Carroll County side of Town, is contracted to a commercial hauler on a tri-annual  
3877 basis. The Frederick County Division of Solid Waste Management provides recycling collection  
3878 to those residents on the Frederick County side of the Town.

3879 Mount Airy also provides yard waste pick-up approximately every other week, April until  
3880 December. Every year, right after the New Year holiday, Christmas trees are collected and  
3881 recycled.

3882 A yearly large item bulk pick-up is normally scheduled in the Spring for larger items such as lawn  
3883 mowers, grills, and items that aren't allowed to be collected on a weekly basis.

3884 The Town maintains a Downtown Trash and Recycling Center to help with the logistics of solid  
3885 waste and recycling collection in the downtown environment. The combination of residential and  
3886 commercial collections in the historic downtown zone led to this innovative solution to solve the  
3887 problems of the different needs of these two entities. Our commercial hauler collects the one trash  
3888 dumpster and two comingled recycling dumpsters three times each week. These dumpsters are  
3889 contained in a locked-fence area with access to only those authorized individuals and commercial  
3890 enterprises that have been issued a key.

3891 Mount Airy is committed to state-of-the-art recycling and sanitation programs in the future. Open  
3892 relationships with the Frederick County and Carroll County Divisions of Public Works will allow  
3893 Mount Airy to collaborate in efforts to take advantage of the potential savings of increased  
3894 recycling percentages and decreased solid waste disposal. As new technologies are implemented,  
3895 Mount Airy's award winning Recycling and Sanitation programs will be ready to lead into the  
3896 future.

3897 Short term goals for recycling in Mount Airy involve informing the residents as more types of  
3898 waste become recyclable. Plastic shopping bags, dry cleaning bags and plastic clothing bags are  
3899 currently recycled separately. As new processes are developed to handle more recyclables,  
3900 information will be distributed.

3901 A large portion of the costs associated with the solid waste and recycling collection process are  
3902 the per ton tipping fees paid by the Town. Reducing the tipping fees paid at the landfill or transfer  
3903 station will save money for the Town and its residents. The Town should explore the viability of  
3904 implementing a composting program for biodegradable wastes with a commercial company as part  
3905 of the waste collection program. A second option the town should explore is a program where  
3906 residents pay a fee based on the amount of waste they dispose of on a weekly basis (pay as you  
3907 throw). Such a program may encourage more residents to recycle items since they would pay a  
3908 higher fee for waste disposal.

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3909 COMMUNITY FACILITIES & PUBLIC SERVICES OBJECTIVES AND  
3910 IMPLEMENTING STRATEGIES

---

3911 **STRATEGIC GOAL A - Adequate Public and Community Facilities:** Improve the capacity  
3912 and quality of all areas of our Public and Community Facilities so that we provide, at the minimum,  
3913 an adequate Quality of Life for all residents.

3914  
3915 **Objective A.7.1:** Complete the Rails-to-Trails project.

3916  
3917 **Objective Leader:** Board of Recreation & Parks in coordination with Town Staff.

3918  
3919 **Implementation:**

- 3920 ➤ Document the remaining work necessary for completion of all phases.  
3921 ➤ Establish a program (of specific work and schedule) to complete the work.

3922  
3923  
3924 **Objective A.7.2:** Complete the planned new park at Back Acre Circle.

3925  
3926 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.

3927  
3928 **Implementation:**

- 3929 ➤ Coordinate with the Town Staff to document the current status of effort towards that new  
3930 park.  
3931 ➤ Provide recommendations for park design, amenities, pathways and parking to the  
3932 construction plan.  
3933 ➤ Establish a program (including specific work and scheduling) for completion of the new  
3934 park.

3935  
3936  
3937 **Objective A.7.3:** Continuously redevelop and improve existing parks.

3938  
3939 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.

3940  
3941 **Implementation:**

- 3942 ➤ Update the documentation of all parks regarding size, amenities, parking, maintenance  
3943 required and annualized costs.  
3944 ➤ Provide prioritized recommendations for improvements for each park. Annotate any  
3945 safety-related recommendations and urgency to remedy that issue.

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- 3946           ➤ Coordinate through Council Liaison these recommendations for inclusion in the Capital  
3947           Improvement Program/Budget.

3948

3949

3950 **Objective A.7.4:** Establish the need and design criteria for a new Regional Sports Complex.

