

Town of Mount Airy 2013



Comprehensive Master Plan DRAFT

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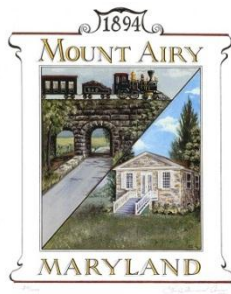
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MOUNT AIRY





2013 MOUNT AIRY MASTER PLAN

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2013 COMPREHENSIVE MASTER PLAN EXECUTIVE SUMMARY

The update to the Mount Airy Comprehensive Master Plan is critical for many reasons. The economic, geographic, and community conditions surrounding the Town have vastly changed since the last plan was adopted. This current plan will frame those important changes and provide a direction for the Town that will maximize the opportunities, minimize the cyclical effects of the regional economy and provide long-term protection for the community as a whole.

OVERALL TOWN VISION

Although the Town has seen a large amount of growth over the last twenty years, it still retains much of its small town charm. The Town of Mount Airy, with its large historic homes along its Main Street corridor and bucolic landscape surrounding more recent subdivisions, is a highly desirable location to live and raise a family. During the next twenty years, the Town will strive to retain its feel as a small and close-knit community. The Town will see a continued renovation of the downtown historic district and provide opportunities for quality in-fill, redevelopment of office space and retail activities in corridors leading to the downtown historic district. Most importantly, the Town will retain a buffer of agricultural land uses directly surrounding its boundaries on all sides to secure the already defined areas of Town and create a clear entryway into the municipality. Aesthetics and building design will continue to be highly valued and will provide guidance for new projects making their way into the Mount Airy community. Moreover, the community will be enhanced with critical facilities and will preserve its limited water resources for the highest priority improvements.

REGIONAL SETTING

Mount Airy is a suburban town approximately 1 hour outside of the Washington and Baltimore metropolitan areas and job markets. This job market will remain an influence on the Town in the future, as many Mount Airy residents will continue commuting to these job markets. Mount Airy is also located in the center of a four-county area, making it accessible to several local job markets. This Master Plan will look at Mount Airy as a unique community, to be protected and defined from the larger regional growth areas and development pressures surrounding us. The Town will strive to coordinate with Frederick and Carroll counties, in which the Town resides, fully on land-uses proposed directly outside the Town.

LAND USE AND ZONING

The Town of Mount Airy grew tremendously in the previous two decades with a large concentration of residential growth. The Census statistics define the growth of the Town between 2000 and 2010 at 44%, among the fastest of any municipality in the State. With such an increase in population, the services to meet employment, shopping and entertainment needs have become the development priority rather than additional residential development. Consequently, the Town, through the Master Planning process and the zoning code will shift its focus from residential to commercial and office employment development. This Master Plan will largely retain existing zoning on currently vacant properties in order to capitalize on redevelopment opportunities. This will take place in our most critical corridors, including those leading into our historic downtown. New zoning classifications will also be introduced to provide for business park development co-mingled with small retail components mixed in. All of the vacant corridors and properties in the Town now surround major transportation routes and it is vitally important that the zoning and land-use allow for careful development with a strong component of architectural integrity and good environmental design.

TRANSPORTATION NETWORK

The transportation network within Town includes two major State roads: MD 27 and MD 808. The first road functions as an eastern bypass to the downtown and points north. MD 808 is our Main Street and also travels north to intersect MD 27 on the north side of Town. The volume of traffic on both of these roads is quite significant and therefore the Master Plan will include recommendations to limit the access points on these roads and keep the speed and volume of traffic reasonable. Additionally, the plan will evaluate other local roads, especially those leading into the downtown area and points east and west, for potential streetscape enhancements, including upgrades that promote aesthetics and speed control, such as boulevards (often defined as a broad City Street – tree-lined and landscaped) and decorative crosswalks and traffic circles. The Town will further improve the interconnections between neighborhoods, our parks system and our historic downtown shopping area. In addition to road connections, the Town will strongly consider and evaluate pedestrian and bicycle way alternatives. Accordingly, the ongoing Rails to Trails project in the downtown area to points east and directly west of the downtown will be given high priority for planning, engineering and funding.

WATER AND SEWER INFRASTRUCTURE

Water availability and sewer capacity will be the single-most limiting factor for any new growth in the Town of Mount Airy. The Town operates off of a group of ground water wells whose water appropriation is mandated by the Maryland Department of the Environment. The method of evaluating ground water recharge areas has been changed at the State level and is much more

restrictive than it was ten years ago. The availability of water and the Town's ability to process waste water will be the driving force behind what type of development is permitted and where it can be located. When water becomes available, the Town will prioritize commercial development corridors and areas of infill, most importantly the downtown historic district. Any water and sewer expansion for new development will be borne by the property owner, as the Town will concentrate on the five-year Capital Improvements planning cycle for maintenance of the system and any physical upgrades deemed necessary. The final water capacity issued to the Town will drive the capacity of our existing waste water treatment plant. Currently permitted for 1.2 million gallons per day processing, any water usage beyond that will require an additional treatment plant, which would be an extremely difficult undertaking both financially and physically for the Town.

COMMUNITY FACILITIES

The Town will continue to pursue goals of improving and expanding its existing community facilities such as parks, schools, and libraries. Although the Town depends on Frederick and Carroll Counties for the larger facilities such as schools, it has a strong influence on how our schools are improved, renovated or rebuilt. With the completion of Mount Airy Middle School, the Town's public schools will be under capacity and will remain so for the foreseeable future. The demand for more athletic facilities is very high as they have not kept pace with the growing population in the past. The Town will continue to plan for additional park projects through the five-year capital improvements budgeting process, as well as state and regional grant opportunities. One important feature the Town is looking to add to their inventory of facilities is a community center. Many residents have expressed a desire to have a community center where a variety of Town events, celebrations, recreational, cultural and entertainment activities can take place. One focus of the community facilities portion of the Master Plan will be evaluating possible locations for a town community center that can serve the resident population for many years to come.

CITIZEN PARTICIPATION

The amount of citizen participation from Town residents is remarkable. The Town has over 12 commissions, committees and task forces run by volunteers. These committees and commissions contribute largely to the planning and development direction the Town will take. Town residents have participated in two surveys, the first in 2008 and the second in 2011. Both surveys were completed with significant participation and feedback. The survey results provided very clear direction as to the resident's desires and how they feel the Town government should proceed. The Town has utilized the surveys to improve on government processes, planning for future growth and types of growth and has prioritized the excellent recommendations for facilities and services that Town residents desire. The Town has every intention of requesting and utilizing the

current high level of community participation and feedback from the 60-day Public Review cycle to guide the completion of the Master Plan and its presentation to the Town Council.

DESIRED OUTCOMES

During the 2013 Comprehensive Master Plan update, many decisions will be made that will shape the Town's future. The process that will be used to develop the Plan is intended to promote an environment that educates the community on all of the Plan's elements, including an increased understanding and appreciation of the complex water capacity issues that impact the Town. This understanding is crucial to the necessary prioritization of existing development projects given the limitation of water resources. Of equal importance is the opportunity for continued coordination between the Planning Commission and Town Council, and to increase the productive relationship with each of the Town Commissions through the plan development process. And finally, the feedback gathered during the Public Forums will indicate the extent to which residents agree and support the vision and direction proposed by the Plan update. Resident feedback, as well as input from all the commissions and other Town volunteers will be utilized by the Planning and Zoning commission to amend the Plan where necessary. The process of collaborating on a unified vision for the future of the Town is of paramount importance as are the changes prescribed by the Comprehensive Master Plan itself.

CHAPTER ONE: TOWN HISTORY AND CURRENT REGIONAL SETTING

HISTORICAL BACKGROUND OF THE TOWN OF MOUNT AIRY

The western movement of the B & O Railroad and proximity to the National Pike gave identity and significance to the Town of Mount Airy. The hilly topography of the area is responsible for the name of the Town. A railroad foreman who commented, “this is an airish mountain” christened it with its name. The name of the Town became Mount Airy and remained so from that point forward. When Carroll County defined its permanent boundaries in 1837, Mount Airy was divided between two counties, Carroll and Frederick; the Town has remained in two counties since that time. About one mile south of the Town is the junction of Carroll, Frederick, Howard and Montgomery Counties located at the headwaters of the South Branch of the Patapsco River.



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, which was followed closely 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. Locomotives and cars were lifted with the assistance of horses and steam wenches. Passengers had to disembark during this process. Plane #4, located west of the Town at the intersection of Woodville Road and MD Route 144 is still a recognized location today.



HISTORIC TWIN ARCH BRIDGE JUST SOUTH OF THE TOWN LIMITS LOOKING TOWARD TOWN

In 1839 the railroad system was updated as more powerful locomotives were put into use. When that occurred, a detour around Ridgeville, located directly west of the Town center, was created and a spur line went through what is now the Town of

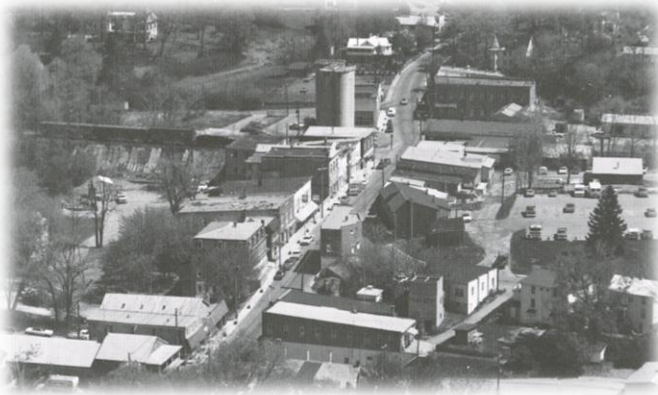
Mount Airy. The Town named the first resident, Henry Bussard, the station agent for the new train station. Mr. Bussard was also the first major

landowner in Mount Airy. By 1846, the Town was sparsely settled with several houses, a Town

store, barber shop and shoemaker shop. Pine Grove Chapel, circa 1846, now a historic monument, was constructed to fill the need for a community church. From the time it was constructed, the chapel basement functioned as a private school. The chapel remained open during the early part of the Civil War despite soldier encampments in close proximity. The school and church were closed later because of distracting soldier activity around the vicinity of the school. After the war ended, the church reopened in 1867 after undergoing a renovation. In 1893, the Carroll County Board of Education funded the construction of a three-room schoolhouse which was completed in September 1894. The building, approximately 1,700 sq. ft. in size, was located on the east side of Main Street, 1/4 of mile south of the railroad tracks. It is now part of the Calvary United Methodist Church property. The school operated from 9:00 am to 4:00 p.m., much like today's schools.



MAIN STREET IN 1902



AERIAL VIEW OF MOUNT AIRY, EARLY 1970'S

With the incorporation of the Town in 1894, came the establishment of the Town government structure, including a Mayor and Council. The first Mount Airy Mayor was Byron S. Dorsey who served ten years in that office between 1894 and 1904.

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

The Town of Mount Airy endured three disastrous fires during the first quarter of the 20th century. The first fire occurred in 1902 and destroyed the business section of the southern side of the downtown area. The second fire was in 1914 and consumed the north side of the downtown business section. The third fire took place about ten years later, in 1925, and again, the northern side of the downtown business district was destroyed. As a result of the 1925 fire, the Mount Airy Volunteer Fire Company was organized in 1926.

During the late 1920's and early 1930's the Town continued to flourish despite the onset of the Great Depression. The 1930 U.S. Census tallied the Town population at 845 persons, an

increase of 91 people since 1920. The railroad company largely contributed to the growth of not only the population, but the Town's economy as well. As a result, expanded Town services included necessary public utilities such as electric service when Potomac Edison was established in Mount Airy. The thriving economy supported the initiation of several large businesses in the 1930's, such as a poultry operation, two automobile garages, an ice factory, and the creation of the Mount Airy Canning Company, which provided about 250 jobs for Town residents. In 1932, the first motion picture theater opened in Mount Airy, establishing a core business district. During that time, the Town also saw the purchase of land for a Town park, the opening of a grocery store and a lumberyard and the dedication of Pine Grove Chapel for use as a nonsectarian chapel.

REGIONAL SETTING AND GROWTH PATTERNS

The Washington-Baltimore job market has had a profound influence on Mount Airy as well as a far reaching impact on its surrounding areas. The outer suburban development area of the Washington-Baltimore Region now extends well into central/western Maryland, Northern Virginia, the southeastern portion of Pennsylvania and even the eastern region of West Virginia.