3951

3952 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Council  
3953 and Town Staff)

3954

3955 **Implementation:**

- 3956           ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports  
3957           Complex and what such a complex would include (e.g., ball fields, parking, pathways,  
3958           field lighting, other amenities, etc.).  
3959           ➤ Based upon input, develop and provide a Proposal for this complex to the Town Council  
3960           for their guidance. Include in that Proposal the prospective locations for the complex.

3961

3962

3963 **Objective A.7.5:** Improve the Mount Airy Senior and Community Center.

3964

3965 **Objective Leader:** Commission On Aging & Livability (COAL).

3966

3967 **Implementation:**

- 3968           ➤ COAL will establish quarterly communications with both county's Departments of  
3969           Citizen Services.  
3970           ➤ Collectively develop a shared solution strategy to improve services, the building and  
3971           parking lot. This strategy should include a comprehensive Town Survey targeting the  
3972           Center's 60+ yr old patrons as well as the Town's 60+ yr old residents. The purpose of  
3973           these surveys is to reveal the preferences and desires as well as the similarities and  
3974           differences of the two groups. The strategy should also include coordination with both  
3975           Carroll County and Frederick County to better understand the complete array of available  
3976           Senior Citizen and Community Center services that are being offered in other  
3977           communities, and to ensure that all of these services are included within the survey in  
3978           order to determine those most desired by the Town's 60+ residents as well as the general  
3979           community.

3980

3981

3982

3983

3984

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3985 **Objective A.7.6:** Improve the Town’s current Carroll County Branch Library.

3986

3987 **Objective Leader:** Commission On Aging & Livability (COAL).

3988

3989 **Implementation:**

3990 ➤ In coordination with the Branch Librarian Staff, document the current library’s amenities,  
3991 programs and offerings. (i.e. Services Inventory) along with any metrics on library use  
3992 and patronage.

3993 ➤ Gain resident input on the success of current library offerings (e.g., programs, study  
3994 rooms, material availability, meeting rooms, etc.) along with residents’ desires for  
3995 additional programs. Also gather patron feedback on any issues with the current facility  
3996 (e.g., location, parking, lighting, etc.).

3997 ➤ Provide a Proposal to the Town Council, through Council Liaison, for a new library and  
3998 receive Council guidance regarding next-steps. Include in the Proposal the inventories of  
3999 both available and desired new services, the usage metrics, and your options for both  
4000 enlarging the current library and constructing a new, larger library.

4001

4002

4003 **STRATEGIC GOAL D - Commercial Development:** Pursue our commercial economic  
4004 development along Center Street (in concert with Goal B) and the South Main Street corridors  
4005 while exploring suitable sites for 1) a new police station; 2) medical services; and 3) small  
4006 businesses.

4007 **Objective D.7.1:** Relocate the Mount Airy Police Department (MAPD) from its current leased  
4008 building to an acceptable, permanent building at an optimal location for best response throughout  
4009 the Town.

4010 **Objective Leader:** Town Council, in coordination with the Chief, MAPD and Town Staff.

4011

4012 **Implementation:**

4013 ➤ Document the nationally-accepted standards required for a municipal police station.

4014 ➤ Town Staff identify prospective buildings within Town limits to meet those standards. If  
4015 none are available, shift the effort towards the design of a new building and prospective  
4016 Town infill locations to build it.

4017

4018 **CHAPTER EIGHT: COMMUNITY DESIGN**  
4019 **GUIDELINES**

---

4020 A person's perception of his or her community comes from experiences that are in part shaped by  
4021 the structure and elements of the public realm. A tree-lined street provides peaceful setting for  
4022 evening walks. Main Street, the Rail Yard, Park Avenue and the Fairgrounds host festive  
4023 community events. The mere presence of religious and historic civic buildings can bring both  
4024 comfort and inspiration. Preserved historic sites help us recall the roots of our past and instill pride  
4025 in “our hometown.” All of these elements serve a purpose greater than the bricks, mortar, or  
4026 landscaping from which they are made. It is this ability of the man-made environment to evoke  
4027 emotional responses that obligates us to manage the public realm in a responsible and thoughtful  
4028 manner. Lastly, a small-town environment is more of a culture than a physical number of buildings  
4029 and people. It has similar values, welcoming, engaging, people know each other, and shared events  
4030 and experiences.

4031  
4032 The public realm is the network of places, spaces, and buildings which tie our residents to their  
4033 sense of a community. It is not enough for new development solely to provide good roads, expand  
4034 water and sewer systems, or meet building codes. New development should respect the qualities  
4035 and character of the town. Any new features, facades and elevations must be compatible with the  
4036 old and contribute to citizens’ pride in their community. Design guidelines help assure this  
4037 outcome.