Mount Airy is 13 miles from the junction of I-270 and MD 27, and is affected by the pattern and strength of development along this growth corridor. Many families have relocated to Mount Airy seeking a high quality of life and convenient commuting distance to Baltimore and Washington, D.C. The Town continues to function as a "bedroom community" while providing a respectable amount of services and commercial enterprises for its residents.



SATELLITE VIEW OF THE ROADS SURROUNDING THE TOWN



MOUNT AIRY'S NEWEST HOUSING DEVELOPMENT BEGAN CONSTRUCTION 2004

The regional and Town population growth during the last three decades has been significant. Mount Airy grew 33% each decade from 1940 to 1970. From 1970 to 1980, the growth rate increased to 34% and from 1980 to 1990 surpassed 59%. According to the State of Maryland, Mount Airy was the fastest growing municipality in the State from 1990 to 1997.

Mount Airy's location at a meeting point of the boundaries of four counties and its convenient commuting distance to the major regional employment centers of Baltimore and Washington DC

set the stage for tremendous growth pressure from 1980 to 2000. That trend continued into the next decade and only recently in the last eight years has slowed due to lack of infrastructure and the overall downturn in the economic climate, along with community desire to slow the pace of growth.



DOWNTOWN MOUNT AIRY –
SUMMER 2013

In contrast to the tremendous residential growth the Town experienced during the last two decades, the population and growth scenarios projected for the Town going forward are expected to take a much slower pace than in previous years. The population projections that were presented in the 2003 Master Plan have been revised significantly downward in this plan to reflect serious downturns in the housing market.

The majority of future growth is slated to take place in the commercially zoned corridors that frame and define the downtown and core areas of Mount Airy, thus encouraging downtown development and revitalization. This plan also reduces future annexation areas for development due to severe limitations on water supply and wastewater capacity.



TWIN ARCH BUSINESS PARK

The increase in population in recent decades has contributed to a rise in the general business activity of the Town for service and retail such as grocery store chains, restaurants, convenience stores, daycare facilities and medical services. In addition, business transaction volume is boosted by special craft stores and gift shops. The steady increase in population growth and regional population has aided local and new businesses to locate here or expand within the designated commercially zoned areas of Town.

THE “PLAN MARYLAND” INITIATIVE

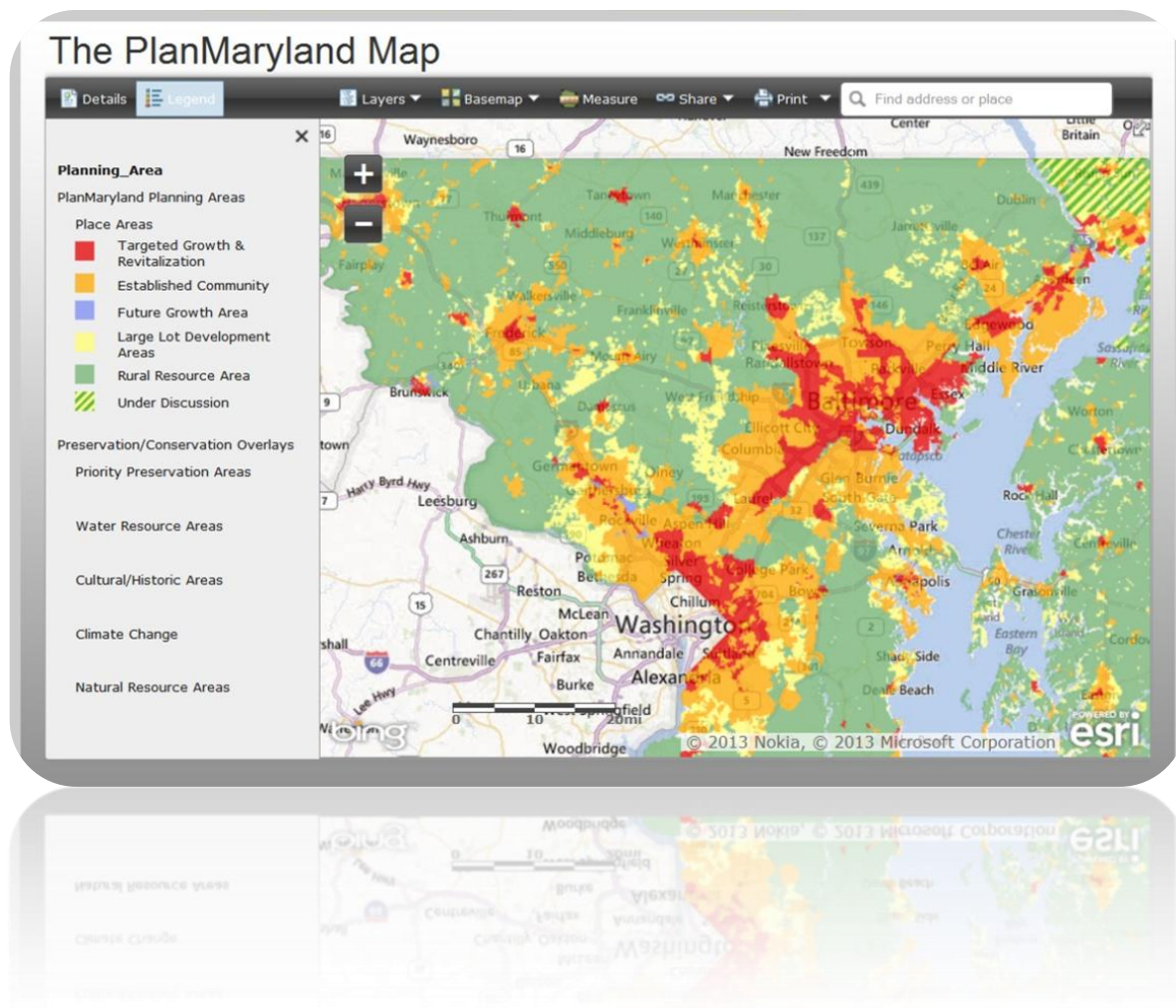
The State Legislature passed the Smart and Sustainable Growth Act of 2009 in hopes of protecting Maryland’s environment and natural resources and to promote sustainable growth in Maryland. Through, the Act, the State updated its eight existing visions from the 1992 Planning Act to twelve new visions that more accurately reflect Maryland’s ongoing aspiration to develop and implement sound growth and development policy whose primary focus is on protecting and enhancing the Chesapeake Bay watershed areas.

Plan Maryland, the State’s adopted Master Plan for the State requires close coordination of State Planning, through the municipal, county and regional level. The State’s “growth” goal is to

concentrate development and redevelopment in towns, cities and rural centers where there is existing and/or planned infrastructure. The preservation goal is to preserve and protect environmentally sensitive and rural lands and resources from the impacts of development. Lastly, the sustainability goal is intended to ensure a desirable quality of life in our communities and rural areas while preserving the significant natural and cultural resources that define the State.



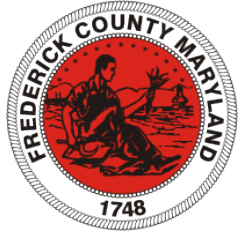
Plan Maryland's executive summary explains that the plan's framework lays out policies to guide State agencies towards smart growth. It establishes defined geographic areas where growth and preservation will be treated as highest priorities. It is meant to provide predictability and direction for local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



ANALYSIS OF SURROUNDING COUNTY GROWTH POLICIES

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

The inter-jurisdictional coordination of the Town with Frederick and Carroll Counties is a vital component in monitoring the growth within our regional area. It allows the Town to evaluate residential, commercial and industrial development directly outside of its boundaries. The Town will continue to closely monitor all development in adjoining counties to assess the long-term impacts for the community.

1. **FREDERICK COUNTY PLAN** The general intent of the recently updated Countywide Comprehensive Plan is to encourage growth in and around existing municipalities, but also in designated “growth areas” such as Urbana Planned Unit Development (PUD), located directly southwest of the Mount Airy. The Urbana PUD is generating a sizeable population base that affects our area. It is slated for 3,500 housing units or 10,000 persons, exactly the size of Mount Airy. The New Market Region is west of Mount Airy. Of late, the New Market Regional land use plan has been under a re-review after only being adopted in 2009. The original plan restricted the majority of development activity to the area immediately surrounding the Town of New Market. The new plan, currently under revision by the Frederick County Commissioners, indicates many more residential re-zonings in the regional area that borders the eastern portion of Frederick County between the Town of New Market and the Town of Mount Airy. Mount Airy Town Government is closely monitoring this issue as it not only affects our water recharge areas, but adds significant population growth outside of the boundaries of the two municipalities.
 
2. **CARROLL COUNTY PLAN** The southwestern part of Carroll County is referred to the “Mount Airy Environs” and includes the incorporated limits of the Town. Carroll County’s Master Plan is currently under review as the last Master Plan update, “the Pathways” plan, was approved at the Planning Commission level but not adopted by the Carroll County Commissioners. The staff is once again updating the plan, but the community and Commissions have requested major revisions which will delay its completion. The Town will work in close coordination with Carroll County to accommodate growth areas planned in the Counties adjacent to our boundaries if they can be served by future public facilities.
 

3. **HOWARD COUNTY GENERAL PLAN** The area of Howard County that lies directly southeast of the Town boundaries and Interstate 70 is considered to be the “rural west” area of the County. The current plan describes this area as outside of the Priority Funding Area, not served by public water and sewer, and includes both Low Density Development and Rural Resource designated place types. The current Adequate Public Facilities chart includes 150 “Rural West” housing allocations per year. The update to the 2000 Howard County General Plan is referred to as *Plan Howard 2030*. The plan proposes to decrease the annual allocation number to 100, slowing future development in the West through 2030. The “Community Design Chapter” of *Plan Howard 2030* speaks towards the need to identify ways to preserve the existing character of established neighborhoods while accommodating some continuing growth. Howard County has maintained a policy of preservation for the western half of the county and has applied the Rural-Conservation Zoning District to this area. This designation requires a clustering provision to preserve the maximum amount of undeveloped land possible. Much of the land in this section of Howard County has had the development rights purchased through the Howard County Agricultural Preservation Program. Mount Airy will continue to serve the basic commercial needs of Northern Howard County.
 
4. **MONTGOMERY COUNTY PLAN** Montgomery County remains in line with their basic policies adopted in their 1964 Wedges and Corridors Plan for the metropolitan region. The plan calls for development of regional centers along planned transportation corridors, and preservation of agricultural land that fills the remaining “wedges”. The Mount Airy region falls within one of these outer lying wedges. Land between Damascus to our south and Mount Airy is zoned agricultural. Frederick County has approved an extensive amount of residential development up to the Montgomery County line, which has resulted in increased development pressure along MD 27.
 

DEMOGRAPHIC ANALYSIS OF THE TOWN POPULATION

According to the 2010 U.S. Census, the Town population is 9,288 persons. Between 2000 and 2010, the Town grew at a tremendous 45%. Thirty-two percent of the Town population is under the age of 18, and 51.5% are female. The Town ethnic makeup is 92.1% white, 2.4% black and 5.5% other.

A snapshot of the 2010 U.S. Census estimate is provided in the chart on the next page. Please note the following statistics: There is a high homeownership percentage of 84.3%. The housing

inventory includes 9.4% of the structures classified as multi-unit. The person per household rate is 2.95, very similar to 2000 which was about 3.0 persons per household. The per-capita income in 2010 dollars was \$35,776, with a median household income level of \$99,160, and only 4.6% of the Town households below the poverty level.

<i>2010 U.S. Census Demographics</i>	
High School graduates 25 & older	93.30%
Bachelors' degree or Higher	38.90%
Mean Travel Time to Work	38.1 Minutes
Per Capita income in the past 12 Months	\$35,776
Median Household Income	\$99,160
Persons below the Poverty Level	4.60%
Housing Units	3,225
Homeownership Rate	84.30%
Housing in Multi-Unit Structures	9.40%
Median value of owner-occupied housing units	\$408,500
Households	3,019
Persons per Household	2.95

Before the Town may predict the future of the resident population growth, it is important to take into account the historic population growth of the municipality and the historic growth of the counties that make up the Town.

<i>Population Growth of Town and Counties from 1970-2010</i>							
Year	Mount Airy	% Growth	Frederick County	% Growth	Carroll County	% Growth	
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%	150,897	+2.2%	
2010	9,288	+4.5%	233,385	+1.9%	167,134	+1.1%	

The Town devised a low, middle, and high scenario of population growth as shown above. These population projections were done based on the average number of building permits issued by the Town over the last 10 years. In the previous decade, the Town's rate of issuing new residential building permits was much higher and reflected between 30 and 100 building permits per year. Due to the economic downturn and severe restrictions on groundwater appropriations, the

projections from the 2003 Master Plan have been revised downward and the low scenario of fifteen residential units is most likely to occur over the next ten years.