4038  
4039 The Master Plan can play an important role in providing design guidelines which preserve and  
4040 enhance the Town’s character and encourage environmentally responsible designs, building  
4041 construction, and landscapes.

4042 **DESIGNING FOR THE SHARED VISION OF THE COMMUNITY**

---

4043 In response to the policy recommendations set forth in the 2003 Comprehensive Master Plan, The  
4044 Town adopted two separate Design Guidelines in 2010:

- 4045
- 4046 • **The Design Guidelines:** *Additions and New Construction for the Town of Mount Airy,*  
4047 *Maryland, and*
  - 4048 • **Design Guidelines:** *Rehabilitation of Historic Properties*
- 4049

4050 These Design Guidelines reflected the residents’ desires during the 2008-2010 period for new  
4051 construction architecture. The primary objective of these guidelines was to encourage aesthetic

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4052 compatibility in building design and to work in concert with the Subdivision and Zoning  
4053 Regulations to maximize high-quality results in both form and function.

4054 IMPROVED DESIGN GUIDELINES

---

4055 Preceding the submission of this Master Plan for Town Council review / approval, the Director of  
4056 Planning and the Planning Commission has reviewed many site plans, pre-concept plans, concept  
4057 plans, and site plan amendments. In all of these reviews, building design, building facades and  
4058 streetscape design are examined against the questions of:

- 4059       ✓ “Is that proposed building’s exterior design and materials appropriate for the surrounding  
4060       area?”; and  
4061       ✓ “Can the proposed design be improved to enhance walkability, open space for the  
4062       residents, and traffic routing?”

4063 These questions, and others like them that are focused on achieving an optimal design with  
4064 developers, could be addressed and codified via updated Town Design Guidelines. The new  
4065 guidelines would include considering such concepts as “Complete Streets” (briefly discussed in  
4066 Chapter 6), the deliberate focus on Open Space at the forefront of a subdivision’s layout (rather  
4067 than “seeing what space is left over and declaring it as open space”), and other contemporary  
4068 community design concepts to ensure the Town’s overall function and form are appealing.

4069 Therefore, the following Objective is necessary to improve our future proposed development  
4070 designs, concepts, and plans.

4071 COMMUNITY DESIGN GUIDELINES OBJECTIVES AND  
4072 IMPLEMENTING STRATEGIES

---

4073

4074 **STRATEGIC GOAL B - Responsible Growth:** Pursue growth through infill development,  
4075 redevelopment and annexations while eliminating our Open Space deficit, protecting our  
4076 environment, safety and health, and preserving our cultural/historical resources and community  
4077 identity.

4078

4079 **Objective B.8.1:** Review/Revise the 2010 Design Guidelines.

4080

4081 **Objective Leader:** Planning Commission in coordination with the Town Director of  
4082 Planning and Town Engineer

4083

4084 **Implementation:**

4085 ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town  
4086 Planning Commission establishes a separate, temporary *Design Guidelines’ Review*  
4087 *Committee* comprised of two (2) Commission members, one (1) Town resident (appointed  
4088 by the Mayor and approved by the Council), the Town Zoning Administrator, and the  
4089 Town Engineer.

4090

4091 ➤ The Committee establishes a 6-month workplan to review all existing Town Design  
4092 Guidelines and provide update(s) for the Planning Commission’s review/approval. In their  
4093 review, the committee will survey other existing design guidelines such as:

4094

4095 ▪ *Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001);*

4096

4096 ▪ any Carroll County design guidelines;

4097

4097 ▪ the *Frederick County Design Guidelines (Updated Jan, 2010);*

4098

4098 ▪ the *Frederick Town Historic District Design Guidelines (2019);*

4099

4099 ▪ the Frederick County Form-Based Code

4100

4100 (<https://www.cityoffrederickmd.gov/1584/Form-Based-Code>

4101

4101 ▪ Sykesville Historic District Design Guidelines (February 2024),

4102

4102 [https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-](https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-District-Commission-Guidelines-PDF)

4103

4103 [District-Commission-Guidelines-PDF](https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-District-Commission-Guidelines-PDF)

4104

4104 ▪ any environmentally responsible designs, building construction, and

4105

4105 landscapes; and

4106

4106 ▪ Complete Streets concept and designs.

4107

4107 ▪ Green Streets concepts and designs.