These low case projections for housing unit growth would yield less than 1 percent growth per year, adding approximately 45 persons annually to the Town population assuming a household size of 3.0 persons. The low growth scenario is the most likely pace of residential growth that will yield Mount Airy's projected population.

<i>Growth Projection Scenarios</i>						
		Low		Medium		High
Year		(15 units/yr)		(20 units/yr)		(25 units/yr)
2010		9,288		9,288		9,288
2011		9,333		9,348		9,363
2012		9,378		9,408		9,438
2013		9,423		9,468		9,513
2014		9,468		9,528		9,588
2015		9,513		9,588		9,663
2020		9,738		9,888		10,038
2025		9,963		10,188		10,413
2030		10,188		10,488		10,788

The projected build out capacity of residential units is 607 total units. Using the low scenario of residential growth at fifteen units per year, it would take approximately 40 years to reach the build out capacity. The projected population for the Town at build out would be a total of 11,088 persons.

In summary, the recent multi-year economic downturn, coupled with community preference, suggest that housing and population estimates for Mount Airy for the next 20 years will most likely follow the Low scenario. Availability of water and sewer infrastructure, economic conditions and changes in regulatory conditions all affect home building levels and the associated population. Population projections should be periodically checked against semi-annual estimates to see if the forecasts are providing an accurate guideline for planning and general land-use policies.



MOUNT AIRY HOUSING DEVELOPMENT

TOWN EMPLOYMENT TRENDS

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

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

<i>Employment Projections (Maryland Counties) from 2010-2040</i>					
Jurisdiction	2010	2020	2030	2040	Percent Change
Frederick Co.	128,580	153,550	171,660	191,780	50%
Carroll Co.	92,180	101,840	105,280	110,410	20%
Howard Co.	159,760	171,250	172,480	176,140	10.30%
Montgomery Co.	549,600	582,110	610,050	636,100	15.70%
Washington Co.	75,680	86,910	95,980	103,940	37.30%

The majority of the workforce living in the Town of Mount Airy is employed outside of Carroll and Frederick Counties. According to the 2010 U.S. Census, the Town commuting population was 4,361 persons. This is 46% of the total Town population of 9,288 people and 91% of the total working population of 4,769 people 16 and over. Local work opportunities are limited especially for higher skilled residents. Many residents have lengthy commutes to the southern and eastern job markets. The Town and Carroll County are looking at the possibility of establishing a local business park to attract additional jobs to the community. If this effort succeeds, some residents may reduce their commute time and distance.

Town residents have educational levels equivalent to or slightly above Maryland statewide levels. Ninety percent of the population 25 years and older have obtained a high school diploma or higher level of education.

Overall, the number and type of jobs being created in the community, mostly service and trade oriented, do not serve the resident or surrounding population with employment opportunities commensurate with the education level of the population. Consequently, the majority of the workforce in Mount Airy will continue to commute out of the immediate area for work.

The resident workforce of Mount Airy is employed in a wide variety of job classifications, but the majority of the Town residents' fall into two general categories. The first are those persons who are employed in professional, technical, and administrative jobs and the second category is production, craft, and manufacturing jobs. The first classification of management, business, and science and arts occupations is 47% of the total employment categories for Town residents. The next highest job classification is sales and office occupations at 30%, service occupations at

11%, natural resources, construction and maintenance occupations at 9%, and production, transportation, and material moving occupations at 3%.

CHARACTERISTICS OF THE LOCAL ECONOMY

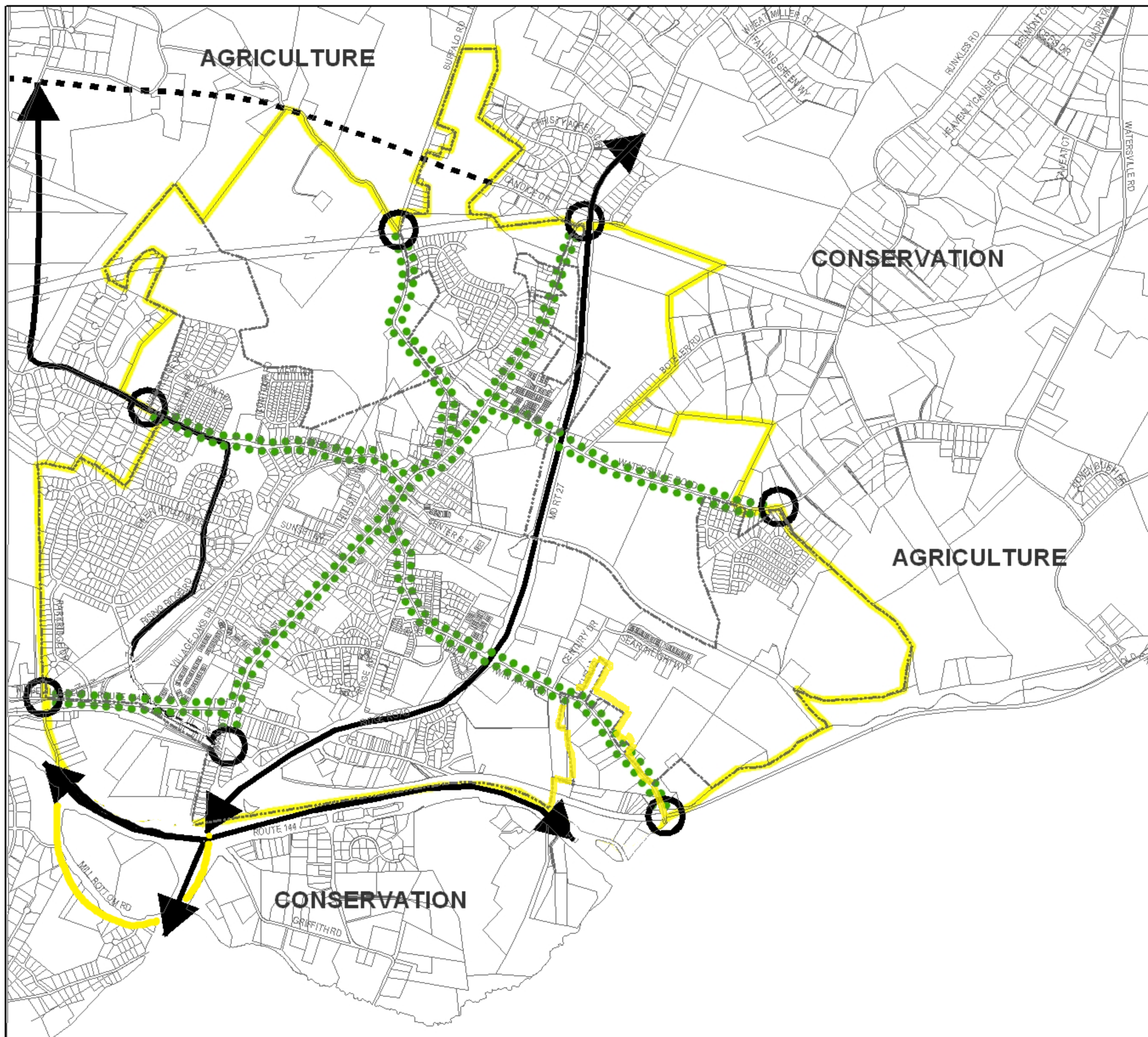
The local economy is primarily service-oriented, with a steady influx of entrepreneurs locating or expanding small businesses within the Town's boundaries. Yet, a rise in general business activity also encompasses commercial industries such as grocery stores, restaurants, convenience stores, medical and hospital related services and daycare facilities. As of 2009, the U.S. Census Bureau has estimated 1,169 firms in Mount Airy and its surrounding suburban area – the majority of which are located in the Town. Although the proximity to the Baltimore-Washington D.C. job market remains an anchor and draw for various types of businesses, the economic downturn in the national and regional economy has contributed to a loss of some of the Town's existing businesses.

LIMITATIONS OF TOWN INFRASTRUCTURE ON LOCAL BUSINESS GROWTH

The State of Maryland has mandated strict controls on water appropriations requiring the Town to restrict and prioritize development. The Town will continue its downtown revitalization as well as development of the major corridors leading into the downtown, thus maximizing the water allocation and sewer treatment capacity to have the most positive economic impact on the Town's job base. Mixed-use developments may have merit, as they combine a smaller amount of living units in with commercial and retail uses, providing local employment.

SUMMARY

The Town of Mount Airy and the surrounding region will grow at a slower pace than in the previous twenty years. The close proximity of the Town to major highways will make it desirable as a locale for businesses, although water and sewer infrastructure will drive the pace of that development, as it will be dependent on the Town to provide essential but ultimately costly water and waste water improvements to keep the growth active.



Regionalism Policies

- Proposed Gateways
- ➔ Existing Regional Traffic Arteries
- Proposed Regional Traffic Arteries
- Proposed Landscape Enhancements
- - - Existing Town Limits
- Ultimate Town Boundary
- CONSERVATION / AGRICULTURE Encouraged County Land - Use Policies

1" = 2000'



Prepared by the Carroll County Dept. of Planning, 6/03 (SB).
Revised by Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

Draft
Revisions



CHAPTER TWO: MASTER PLAN PROCESS, GOALS AND OBJECTIVES

The Town of Mount Airy has participated in the Comprehensive Planning Process for more than forty years. Over this period, the Town has experienced tremendous growth in both its residential expansion and in terms of the services it provides to the community.

The overly rapid development of the community often creates negative impacts, especially when the small town is also widely affected by surrounding regional development. The effects can be tangible such as increased traffic or an intangible loss, perceived as an eroding sense of “community.”

MASTER PLAN PURPOSE AND PROCESS

The Master Plan guides land use decisions made by the Planning Commission and Town Council. The plan addresses physical growth, is long range in scope and comprehensive.

It also takes into consideration the rate of community growth, community services and community character.

A town’s master plan states broad goals to be achieved over a period of up to twenty years. However, sound long-range planning policies dictate that the Master Plan be reviewed on an annual basis and a comprehensive update done at least once every 10 years.

Citizen involvement and participation are critical elements in the interactive plan update process. It is essential that local surveys and need assessments results be the basis for the first draft of the plan. As the process unfolds, the Planning Commission will seek input from Town commissions and hold open forums to allow for citizen comments. In addition, the Commission will hold a public hearing after which the Commission shall send a final plan for recommendation to the Town Council.

Upon the Town Council’s adoption of the Plan, the Town will begin implementation, utilizing tools designed for that purpose such as: subdivision regulations, zoning ordinance, landscape ordinance, budget and the capital improvements program. The Commission will examine the implementation tools on a regular basis to assess consistency with the Master Plan.

STATE ENABLING LEGISLATION

LAND USE ARTICLE

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

Specifically, the Land Use Article, Section 3.05, explicitly states that “it shall be the function and duty of the commission to make and approve a plan which shall be recommended to the local legislative body for adoption and which shall serve as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships and which shall include any areas outside of its boundaries which, in the commissions judgment, bear relation to the planning responsibilities of the commission”.

The code further identifies the minimum elements the plan should contain that address goals and objectives, transportation, land use, community facilities, and sensitive areas. Section 3.06 of the code discusses plan purpose and vision,

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

The State Annotated Code has been updated to encompass much more in its requirements for certain elements to be included in comprehensive plans. The emphasis in recent years has been to recognize the value and importance of the Chesapeake Bay Watershed and how regional and statewide development affects its long-term health. Emphasis has also been on protection of natural, cultural, and historic resources in order to leave a heritage for future generations of Marylanders. The State law also stresses the importance of the provision of adequate public facilities for all local jurisdictions.

1991 FOREST CONSERVATION ACT

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

1992 ECONOMIC GROWTH, RESOURCE PROTECTION AND PLANNING ACT

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

Smart Growth Areas, designated by the State as Priority Funding Areas, reflect the State of Maryland's intention to support the revitalization of existing communities. This act capitalized on the influence of State expenditures on economic growth and development. The "Priority Funding Areas" are existing communities and other locally designated growth areas consistent with the original seven "visions" of the 1992 planning act. It is by adhering to these visions that the State plans to achieve sound growth and planning practices. The intention to focus State spending in these areas will hopefully provide the most efficient and effective use of tax dollars and reduce the pressure for sprawl into agricultural and other natural resource areas.