4108

4109 ➤ Upon Planning Commission approval, the revised draft Design Guidelines are delivered  
4110 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  
4268 The purpose of this chapter is to summarize the preceding chapters' Objectives and Implementing  
4269 Strategies.  
4270

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

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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 **STRATEGIC GOALS**

---

4277 The Town's five (5) Strategic Goals are:

4278 **A. Adequate Public and Community Facilities:** Improve the capacity and quality of all areas  
4279 of our Public and Community Facilities so that we provide, at the minimum, an adequate Quality  
4280 of Life for all residents.

4281 **B. Responsible Growth:** Pursue growth through infill development, redevelopment and  
4282 annexations while eliminating our Open Space deficit, protecting our environment, safety and  
4283 health, and preserving our cultural/historical resources and community identity.

4284 **C. Residential Development and Housing Diversity:** Pursue a range of housing options that  
4285 are responsive to the community's needs.

4286 **D. Commercial Development:** Pursue our commercial economic development along Center  
4287 Street (in concert with Goal B) and the South Main Street corridors while exploring suitable sites  
4288 for 1) a new police station; 2) medical services; and 3) small businesses.

4289 **E. Industrial Development:** Grow our industrial districts while protecting our environment,  
4290 safety and health while preserving our cultural/historical resources and community identity.

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4264 **GOAL A SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

---

4265  
4266 **Adequate Public and Community Facilities:** Improve the capacity and quality of all areas of  
4267 our Public and Community Facilities so that we provide, at the minimum, an adequate Quality of  
4268 Life for all residents.

4269  
4270 **Objective A.3.1:** Increase the Town’s well water reserve.

4271  
4272 **Objective Leader:** Town Engineer.

4273  
4274 **Implementation:**  
4275 ➤ Search for additional drinking water sources via well drilling or Brinkley Bill application  
4276 of existing wells where source capacity already exists.  
4277 ➤ Require large developments to provide ample water capacity with their development to  
4278 support the Town’s calculation of proposed demand and drought reserve (Category 11).

4279  
4280  
4281 **Objective A.4.1:** Reduce our Open Space deficit.

4282  
4283 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4284 the Town Engineer.

4285  
4286 **Implementation:**  
4287 ➤ Update the amount of Open Space acreage needed to remove the Town’s deficit.  
4288 ➤ Work with appropriate Commissions to prioritize the list of Future Annexation properties  
4289 which can reduce or remove the deficit.  
4290 ➤ Assess how smaller types of open-space options could be encouraged within communities.  
4291 ➤ Develop an outreach/communications strategy for Town engagements with the County  
4292 and/or property owners; then gain Town Council and Mayoral approval and guidance for  
4293 implementing those engagements.

4294  
4295  
4296 **Objective A.6.1:** Pedestrian focus -- Increase the Town’s safe walkability by adding sidewalks  
4297 and pedestrian crossing zones along highly-traveled roadways and/or between residential areas  
4298 and popular venues.

4299  
4300 **Objective Lead:** Streets & Roads Commission.

4301  
4302 **Implementation:**

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- 4264 ➤ Add sidewalks along the south side of Twin Arch Rd. between the MD 27 intersection
- 4265 and the entrance to the MAVFC Fairgrounds.
- 4266 ➤ Add a pedestrian crossing across Twin Arch Rd. at the intersection with MD 27.
- 4267 ➤ Add sidewalks on the west side of N. Main St. between the Watersville Rd. intersection
- 4268 and Greentree subdivision limits.
- 4269 ➤ Improve the current pedestrian crossings along Main Street.
- 4270 ➤ Add a pedestrian crossing on N. Main Street adjacent to Liquidity Aleworks.

4271  
4272

4273 **Objective A.6.2:** Advocate and assist in the design, solution development, and construction of a  
4274 pedestrian crossing under MD 27 to connect the rails-to trails pathway to the east.

4275

4276 **Objective Lead:** Streets & Roads Commission, in coordination with Recreation & Parks  
4277 Commission and the Town Engineer.

4278

4279 **Implementation:**

- 4280 ➤ Task organize a committee integrating members of the Streets & Roads and Parks &
- 4281 Recreation Commissions with the Town Engineer and other needed engineering and
- 4282 traffic safety expertise to establish optimal location, design criterion, and possible
- 4283 solutions.
- 4284 ➤ Partner with Carroll County, the State Highway Administration, developers, and other
- 4285 stakeholders to deliver shared solutions for funding and implementing a pedestrian
- 4286 tunnel crossing.

4287

4288

4289 **Objective A.6.3:** Assist in the design and solution development for improvements to Twin Arch  
4290 Road congestion.

4291

4292 **Objective Lead:** Streets & Roads, in coordination with the Town Engineer.

4293

4294 **Implementation:**

- 4295 ➤ Task organize a committee integrating members of the Streets & Roads with the Town
- 4296 Engineer to establish design criterion, and possible solutions to that criterion, for
- 4297 mitigating the congestion on Twin Arch Rd.
- 4298 ➤ Communicate your ideas to appropriate Carroll County and MDOT authorities to
- 4299 encourage solution adoption and funding for the improvement(s).

4300

4301

4302

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4264 **Objective A.6.4:** Create a transportation network model for Town and pertinent surrounding  
4265 County roads/streets.

4266

4267 **Objective Lead:** Streets & Roads, in coordination with the Town Engineer.

4268

4269 **Implementation:**

4270 ➤ Task organize a committee integrating members of the Streets & Roads with the Town  
4271 Engineer to survey off-the-shelf transportation network models/modeling,

4272 ➤ Educated by current model options, establish criteria for this Town's needs from a  
4273 model.

4274 ➤ With Town-specific modeling criterion/expectations established, determine which  
4275 current models meet our needs.

4276 ➤ Determine which of the available and qualified models is the optimal/cost-effective  
4277 model for our needs, and make the argument for funding and acquisition with the Town  
4278 Council.

4279

4280

4281 **Objective A.7.1:** Complete the Rails-to-Trails project.

4282

4283 **Objective Leader:** Recreation & Parks Commission.

4284

4285 **Implementation:**

4286 ➤ Document the remaining work necessary for completion of all phases.

4287 ➤ Establish a program (of specific work and schedule) to complete the work.

4288

4289

4290 **Objective A.7.2:** Complete the planned new park at Back Acre Circle.

4291

4292 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.

4293

4294 **Implementation:**

4295 ➤ Coordinate with the Town Staff to document the current status of effort towards that  
4296 new park.

4297 ➤ Provide recommendations for park design, amenities, pathways and parking to the  
4298 construction plan.

4299 ➤ Establish a program (including specific work and scheduling) for completion of the  
4300 new park.

4301

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4264 **Objective A.7.3:** Continuously redevelop and improve existing parks.  
4265

4266 **Objective Leader:** Recreation & Parks Commission, in coordination with Town Staff.  
4267

4268 **Implementation:**

- 4269 ➤ Update the documentation of all parks regarding size, amenities, parking, maintenance  
4270 required and annualized costs.
- 4271 ➤ Provide prioritized recommendations for improvements for each park. Annotate any  
4272 safety-related recommendations and urgency to remedy that issue.
- 4273 ➤ Coordinate through Council Liaison these recommendations for inclusion in the Capital  
4274 Improvement Program/Budget.

4275

4276

4277 **Objective A.7.4:** Establish the need and design criteria for a new Regional Sports Complex.  
4278

4279 **Objective Leader:** Recreation & Parks Commission (in coordination with Town Council  
4280 and Town Staff).

4281

4282 **Implementation:**

- 4283 ➤ Gain Town resident input (e.g., survey, Commission meetings, etc.) on a regional Sports  
4284 Complex and what such a complex would include (e.g., ball fields, parking, pathways,  
4285 field lighting, other amenities, etc.).
- 4286 ➤ Based upon input, develop and provide a Proposal for this complex to the Town Council  
4287 for their guidance. Include in that Proposal the prospective locations for the complex.

4288

4289

4290 **Objective A.7.5:** Improve the Mount Airy Senior and Community Center.  
4291

4292

4293 **Objective Leader:** Commission On Aging & Livability (COAL).

4294

4295 **Implementation:**

- 4296 ➤ COAL will establish quarterly communications with both county's Departments of  
4297 Citizen Services.
- 4298 ➤ Collectively develop a shared solution strategy to improve services, the building and  
4299 parking lot. This strategy should include a comprehensive Town Survey targeting the  
4300 Center's 60+ yr old patrons as well as the Town's 60+ yr old residents. The purpose of  
4301 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

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4264 Carroll County and Frederick County to better understand the complete array of available  
4265 Senior Citizen and Community Center services that are being offered in other  
4266 communities, and to ensure that all of these services are included within the survey in  
4267 order to determine those most desired by the Town's 60+ residents as well as the general  
4268 community.