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

1997 PRIORITY FUNDING AREAS ACT

The Maryland General Assembly passed the Neighborhood Conservation and Smart Growth initiatives in 1997. This legislation enhances the Planning Act passed in 1992 that established the

seven visions to guide growth and development throughout the State. The Smart Growth initiatives go much further by establishing a variety of State programs and fiscal tools in an effort to protect sensitive areas, plan for better growth and direct resources. The State's Smart Growth toolbox includes a wide range of policies and programs that address land preservation, economic development, neighborhood revitalization, transportation, environmental protection, historic preservation and other initiatives. Some of the more significant initiatives are described below:

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

RURAL LEGACY PROGRAM: This program provides funding to identify and protect the State's most valuable farmland and natural resource areas. The State uses the funding to purchase development easements from property owners through a voluntary application process or to purchase the property in its entirety (in fee-simple). The funding can only be used in State designated Rural Legacy Areas.

2006 STATE PLANNING INITIATIVES

The 2006 Maryland Legislative session produced several planning related requirements that will affect the way Maryland's counties and municipalities exercise planning and zoning authority.

The specific legislation came out of House Bill 1141 and House Bill 2 described below.

WATER RESOURCES PLAN ELEMENT (WRE): Addresses the relationship between water and wastewater capacities with planned growth. The three components of the WRE include: drinking water supply; wastewater treatment and disposal; and non-point source and storm water management.

MUNICIPAL GROWTH ELEMENT: Required municipalities to identify areas for future growth consistent with a long-range vision. This element also requires coordination with the County and recommends the use of joint planning agreements between the municipality and the County.

PRIORITY PRESERVATION ELEMENT: This element came out of HB 2 and is required for counties with certified agricultural land preservation programs. Priority Preservation Areas

may designate several connected or unconnected parcels of land with the goal of creating larger contiguous blocks of parcels for agricultural preservation.

WORK FORCE HOUSING ELEMENT: House Bill 1160 established a Work Force Housing Grant Program, which can be used by local jurisdictions that have a Work Force Housing element in its comprehensive plan. This element would assess workforce housing needs and goals to address the needs.

2006 AMENDED SENSITIVE AREAS ELEMENT

The Planning Act of 1992 mandated the inclusion of a Sensitive Areas Element as part of a jurisdiction's comprehensive plan. As amended in 2006 the following sensitive areas are required: Streams and their Buffers, 100-Year Floodplain, Habitats of Endangered and Threatened Species, Steep Slopes and Agricultural and forest lands for resource protection and conservation.

MARYLAND'S GREEN INFRASTRUCTURE: The Maryland Department of Natural Resources (MD DNR) prepared a Green Infrastructure Atlas in 2000 and a Statewide Green Infrastructure Assessment in 2003. These plans identified large, contiguous blocks of ecologically significant natural areas (Hubs) and natural corridors to create a statewide network of natural resource lands. An important component of the State's plan is the identification of gaps in the links/corridors that create impediments to ecological systems.

HIGH QUALITY (TIER II) WATERS: The Federal Clean Water Act requires the State of Maryland to identify water bodies that are high in quality (Tier II water bodies). Tier II waters indicate exceptional water quality, in-stream and riparian habitat conditions as measured by the health of the biological community—fish and insects—in a stream. In order to be classified as Tier II, waterways must have high values in the following measures of biological health:

- Fish Index of Biotic Integrity (FIBI) – a measurement of the composition, diversity, pollution tolerance, habitat and feeding characteristics of fish.
- Benthic Index of Biotic Integrity (BIBI) – a measurement of the composition, diversity, pollution tolerance, habitat and feeding characteristics of stream insects, called benthic macro Invertebrates.

HABITAT OF ENDANGERED AND THREATENED SPECIES: The Natural Heritage Program (NHP) is the lead state agency responsible for the identification, ranking, protection and management of nongame, rare and endangered species and their habitats in Maryland. Data collected by NHP provide the scientific foundation for the Threatened and Endangered Species lists mandated by the Act.

THE SMART AND SUSTAINABLE GROWTH ACT OF 2009 & THE SUSTAINABLE COMMUNITIES ACT OF 2010

The Smart and Sustainable Growth Act of 2009 and the 2010 Sustainable Communities legislation further define Smart Growth Principles, and set forth twelve “visions” that guide the counties and municipalities in their individual comprehensive planning process. The 2009 Smart and Sustainable Growth Act clarifies the link between local comprehensive plans and local land use ordinances to ensure they are consistent whereas the 2010 Act identifies tax credits for implementing smart growth planning. The twelve state visions for implementing sound growth and development policies are:

1. **QUALITY OF LIFE AND SUSTAINABILITY:** *A high quality of life is achieved through universal stewardship of land, water, and air resulting in sustainable communities and protection of the environment;*
2. **PUBLIC PARTICIPATION:** *Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;*
3. **GROWTH AREAS:** *Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;*
4. **COMMUNITY DESIGN:** *Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportations resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;*
5. **INFRASTRUCTURE:** *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;*
6. **TRANSPORTATION:** *A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods and services within and between population and business centers;*
7. **HOUSING:** *A range of housing densities, types and sizes provides residential options for citizens of all ages and incomes;*
8. **ECONOMIC DEVELOPMENT:** *Economic development and natural resource-based business that promote employment opportunities for all income levels within the capacity*

of the State's natural resources, public services, and public facilities are encouraged;

9. **ENVIRONMENTAL PROTECTION:** *Land and water resources, including the Chesapeake and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;*
10. **RESOURCE CONSERVATION:** *Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;*
11. **STEWARDSHIP:** *Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and*
12. **IMPLEMENTATION:** *Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and Interstate levels to achieve these visions.*

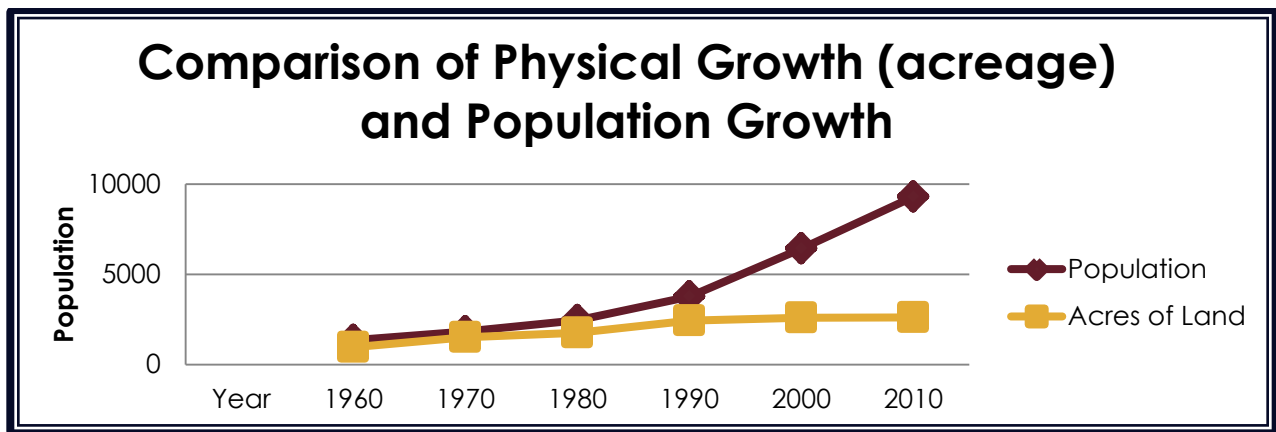
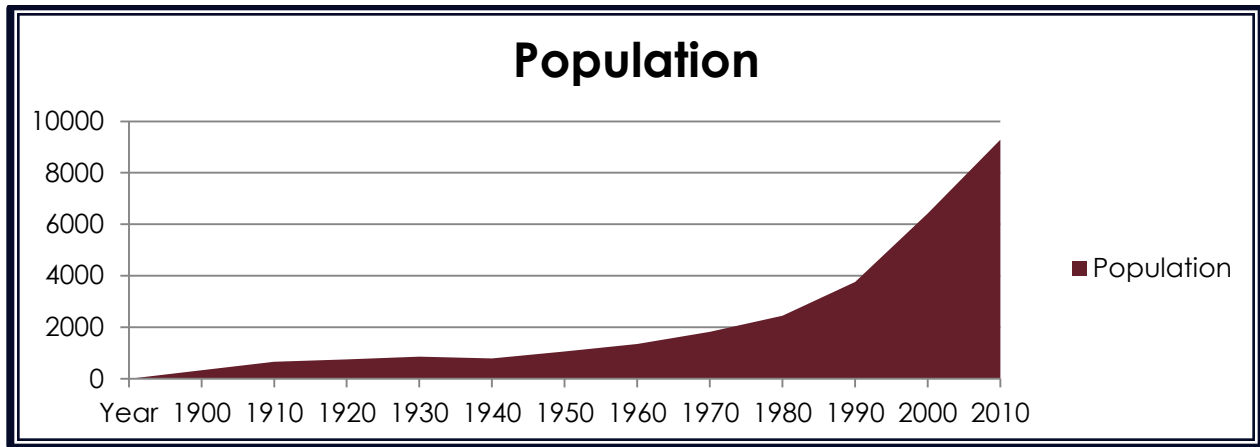
The interpretation and implementation of these visions are left to the local governments so that they may be addressed as appropriately tailored to unique local conditions.

MOUNT AIRY'S MASTER PLAN HISTORY

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

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

The charts on the next page exist to visually show the population of the Town of Mount Airy from the 1800s to 2010 and the comparison of physical growth and population growth from 1960-2010.



The goal of the subsequent 2003 Master Plan was to create an ongoing vision for Mount Airy that built on the features of the community and the environmental criteria established by the 1994 plan. In addition, the 2003 Master Plan sought to find a balance of both qualitative issues such as streetscapes and neighborhood character, and quantitative issues such as population growth, zoning and adequate public facilities.

The 2013 Comprehensive Master Plan update recognizes that development in Mount Airy has outstripped the Town's ability to meet any more than essential growth in the foreseeable future without major infrastructure improvements that are currently unaffordable and not desired by the majority of the population.

DEVELOPMENTS SINCE THE 2003 MASTER PLAN

PIVOTAL EVENTS

Occurrences and responses overtime to Mount Airy's water capacity.

There have been several key events since the 2003 Comprehensive Master Plan that now require the Town to take a more cautious approach to our growth. Specifically, the Maryland Department of the Environment, as a result of the record drought in 2004, significantly reduced town water appropriations from existing Town wells; MDE's action created a water deficit disrupting the completion of building projects that had already been approved. MDE and the Town entered into a consent order that enabled building to proceed as long as a new water source was brought on line that would meet the demand for new development at the 2004 appropriations levels. The Town considered adding surface water sources to its exclusively ground water supply and in 2006 the Town Council approved a land annexation deal on the Zeltman farm to the north of Town that would have added 275 houses to the Town's building pipeline. The annexation, however, was overwhelmingly rejected by voters in a referendum later the same year.

In 2006, a new Town council instituted a number of growth control measures and sought more modest solutions to meet the Town's water needs. A stricter Adequate Public Facilities Ordinance (APFO) was introduced and passed in the summer of 2006.

In addition, severe limits were placed on the annual number of houses constructed in residential developments. The Town also opted not to consider large surface water options and instead sought additional ground water sources through exploration. Water savings were achieved through new water metering devices and conservation practices.

A new well was brought on line in 2011 and as a result met the demands of the consent order previously placed on the Town by MDE in 2004 were able to be met. The availability of water for additional growth, however, has been severely restricted and dictates the direction of the new Master Plan. Any new growth must be weighed against existing priorities or additional water supplies provided by developers.

A major feature of this Master Plan is a significant advancement in incorporating public participation in the planning process. In 2008, an extensive Town survey was completed to determine resident desires for the future direction of the Town. Over 40% of Town residents responded to this survey making it a highly reliable indicator for use in preparing the goals and visions discussed in this chapter. This survey was followed up with a needs assessment in 2012 which largely verified the results of the original survey and provided additional information for Town planning.

ACCOMPLISHMENTS

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

Since 2003, there have been some noteworthy accomplishments that serve as a reference for the 2013 Comprehensive Master Plan Update.