4269

4270 **Objective A.7.6:** Improve the Town's current Carroll County Branch Library.

4271

4272 **Objective Leader:** Commission On Aging & Livability (COAL).

4273

4274 **Implementation:**

4275 ➤ In coordination with the Branch Librarian Staff, document the current library's amenities,  
4276 programs and offerings. (i.e. Services Inventory) along with any metrics on library use  
4277 and patronage.

4278 ➤ Gain resident input on the success of current library offerings (e.g., programs, study  
4279 rooms, material availability, meeting rooms, etc.) along with residents' desires for  
4280 additional programs. Also gather patron feedback on any issues with the current facility  
4281 (e.g., location, parking, lighting, etc.).

4282 ➤ Provide a Proposal to the Town Council, through Council Liaison, for a new library and  
4283 receive Council guidance regarding next-steps. Include in the Proposal the inventories of  
4284 both available and desired new services, the usage metrics, and your options for both  
4285 enlarging the current library and constructing a new, larger library.

4286

4287 **GOAL B SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

---

4288

4289 **Responsible Growth:** Pursue growth through infill development, redevelopment and annexations  
4290 while eliminating our Open Space deficit, protecting our environment, safety and health, and  
4291 preserving our cultural/historical resources and community identity.

4292

4293 **Objective B.3.1:** As technology becomes available, continuously improve water testing  
4294 technology.

4295

4296 **Objective Leader:** Town Engineer.

4297

4298 **Implementation:**

4299 ➤ Implement the installation of better PFAS monitoring technology, as it becomes available,  
4300 at all of the Town's Water Treatment Plants.

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- 4264           ➤ Replace existing equipment with newer monitoring technology for all known  
4265           contaminants.

4266

4267 **Objective B.3.2:** Document and enforce stormwater runoff within the Town.

4268

4269 **Objective Leader:** Town Engineer, in coordination with the Public Works Director.

4270

4271 **Implementation:**

- 4272           ➤ Continue to work with Carroll County to meet the State-mandated NPDES and stormwater  
4273           management improvements and mapping on existing land development.  
4274           ➤ Ensure all new development is thoroughly reviewed by Carroll County’s stormwater  
4275           management office to meet the requirements of the State and Town code.  
4276           ➤ Establish new metrics to measure and monitor the impact of climate change on the current  
4277           stormwater infrastructure. Apply those results towards increased funding of more robust  
4278           and/or improved stormwater management infrastructure.

4279

4280

4281 **Objective B.3.3:** Increase forested land within and adjacent to the Town.

4282

4283 **Objective Leader:** Town Engineer.

4284

4285 **Implementation:**

- 4286           ➤ Ensure all new development is thoroughly reviewed to determine compliance with the  
4287           20% forested (residential) and 15% forested (industrial) requirements for the minimum  
4288           amount of forested land in those districts.  
4289           ➤ In cooperation with both Counties, review the current Forestation Banks Program with  
4290           the objective to encourage any developer who cannot meet the above requirements to:  
4291           ○ provide forestation plantings on equal acreage on in-Town parcels; or  
4292           ○ require any outside-Town Forestation Bank purchase by a developer to be provided  
4293           on available land adjacent to the Town’s boundaries.  
4294           ➤ In cooperation with the appropriate Town Commission and /or Board, assess those Town-  
4295           owned areas where additional forestation or shrubbery can benefit residents. Then, use  
4296           that list:  
4297           ○ in the implementation efforts above, and  
4298           ○ in cooperation with the Maryland Department of Natural Resources, Frederick  
4299           County and /or Carroll County, seek a cooperative agreement on a reforestation  
4300           project to fulfill those prioritized Town forestation/shrubbery needs. If necessary,  
4301           use the 2008 effort in Watkins Park as a model and precedence case.

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4264 **Objective B.4.1:** Pursue recommended rezoning of selected Town properties.

4265

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

4267

4268 **Implementation:**

4269 ➤ Establish a priority of properties (listed in Chapter 4) to be rezoned with rationale.

4270 ➤ Develop an outreach/communications strategy for Town engagements with the County  
4271 and/or property owners; then gain Town Council and Mayoral approval and guidance for  
4272 implementing those engagements to pursue rezoning.

4273

4274

4275 **Objective B.4.2:** Complete the rezoning deliberations and process of those recommended  
4276 properties depicted within this Master Plan.

4277

4278 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4279 the Planning Commission, Town Council, and applicable property owners.

4280

4281 **Implementation:**

4282 ➤ Gain Town Council approval to proceed with recommended rezonings within this Master  
4283 Plan.

4284 ➤ For approved rezonings, make any necessary Land Use changes and advise the applicable  
4285 County of those new Land Use designations.

4286 ➤ In preparation for possible annexations, discuss with the applicable county the  
4287 determination of an appropriate land use designation and zoning classification for those  
4288 Conservation areas which may have very low-density clustered residential developments  
4289 in order to retain the agricultural character of the Town's physical boundary and the "rural  
4290 feel" that the Town seeks.

4291 ➤ Proceed, per the code, to initiate the rezoning process of Council-approved properties.

4292

4293

4294 **Objective B.5.1:** Redevelop or begin urban renewal of properties considered as "blighted areas"  
4295 or "slum areas."

4296

4297 **Objective Lead:** Town Council or Council-designated committee acting under the Council's  
4298 authority for urban renewal.

4299

4300 **Implementation:**

**Draft for Public Hearing on Jan 13, 2025**

- 4264           ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-point,  
4265           complete a Town-wide assessment to determine what properties require urban renewal or  
4266           redevelopment. In this assessment, use approved criteria for what constitutes “blighted”  
4267           or “slum.”
- 4268           ➤ Prioritize the final assessment results to begin the Town’s engagement with property  
4269           owners to begin urban renewal or redevelopment. Property prioritization is to be based  
4270           upon criteria set by the Town Council or by its designated committee.
- 4271           ➤ Establish a written transparent process for property-owner engagement to begin urban  
4272           renewal or redevelopment, and gain Town Council and Town Attorney approval before  
4273           its use.
- 4274           ➤ With Town Council approval, begin the approved process for urban renewal.
- 4275  
4276

4277   **Objective B.8.1:** Review/Revise the 2010 Design Guidelines in coordination with the Town  
4278   Director of Planning and Town Engineer.

4279  
4280       **Objective Leader:** Planning Commission.

4281  
4282       **Implementation:**

- 4283           ➤ With approval from the Mayor, Town Council and the Town Administrator – the Town  
4284           Planning Commission establishes a separate, temporary *Design Guidelines’ Review*  
4285           *Committee* comprised of two (2) Commission members, one (1) Town resident (appointed  
4286           by the Mayor and approved by the Council), the Town Zoning Administrator, and the  
4287           Town Engineer.
- 4288
- 4289           ➤ The Committee establishes a 6-month workplan to review all existing Town Design  
4290           Guidelines and provide update(s) for the Planning Commission’s review/approval. In their  
4291           review, the committee will survey other existing design guidelines such as:
- 4292                   ▪ *Md Dept of Planning, Models and Guidelines for Infill Development (Oct, 2001);*  
4294                   ▪ any Carroll County design guidelines;  
4295                   ▪ the *Frederick County Design Guidelines (Updated Jan, 2010);*  
4296                   ▪ the *Frederick Town Historic District Design Guidelines (2019);*  
4297                   ▪ the Frederick County Form-Based Code  
4298                    (<https://www.cityoffrederickmd.gov/1584/Form-Based-Code>  
4299                   ▪ Sykesville Historic District Design Guidelines (February 2024),  
4300                    [https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-](https://townofsykesville.org/DocumentCenter/View/367/Downtown-Historic-District-Commission-Guidelines-PDF)  
4301                    District-Commission-Guidelines-PDF  
4302                   ▪ any environmentally responsible designs, building construction, and  
4303                    landscapes; and  
4304                   ▪ Complete Streets concept and designs.

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- 4264           ➤ Upon Planning Commission approval, the revised draft Design Guidelines are delivered  
4265           to the Town Council for their review/approval.  
4266  
4267

**GOAL C SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

---

4268 **Residential Development and Housing Diversity:** Pursue a range of housing options that are  
4270 responsive to the community’s needs.  
4271

4272 **Objective C.4.1:** Fully understand the potential residential infill development in order to gauge  
4273 the potential demands upon critical public facilities.  
4274

4275 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4276 the Town Engineer.  
4277

**Implementation:**

- 4278  
4279           ➤ Update the Town’s potential capacity of vacant residential-zoned parcels (including MXD  
4280           and DTZ).  
4281           ➤ Using 2.75 persons-per-potential dwelling unit, maintain the calculations of future growth  
4282           demands upon water, sewer, and police services.  
4283  
4284  
4285