- a) The Town continues to host annual joint meetings with both the Frederick and Carroll County Commissioners.
- b) MAMSA and the Town of Mount Airy were awarded a Main Street Maryland Community designation in April, 2004.
- c) The Economic Development Commission was re-established in 2006 in an effort to retain, expand, attract, and recruit diversified business development.
- d) Significant revitalization of the Downtown Area to include the successful rebuilding of the buildings devastated by the September 2007 fire.
- e) The Town continues to participate in an annual Town/County Agreement with Carroll County pertaining to sharing of funds and participation in planning and other governmental functions.
- f) Expansion of Route 27 to include a new dedicated right-turn lane from northbound Route 27 to Twin Arch Road, a new dedicated left-turn lane on northbound and southbound lanes of Route 27 at the Center Street intersection, and the extension of the two through-lane section of northbound Route 27 from Ridge Avenue to north of the Twin Arch Road and Park Avenue intersection.
- g) The Town Council repealed and reenacted Town Code Section 98-23 to increase the required dedication of open space areas from 10% to a minimum of 25%, depending on the respective zoning district of the development area.
- h) With the combined efforts of both the Growth and Development Task Force and Planning Commission, the Town successfully adopted Design Guidelines for “Additions and New Construction” and for the “Rehabilitation of Historic Properties” in April 2010.
- i) Acquisition of the first Rails to Trails Easement in conjunction with the approval of the site development plan for Saint Andrews Presbyterian Church of Baltimore.

INITIATIVES

The following are actions taken or identified opportunities that support defined Goals and Objectives in this Master Plan:

1. Discussions between Town Officials, Carroll County Commissioners, and the Industrial Development Authority pertaining to the Harrison/Leishear Property and the potential benefit of allocation of water and additional park land.
2. In response to the proposed up-zoning of the Zeltman Property, the Planning Commission sent correspondence to the Board of Frederick County Commissioners detailing their concerns with regard to the impact of such proposal. Continue to analyze and respond to proposed changes to land use designations and rezonings along the Town's border in both Carroll and Frederick County.
3. A speed camera deployment plan specifically targeting schools zones to address speeding is under consideration.
4. Traffic rotaries are being considered as a possible way to provide uninterrupted traffic flow and minimize traffic conflicts.
5. Pursue the acquisition of particular properties located on the border of Town to establish a growth buffer zone and a greenbelt around the Town.
6. Identify development along Main Street, Center Street, infill lots and redevelopment opportunities and prioritize available water allocations accordingly.
7. Concentrate efforts to acquire additional easements for the development of the planned Rails to Trails Pathway and identify other pathway connections to provide safe pedestrian connecting schools, homes, shopping, employment centers, recreation areas, and other destinations.

THE VISION OF MOUNT AIRY'S FUTURE

VISION STATEMENT: To provide a future for Mount Airy that builds on the features of the community and guides development in a way that is beneficial to the Town's citizens while respecting and protecting the environment.

MISSION STATEMENT: The purpose of the Mount Airy Master Plan is to protect the essence of community values and vision, protect and enhance the quality of life and the sense of neighborhood by providing guidelines and standards that ensure:

1. Orderly and balanced growth sensitive to the adjoining and surrounding land uses.

2. Protection of our environmental and cultural resources and groundwater supply.
3. Provision of specific infrastructure thresholds (water, sewer, schools, roads, fire, EMS, police services and the preservation of the character of the Town) to accommodate long-term growth.
4. Establishment of the means to achieve all of the above stated goals.

STATEMENT OF TOWN GOALS AND OBJECTIVES

The following goals and objectives serve as the bridge to implementing this Master Plan.

- **Goals** are defined as “ultimate desirable ends toward which public programs and actions are directed”.
- **Objectives** 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 conditions.

TOWN GOALS

Introduced in the 2003 Master Plan, we continue to pursue these five goals:

GOAL 1: Better Manage the Effects of Regional Growth on the Town of Mount Airy

IMPLEMENTATION STRATEGIES:

- a) Take a leading role in discussions with all four counties regarding growth management in the Mount Airy Region.
- b) Pursue opportunities to attract commercial and industrial development to provide a necessary tax base for balanced growth as a regional center. Emphasis should be on the maximum utilization of existing vacancies within Town to minimize the need for additional water whenever possible and to conserve natural resources.
- c) Reach agreements with each county regarding the phasing of growth so that the Town is assured county cooperation with orderly growth.
- d) Seek cost-sharing solutions with both Frederick and Carroll Counties for the provision of infrastructure improvements to accommodate any additional growth.

GOAL 2: Mitigate the Impacts of Regional Growth on Town Character

IMPLEMENTATION STRATEGIES:

- a) Create identifiable boundaries between municipal and non-municipal areas.
- b) Encourage protection of farmland outside the proposed Town limits.
- c) Accommodate regional traffic through Town with minimal conflict on local streets, utilizing traffic calming techniques.
- d) Work with the State Highway Administration to upgrade State Roads within the Town boundaries and to install stop signs or traffic calming devices where needed.
- e) Acquire additional land on the border of Town to establish growth buffer zones and a greenbelt around the Town with the fiscal constraints of the Town budget.

GOAL 3: Preserve and Protect the Town's Environmental and Cultural Resources

IMPLEMENTATION STRATEGIES:

- a) Protect existing naturally sensitive areas from the detrimental effects of development by disallowing development in these areas. .
- b) Protect the Town's groundwater resources and water recharge areas to include acquiring land on our border to establish additional conservation areas to impede growth and provide adequate additional space for parks and public use as needed.
- c) Concentrate development so there is minimal conflict between the man-made and natural environment.
- d) Establish land uses that are compatible with designated open space or historic areas.
- e) Recognize the value of existing historic structures by providing proper buffering or preservation of immediately surrounding land.
- f) Maintain newly established design guidelines for development that maintain the Town's historic character.

GOAL 4: Provide a Quality Living Environment in the Town of Mount Airy

IMPLEMENTATION STRATEGIES:

- a) Concentrate commercial land uses in areas that best serve the local and regional market.
- b) Maintain quality neighborhoods, including historic Main Street, for the Town's residents.
- c) Maintain public facilities and services and focus development on infill lots of record with water allocations and priority redevelopment to ensure we do not exceed our infrastructure capacity.
- d) Encourage neighborhood and community connections by integrating pedestrian/bicycling networks throughout the Town.
- e) Ensure any future development fosters an attractive visual character and sense of place that is evident in the older more established areas of Town.

GOAL 5: Encourage and Promote Economic Development in the Town

IMPLEMENTATION STRATEGIES:

- a) Encourage tourism by promoting the Town's unique heritage and the future rails to trails paths.
- b) Encourage the use of State Heritage preservation tax credits along with other financial and technical benefits for property owners in the Town Historic District.
- c) Mount Airy's Planning Commission will create and add new Land Use & Zoning Classifications that support the Town's continued economic development as well as provide the opportunity for integrative design as the Town pursues Downtown redevelopment and infill development.
- d) Attract businesses into the Town that can provide jobs locally, such as a professional park.
- e) Mount Airy's Economic Development Commission will work with Frederick and Carroll County Economic Development Offices to further encourage economic development within the Town Limits with the focus on maximization of existing vacant structures and redevelopment of commercial properties within Town borders. Continue to attract commercial and light industrial development for balanced growth as a regional center.

CHAPTER THREE: NATURAL RESOURCES

FEDERAL AND STATE OBJECTIVES

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

To coordinate environmental efforts across the State, and ultimately improve the condition of the Chesapeake Bay, the State has adopted several regulations requiring local governments to address specific environmental issues. These laws, the *Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (as amended)*, and *1991 Forest Conservation Act*, and *Federal Clean Water Act*, including storm water management, NPDES permit requirements and wetland protection laws, along with the *Smart Growth Legislation of 1997* all directly affect planning decisions in Mount Airy. More recently, an important new law passed in 2006, known as House Bill (HB) 1141. This legislation addressed land use, development and water resources and requires that local comprehensive plans contain a Water Resources Element and a Municipal Growth Element. In addition to these State regulatory measures, the Town has independently addressed protection of steep slopes, floodplains and town well watershed areas. This chapter reviews these regulations, and explores the relationships between natural resource protection and land-use planning. The *Priority Preservation Element* was also approved during the 2006 Legislative Session as part of HB 2 and is now required to part of the County Comprehensive Plan.

GENERAL CLIMATE

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

The average annual temperature is approximately 54 degrees, with January generally the coldest month and July the warmest. Temperatures exceed 90 degrees Fahrenheit an average of 27 days

a year. The Town of Mount Airy is in the USDA Plant Hardiness Zone 7a for an annual extreme minimum temperature of 0-5 degrees Fahrenheit over the years of 1976 – 2005.

The average annual precipitation totals about 45 inches, with February the driest and August the wettest month. During the growing season, which averages about 177 days from April through September, the middle half of August is normally the wettest and the last part of July through the first part of August is the driest. The average seasonal snowfall is 28 inches.¹ The monthly precipitation is about even all year compared to climates elsewhere. August is the wettest month, but this occurs from storm events which tend to be spotty and quick. Conversely, precipitation in spring is more even with many small events.

TOPOGRAPHY

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

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

Mount Airy straddles the division of two major drainage basins; the land on the west side of Parrs Ridge drains into the Potomac via Bens Branch and tributaries of Bush Creek and Woodville Branch. The east side drains into the Chesapeake Bay via tributaries of Middle Run and the South Branch of the Patapsco Rivers.

GEOLOGY

Geologic formations that underlie an area can be vital to the type of future development the land may sustain. The quality, quantity, and accessibility of ground water is directly linked to the

¹ Data and climatology analysis taken from the 1970 Town of Mount Airy Master Plan

type of rock formation or aquifer involved. The depth of bedrock and the presence of rock outcroppings both have an effect on certain land uses and developmental patterns.

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

SOILS²

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

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

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

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

² The Soil Conservation Service (USDA) in cooperation with the Maryland Agricultural Experiment Station develops Soil Survey material for Carroll, Howard, Frederick, and Montgomery Counties

3. **MOUNT AIRY** – The Mount Airy series consists of moderately deep, very strongly acid soils that are somewhat excessively drained. The depth to bedrock in this soil is usually about 30 inches; they have a low to moderate available moisture capacity, and if well managed are moderately productive. These soils are found in the Carroll, Montgomery, and Howard County sections that surround the Town and dense development should be avoided or compensated for on slopes greater than 15%. Furthermore, the shallow depth to bedrock will cause inconvenience in relation to any subsurface excavation.
4. **MANOR** – The Manor series consists of shallow, excessively drained and immature soils that are not especially fertile or productive. These soils have a high available moisture capacity and are very strongly acid. Although very susceptible to erosion they are suitable for a variety of uses. Found primarily to the west of Mount Airy, dense development should be avoided or compensated for when the slopes exceed 25%.

HYDROLOGIC SOIL GROUPS³

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

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

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

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

³ Details of this classification can be found in 'Urban Hydrology for Small Watersheds' published by the Engineering Division of the Natural Resource Conservation Service, United States Department of Agriculture, Technical Release-55.

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



USDA SOIL SURVEY MAP OF MOUNT AIRY.

FLOODPLAIN SOILS

For the most part, areas of floodplain and slopes greater than 25% are considered to be unsuitable for development. The floodplain is not a widespread factor in Mount Airy but where it occurs, and indicated by soil analysis; it should remain undeveloped because of its role in quickly absorbing and containing excess water flow. Slopes greater than 25% are considered unsuitable for development and have been mapped here through the use of soil surveys and topographic maps. These areas should be used for open space, natural and primitive recreation areas, such as trail type walking paths, and drainage ways. If properly protected, they can contribute an aesthetic quality that gives a community a more attractive and livable environment while shaping and ensuring safe, less costly development.

SENSITIVE AREAS

The 1992 Planning Act defines sensitive areas as streams and stream buffers, 100-year floodplain, endangered species habitat, and steep slopes. An evaluation of Mt. Airy's topography helps to describe the sensitive areas in the Town.

The Town of Mt. Airy developed along Main Street. Generally, Main Street follows the peaks of Parr's Ridge. Parr's Ridge runs in a northeast-southwest direction and several minor ridges extend like fingers to the east and west. Between these minor ridges are small valleys in which the many branch streams surrounding the Town begin. Most land slopes at 8 -10% and areas where slopes exceed 15% are common. Land areas within the 100-year floodplain are minimal, located mostly along low-lying streambeds. Similarly, few wetlands have been identified outside the stream valleys. Less than a quarter mile south of Mt. Airy the South Branch of the Patapsco River begins at Parr's Spring. The Town limits extend east to the South Branch of the Patapsco River, which is the Carroll and Howard County Boundary.

WATER

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

Groundwater

The unconfined fractured rock aquifer within the Ijamsville Formation and Marburg Schist is the source of water supply for the Town of Mount Airy. The system uses 11 wells to obtain its drinking water. According to the Maryland Department of Water Resources,⁴ the Marburg Schist well yields from 1 to 223 gpm and average about 17 gpm. Well depths average 87 feet. Except for limited areas along the crest of Parrs Ridge in the Ridgeville area, adequate supplies of ground water can be obtained from wells nearly anywhere within the schist area.

According to the 2010 Carroll County Water Resources Element (WRE), prepared by Malcom Pirnie, the water supply is susceptible to contamination by nitrates, Volatile Organic Compound (VOC) except well 8, Synthetic Organic Compounds (SOC), and radionuclides, but not susceptible to protozoans. Further, wells 2 and 7 are susceptible to bacteria and viruses. As the

⁴ The Water Resources of Carroll and Frederick Counties, Department of Geology, Mines and Water, Baltimore, Maryland. 1958. The South Branch originates at Parrs Spring about 1.6 miles south of Mount Airy and flows in a northeasterly direction where it is joined by several unnamed tributaries that flow east from the Town. It is a relatively clean stream and receives only wastes from overflowing individual sewage disposal systems until well east of Mount Airy.

Town is “sitting” on its own water supply, as shown from the WRE, the water over time has risk of introduced undesirable contaminants in the form of road salts applied during the winter, fertilizer applications, an unintentional leaky sanitary sewer, etc. The timing of the eventual pollution of groundwater supply is uncertain. Although technology exists to remove many contaminants from contaminated waters, it may be expensive and not sufficient to remove all contaminants. An example might be various medicinal elements contained in the leaky sanitary sewage.

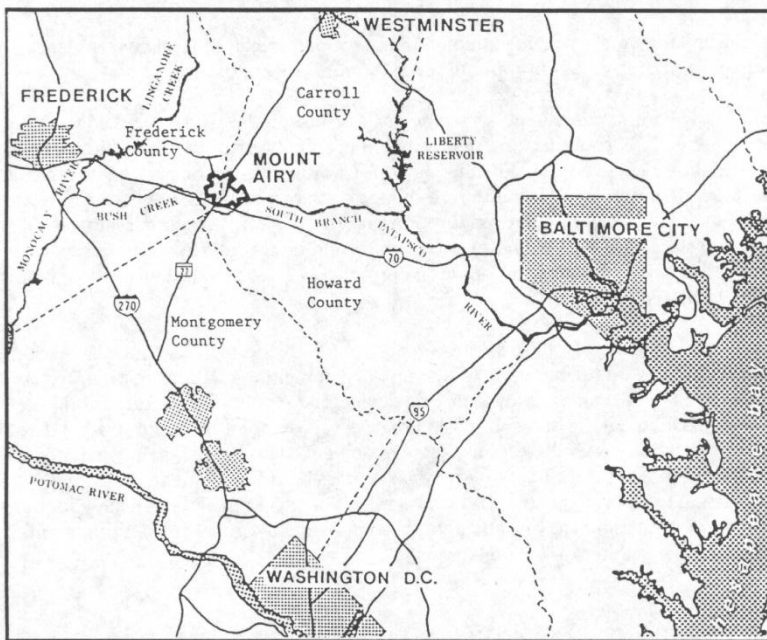
Springheads are generally common in this schist formation, but are not a major source of water in the Mount Airy area. There is a small spring in Summit Ridge, at Main Street and Prospect Rd., the pond at the Four County Farm just south of the Town is spring fed.

Surface Water

Because of its unique location at the perimeter of two major watersheds it is not surprising that Mount Airy does not have a large supply of surface water. The most important watershed is the South Branch of the Patapsco River that is located directly southeast of the Town limits. Other minor streams that affect Mount Airy are Bens Branch, and several unnamed tributaries of Bush Creek, Woodville Branch, and Middle Run.

The Town upgraded its sewage treatment plant in 1999 to Biological Nutrient Removal (BNR) and in 2011 to Enhanced Nutrient Removal (ENR), cleaning the effluent discharging into the South Branch of the Patapsco River. The State of Maryland tests the quality and composition of

the discharge regularly to meet the rigorous State standards of discharge. The treated water from treatment plant is discharged into the South Branch Patapsco.



STREAMS AND STREAM BUFFERS

Requiring undisturbed, vegetated stream buffers often regulates the protection of streams. Vegetated buffers can slow the flow of stormwater, reducing the erosion of stream banks. Vegetation also absorbs

water and acts as a "filter" for pollutants and nutrients. By slowing the flow of rainwater, buffers allow the water temperature to moderate before entering streams, reducing shock to

aquatic species. Stream buffers provide other benefits as well, including improved wildlife habitat and scenic value in developed areas.

The Town of Mount Airy, through its adoption of the Water Resources Management Chapter of the Code of Public Laws and Ordinances of Carroll County, Maryland restricts development along streams, requiring a 50 foot wide stream buffer from each stream bank. Several "models" exist by which an appropriate stream buffer could be established. Rather than establish a uniform buffer width for all streams, most models recommend that a buffer width be established to accomplish specific goals. A review of studies conducted nationwide finds that to significantly reduce the level of phosphorous entering streams, a 300-foot buffer on each side of the stream is necessary. However, if the goal is a reduction of sedimentation of the stream, a 100-foot buffer may suffice.

The effectiveness of a buffer is determined by many factors, including the steepness and length of slope within the buffer, the type of vegetative cover, the soil erodibility, and the presence of impervious surfaces (such as pavement or rooftops). Carroll County recommends a 300-foot buffer around a water supply, and a 100-foot buffer for all other tributaries; however, in calculating the buffer, impervious surface area and slopes exceeding 25% do not count towards the buffer width requirement in order to give environmentally sensitive areas maximum protection.

100-YEAR FLOODPLAIN

In 2006, the Town Council enacted Chapter 61 of the Town of Mount Airy Code whereby the Town adopted the Carroll County Floodplain Management Ordinance codified in Chapter 114 of the Carroll County Code. In January 2012, the Town Council formally designated Carroll County, under the National Flood Insurance Program as the entity responsible for floodplain administration within the Town. Mount Airy does not permit development within the 100-year floodplain in accordance with Section 112-10 of the Zoning Ordinance.

ENDANGERED SPECIES HABITATS

In an effort to preserve habitat, 300-foot wide forested buffers should be encouraged where practical and beneficial to wildlife. Land-use policies, parks planning, and forestation resulting from the Forest Conservation Act should contribute to enhancement of these corridors. Several species of plants and animals are listed as rare, threatened, or endangered in Frederick County and Carroll County.⁵

STEEP SLOPES

Mount Airy does not permit development on slopes equal to or greater than 30%. Many

⁵ Maryland Department of Natural Resources

regulations referenced define steep slopes as being between 15 and 25%, and some regulations also consider the soil type in order to better determine erodibility. The State Forest Conservation Act defines steep slopes as greater than 25%, or slopes greater than 15% with a K value (soil erodibility) of greater than 0.35. It is difficult to develop at any density on slopes in excess of 15% without significant grading.

STATE FOREST CONSERVATION ACT

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

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

The Town recently benefitted from this flexibility during the site redevelopment of the Public Works Department complex where planned site configurations resulted in the loss of an established forestation area. As a result, approximately 40 plantings were permitted to be “reforested” at Watkins Park resulting in the addition of a natural aesthetic buffer between a major arterial highway and a portion of the park land.

In 2008, The Town partnered with Maryland Department of Natural Resources and Frederick County Forestry Board on a reforestation project made possible under a grant from the Maryland Department of the Environment. The project included the planting of 595 native shrubs in Village Gate Park and 120 native trees at Windy Ridge Park.

Natural tree cover in the older residential neighborhoods is an environmental benefit while in other sections of town; trees have been preserved in their original stands or removed for development purposes. The trees are hardwoods composed primarily of ash, oak and poplar.

GROUNDWATER RESOURCES

The quality and quantity of groundwater is particularly important to the Town, which relies entirely on groundwater for its water supply. Because supply wells are generally located within Town boundaries, land surrounding Town well sites is subject to a higher density of development than land in either County. Development affects water quality in numerous ways: the introduction of impervious surfaces, mass grading which removes existing vegetation, concentration of pollutants into single high-volume drainage areas (stormwater management ponds), and potential application or spill of chemicals that are not naturally absorbed or filtered. Common sources of contamination include salt from road de-icing, excessive fertilizer and pesticide application, a leaking sanitary sewer system, leaking underground storage tanks, and other “non-point source” pollution.

CARROLL COUNTY WATER RESOURCE MANAGEMENT ORDINANCE

The Carroll County Bureau of Water Resources Management developed water resource standards with the assistance of R.E. Wright Associates that address surface and ground water quality and quantity protection in 1988. In the spring of 2003, The Bureau of Resource Management was created, thereby replacing the Bureau of Water Resources Management, bringing together staffs from stormwater management, forestry/landscaping and water resource planning. In the summer of 2004, a floodplain management program as well as the Environmental Inspections Services Division was added to the Bureau’s responsibilities. . The Water Resource Management Standards, Criteria, and Administrative Procedures prepared by R. E. Wright Associates, Inc, now referred to as the Water Resource Management Manual; propose

performance standards and management criteria for four primary areas of water resource management:

a. *Carbonate rock areas* -are rock layers that usually contain a great volume of water but is highly susceptible to contamination. No carbonate rock is found in Mount Airy.

b. *Wellhead protection areas* -include the land draining towards and feeding the well. The Town adopted a new wellhead protection ordinance to protect the well recharge areas around all of its active wells and it was modeled after the State wellhead protection ordinance.

c. *Aquifer recharge areas* -include all the area within the Community Planning Area and outside land in the County that drains into the Community Planning Area. The Community Planning Area is the land within and adjacent to a municipality in which growth is directed.

d. *Surface watershed* -are surface areas that drain to proposed or existing water supply reservoirs, stream intakes, and the streams that feed them.

The proposed standards for the four management areas address pertinent issues for the respective areas, including nutrient management, groundwater extraction practices, groundwater recharge preservation, stormwater management, erosion and sediment control, as well as chemical storage, usage and application.

WATER RESOURCE MANAGEMENT STANDARDS AND THE MASTER PLAN

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

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

B. Industrial Development -The threat of groundwater contamination from industrial leaks and spills can be significant. The study recommends that existing and future industrial areas are

subject to water resource management standards, and that future planning locate industrial activity outside potential community well watersheds.

Currently, the Town has two wells whose watersheds include industrial land: production well no.6 and production well no.7. Well no.6 is located 1500 feet from current industrial uses and at Watkins Regional Park. Production well no.7 is located in the developing industrial park of Twin Ridge Professional Center. There are two excavating companies located in that park with the presence of heavy equipment. It is recommended that both of these wells continue to be monitored carefully and future businesses within the watersheds are advised of any activities that may adversely affect those wells.

WELLHEAD PROTECTION AREAS

Carroll County's proposed water resource management standards require a 100-foot undisturbed buffer around community wells. The purpose of a buffer area is to ensure adequate time delay before contaminants could reach a well. The Horsley, Witten and Hegemann study explains that the buffer area should be sized according to the potential draw of the well, and most wells draw from an area larger than 100 feet. A well pumped at higher volumes will draw from a larger area over the same period of time than a lesser pumped well. The U. S. Environmental Protection Agency recommends a 325-foot buffer around potential well sites. Maryland Department of the Environment (MDE) has mapped recharge areas, but no studies have actually documented subsurface water flow under the Town.

MOUNT AIRY WELLHEAD PROTECTION ORDINANCE

In 1997, the Town of Mount Airy adopted an updated Wellhead Protection Ordinance that was modeled closely after the State of Maryland's Model Ordinance. The Ordinance designates a large portion of the Town boundary as the Wellhead Protection Area and therefore, regulates the review and provides a venue for analysis of all land uses within the Town boundaries. The Ordinance lists specific permitted uses, conditional uses, and prohibited uses.

All of the conditional uses must come under an additional layer of review from the Town to ensure that the public groundwater supply will not be threatened by a particular use. The ordinance also specifies the documentation required by the landowner to ensure the prevention of any immediate or long-term hazard to the wellhead protection area of the Town. The majority of the conditional uses relate to fuel or gasoline storage, dry cleaning establishments, and heavy manufacturing uses. An example of prohibited uses may be junkyards, storage of hazardous materials, landfills and open burning or dumpsites. The Ordinance is available for review at the Town.