**GOAL D SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

---

4286 **Commercial Development:** Pursue our commercial economic development along Center Street  
4287 (in concert with Goal B) and the South Main Street corridors while exploring suitable sites for 1)  
4288 a new police station; 2) medical services; and 3) small businesses.  
4289

4290 **Objective D.5.1:** Begin the urban renewal (aka “redevelopment”) of properties considered as  
4291 “blighted areas” or “slum areas.”  
4292

4293 **Objective Lead:** Town Council or Council-designated committee acting under the  
4294 Council’s authority for urban renewal.  
4295

**Implementation:**

- 4296  
4297           ➤ Using the chapter’s proposed table of properties needing redevelopment as a start-  
4298           point, determine what properties require urban renewal or redevelopment. In this  
4299           assessment, use approved criteria for what constitutes “blighted” or “slum.”  
4300

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- 4264           ➤ Prioritize the final assessment results to begin the Town’s engagement with property  
4265           owners to begin urban renewal or redevelopment. Property prioritization is to be based  
4266           upon criteria set by the Town Council or by its designated committee.  
4267           ➤ Establish a new process (to become approved Town Code) for property-owner  
4268           engagement to begin urban renewal/redevelopment, and gain Town Council and Town  
4269           Attorney approval before its use.  
4270           ➤ With Town Council approval, begin the approved process for urban renewal.

4271  
4272  
4273 **Objective D.5.2:** Drive commercial districts’ infill development.

4274  
4275           **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4276           the Economic Development Commission (EDC), and Planning Commission.

4277  
4278           **Implementation:**

- 4279           ➤ Update the Town’s inventory of vacant commercially-zoned parcels and develop (with  
4280           assistance from the Economic Development Commission) outreach strategies to vacant  
4281           parcel owners to encourage commercial development.  
4282           ➤ The EDC develops a marketing strategy to commercial developers (with an emphasis on  
4283           new medical services’ facilities) to invite commercial development within the Town.  
4284           Implementation of the marketing strategy to be recommended by the EDC and approved  
4285           by the Town Council.  
4286

4287 **Objective D.7.1:** Relocate the Mount Airy Police Department (MAPD) from its current leased  
4288 building to an acceptable, permanent building at an optimal location for best response throughout  
4289 the Town.

4290           **Objective Leader:** Town Council, in coordination with the Chief, MAPD and Town Staff.

4291  
4292           **Implementation:**

- 4293           ➤ Document the nationally-accepted standards required for a municipal police station.  
4294           ➤ Town Staff identify prospective buildings within Town limits to meet those standards. If  
4295           none are available, shift the effort towards the design of a new building and prospective  
4296           Town infill locations to build it.  
4297  
4298  
4299

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4264 **GOAL E SUPPORTING OBJECTIVES AND IMPLEMENTING STRATEGIES**

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4265

4266 **Industrial Development:** Grow our industrial districts while protecting our environment, safety  
4267 and health while preserving our cultural/historical resources and community identity.

4268 **Objective E.5.1:** Drive industrial districts' infill development.

4269

4270 **Objective Lead:** Town Director of Planning and Zoning Administrator, in coordination with  
4271 the Economic Development Commission and Planning Commission.

4272

4273 **Implementation:**

- 4274 ➤ Update the Town's inventory of vacant industrial-zoned parcels and develop (with  
4275 assistance from the Economic Development Commission) outreach strategies to vacant  
4276 parcel owners to encourage industrial development.

4277

4264

**APPENDIX – MAPS**

<b>Map Description</b>	<b>Tab</b>
Regionalism Policies	<b>A</b>
Topography	<b>B</b>
Mount Airy Orthophoto	<b>C</b>
Natural Features	<b>D</b>
Water Resource Management Areas	<b>E</b>
Vacant Land Inventory & Zoning	<b>F</b>
Existing Zoning	<b>G</b>
Existing Use of Land	<b>H</b>
Designated Comprehensive Land Use	<b>I</b>
Future Annexation Areas	<b>J</b>
Mount Airy Water Service Areas	<b>K</b>
Mount Airy Sewer Service Areas	<b>L</b>
Proposed Street System	<b>M</b>
Recreation and Parks	<b>N</b>
Elementary School Attendance Areas School Year 2022	<b>O</b>
Middle School Attendance Areas School Year 2022	<b>P</b>
High School Attendance Areas School Year 2022	<b>Q</b>
Zoning Map – Town of Mt. Airy	<b>R</b>

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# MOUNT AIRY

## MARYLAND

COMPREHENSIVE MASTER PLAN

2023 - 2033

4264



4265