MOUNT AIRY ORDINANCE NO. 1989-2-RESPONSIBILITY OF DEVELOPERS TO PROVIDE NEW WATER SOURCES

In 1989, the Town adopted an ordinance that requires developers to find a significant well within their project area or pay a fee into a well exploration fund. Following adoption of this ordinance, several good wells have been found. However, the new wells may be located within the development regardless of the proposed density or permitted land use. As a requirement for most major residential annexations, the development of a well is a necessity. Growth of the Town over the last ten years has created the need for a new well for a major development to offset the draw on the existing water system.

STORMWATER MANAGEMENT

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

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

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

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

STATE OF MARYLAND NPDES PROGRAM

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

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

- Public education and outreach
- Public participation and involvement
- Illicit discharge detection and elimination
- Construction site runoff control
- Post -construction runoff control
- Pollution prevention/good housekeeping

This permit will be carried by Carroll County. The Town of Mount Airy will be attached to their permit and therefore be in compliance with the program. In order for the County to meet the requirements of the permit, the storm drain system for the County and all of the municipalities participating will need to be put into a mapping program. The County has hired a staff person to log in all new storm drain system information and make the necessary reporting requirements to the State, because so much information is needed to monitor storm water flow.

GILLIS FALLS RESERVOIR

In 1988, the Carroll County Bureau of Water Resources released a study including estimates of water supply and demand in the south Carroll area. This Water resource Study concluded that water demand would exceed supply by the year 2015. In order to plan for the future water usage, Carroll County has been planning for a surface water source, the Gillis Falls Reservoir, located 2 miles northeast of Mt. Airy. The County has purchased about 91% of the total 1,200 acres needed to establish the reservoir. However, at this time, the Army Corps of Engineers has environmental concerns regarding the reservoir development. The County continues to support that the Gills Falls Reservoir is an option for a potential surface water source.

NATURAL RESOURCES POLICY SUMMARY

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

CHAPTER THREE

MAJOR GOALS & IMPLEMENTATION STRATEGIES

GOAL 1: Protect and maintain the natural and environmental resources in the Town of Mount Airy.

IMPLEMENTATION STRATEGIES:

- Maintain and enhance water quality in streams, groundwater, wetlands, and reservoirs.
- Require buffer plantings where no vegetation exists around streams, wellheads, wetlands, and reservoirs to protect water from development
- Discourage disturbance to natural vegetation within stream buffers including tree removal, shrub removal, clearing, burning, or grubbing

GOAL 2: Reduce the adverse effects of development on environmental resources and sensitive areas.

IMPLEMENTATION STRATEGIES:

- Review existing zoning regulations to determine if flexibility exists with setbacks in the event development plans conflict with parcels with substantial environmental resource areas.
- Evaluate development proposals in relation to unique natural features of parcels over strict conformity with the zoning regulations and develop the necessary planning tools that are needed to protect sensitive areas.
- Develop regulations to incorporate green building technology standards and site development options to allow alternatives to environmentally invasive construction practices.
- Review existing landscaping regulations to determine sufficient to provide the appropriate screening and buffering while taking into account the protection of environmental resources.

GOAL 3: Identify the location of environmental resource areas in order to improve their protection.

IMPLEMENTATION STRATEGY:

- Coordinate with both Carroll and Frederick County to develop Town GIS capabilities to be utilized as a source for environmental mapping.

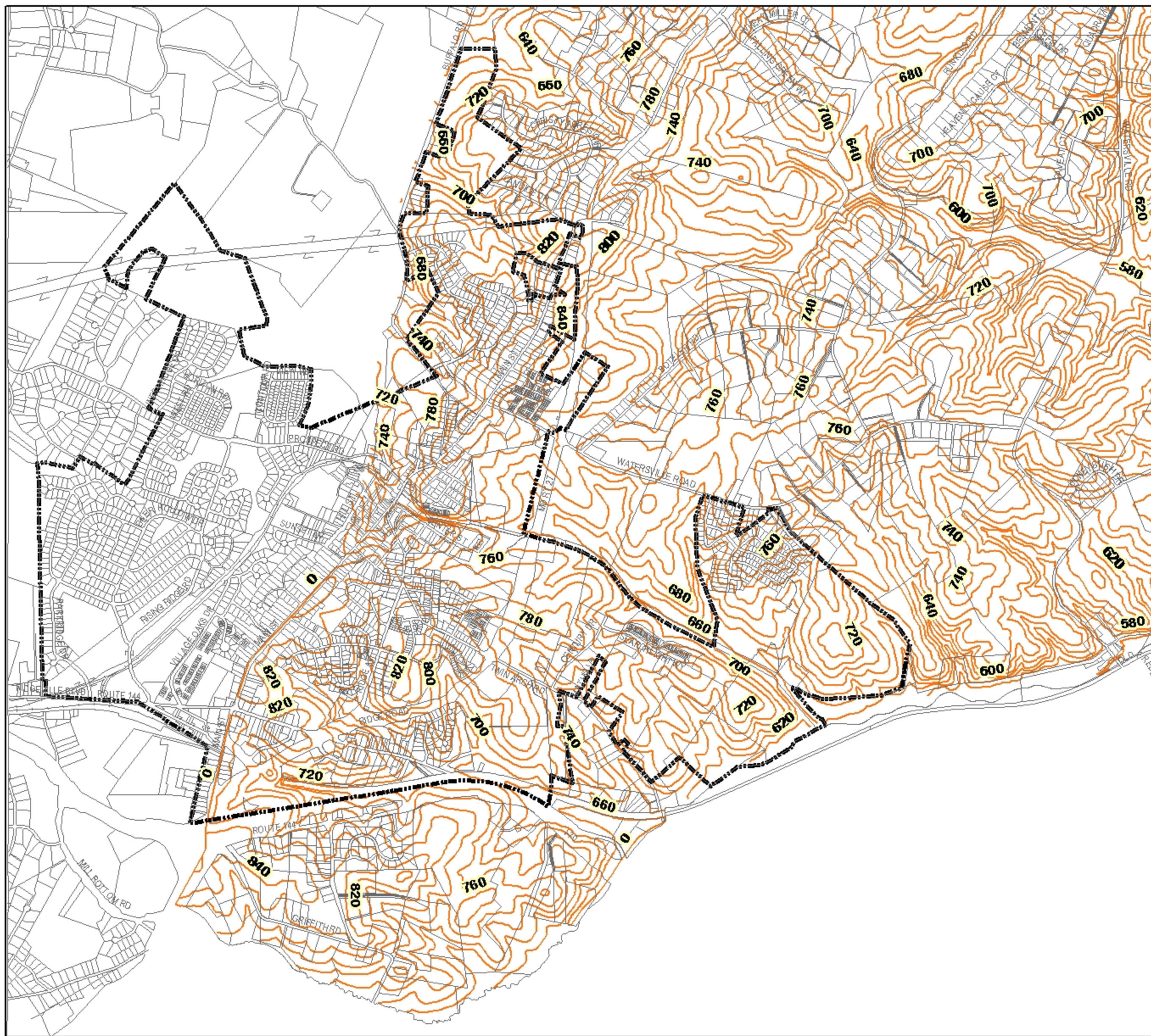
GOAL 4: Assure the quality and quantity of community groundwater supplies through wellhead protection measures.

IMPLEMENTATION STRATEGIES:

- Monitor Wastewater Treatment Plant Capacity as it related to new water source development
- Continue to participate in Hazard Mitigation Plans for both Frederick and Carroll Counties
- To facilitate goals of Forest Conservation Act, continue to identify priority forestation area in the Town and make available appropriate and additional public property for off-site forestation

GOAL 5: Update the current Wellhead Protection Ordinance to increase the buffer zone directly around the Town wellheads to 325 feet and reflect existing critical watershed areas.

GOAL 6: Amend the current Responsibility of Developers Ordinance to require that high-density residential, commercial and industrial developments must pay the well exploration fee or prove that a proposed on-site well will not be subject to contamination from the anticipated use of the development site.



Mount Airy Topography

— 20 Foot Contours

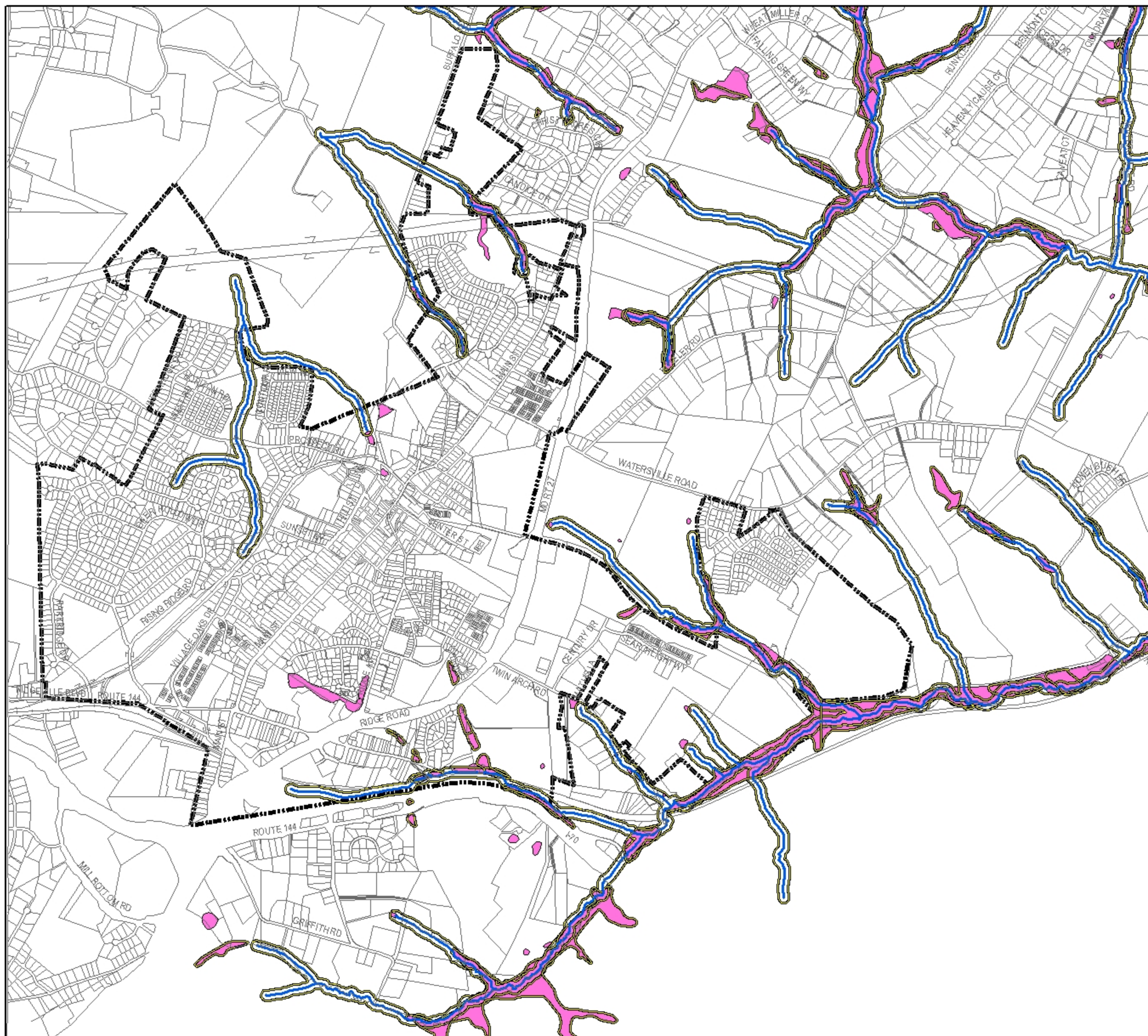
1" = 2000'



The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using 'Maryland Property View' data, and is subject to change.
Prepared by the Carroll County Dept. of Planning, 9/02 (SB)

Town of Mount Airy Master Plan 2013





Mount Airy Natural Features

-  Streams
-  100 Ft. Stream Buffer
-  Wetlands

1" = 2000'



The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using 'Maryland Property View' data, and is subject to change.

Prepared by the Carroll County Dept. of Planning, 9/02 (SB)
Revised by Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

**Draft
Revisions**



Mount Airy Water Resource Management Areas

-  Production Well
-  Wellhead Protection Area
-  Gillis Falls Watershed
-  Aquifer Recharge Area

1" = 2000'

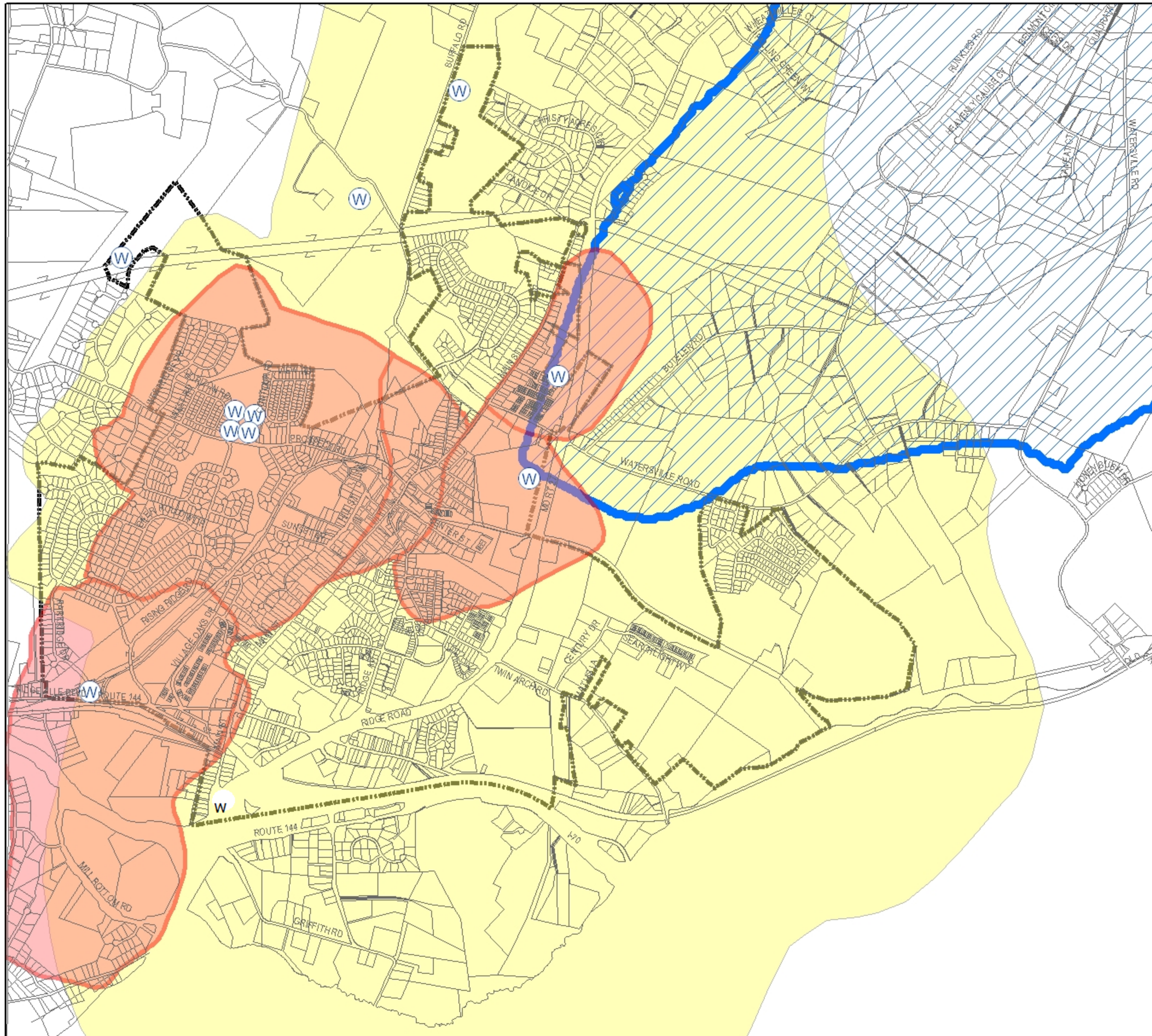


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Prepared by the Carroll County Dept. of Planning, 6/03 (SB)
Revised by Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

**Draft
Revisions**



CHAPTER FOUR: LAND USE AND ZONING

Land use planning constitutes the “fabric” that makes a Town viable and unique. Development patterns established early on in a Town can be a strong determinate in future growth patterns. Land use over the past two decades described in previous comprehensive plans supported the expansion of the Town’s residential inventory. Today, the Town is faced with a constraint on its water supply that threatens the opportunity for sufficient economic development to serve the expanded residential base. As a result, the 2013 Town Master Plan will alter the existing development direction in order to promote land use patterns that reflect the community’s vision as revealed in the 2008 Town Survey and affirmed in the 2012 needs assessment, and will guide the prioritization of existing and future water capacity to achieve this vision. The ultimate desire expressed across both studies is to protect and improve the area’s natural resources and quality of life for the Town’s residents.

According to the U.S. Census Bureau, The Town of Mount Airy experienced a population increase of 44% between 2000 and 2010.

Zoning and subdivision regulations are essential in directing future development and growth as they not only prescribe how land may be used, but affect the appearance or “character” of new development, standardize site design and govern the connections between new and existing development. Existing zoning regulations and land-use definitions, particularly as they affect commercial and industrial development, can significantly impact the success of the Town’s economic base.

The first section of this chapter analyzes the existing zoning and current land-use patterns. These evaluations lead to newly created zoning districts, proposed changes to allowable uses in existing zoning districts and recommendations for rezoning of property as identified in the Municipal Growth Element (MGE) that will follow this chapter.

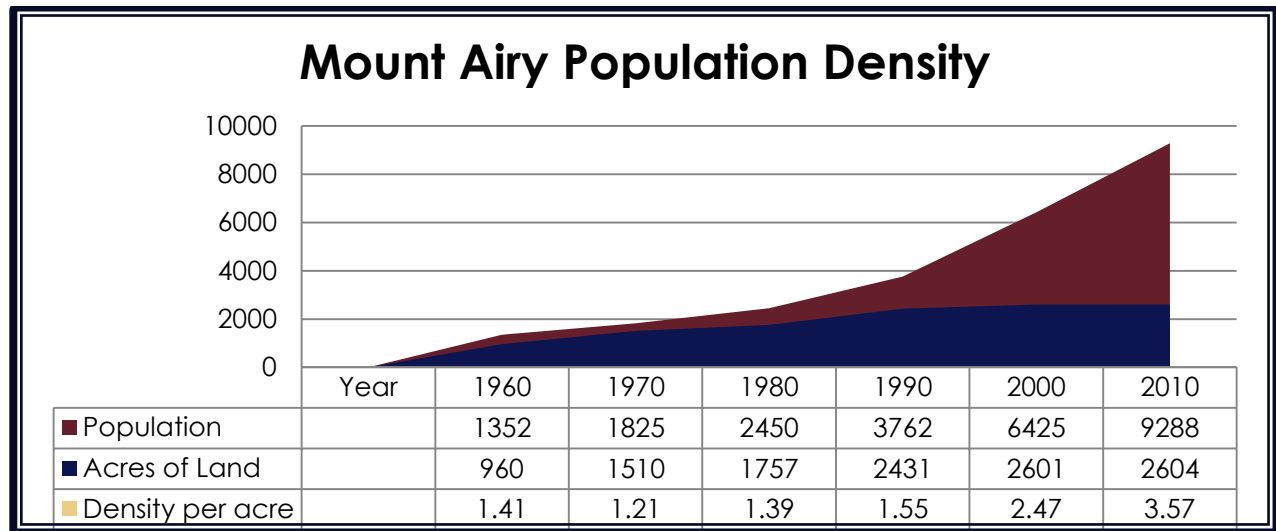
The second section of this chapter examines how zoning and subdivision regulations impact the physical characteristics of the Town and establish goals for new land use and zoning policies.

REVIEW OF EXISTING LAND USE AND ZONING

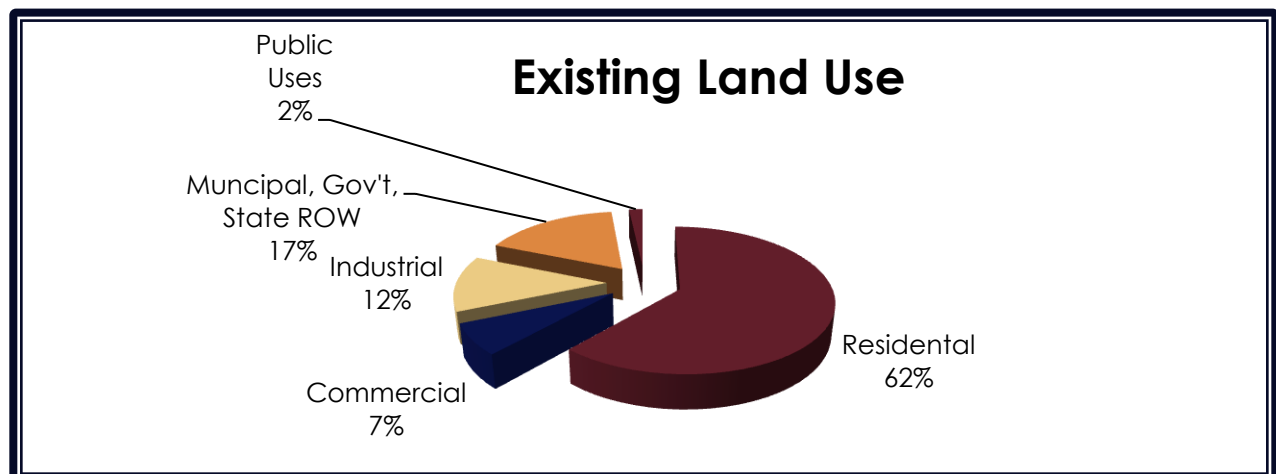
As reflected in the previous chapters, the Town of Mount Airy has experienced a significant amount of residential land development in the past two decades. During the late 1980’s to 1990’s, such development occurred primarily in Frederick County; while, the most recent decade brought the majority of the development activity to the Carroll County portion of the Town. From 1990 to present, approximately 850 acres were annexed into the Town’s incorporated

limits. These annexations, along with the development of existing residential land inventory, contributed to the residential development of nearly 950 acres. In fact, the vast increase of residential land inventory and subsequent development contributed to substantial population growth in the past 15 years. According to 2010 Census data, the Town's population grew by forty-four percent. As a result, the Town's population density more than doubled from 1.5 to 3.6 persons per acre. These combined factors have increased traffic congestion, park usage, and demand on Town infrastructure and services.

As the tables below will demonstrate, the Town's population density has risen steadily over the past 20 years with comparatively modest increases in land inventory.

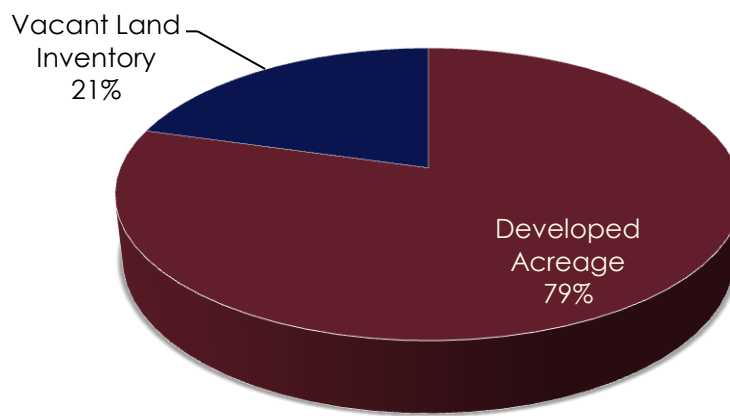


Over the last twenty years, the Town has developed more than half of the vacant land inventory that was present in 1994. Residential is the largest land use with 62% of the total of 2,604 acres now within the Town boundaries. Municipal, government and road rights-of-way represent 17%, industrial land use totals 12%, commercial use totals 7%, and public uses such as the library, carnival grounds and post office constitute 2% of the land uses.



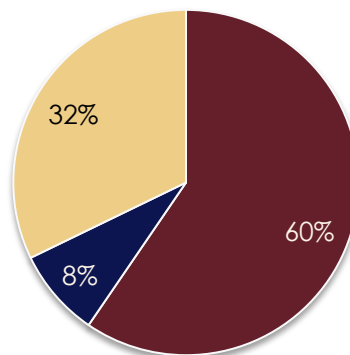
Currently, only 21% of the zoned land inside the Town boundaries is vacant. Of this inventory, 12% is located within industrial zoning, 62% is in residential zoning and 7% is in commercial zoning. Taken as a whole, only a small percentage of the Town's vacant land has an approved development plan, and 90% of all land use, including residential, mirrors the zoning category and comprehensive plan designation presented on the Mount Airy Existing Land Use Map. The large percentage of land use devoted to residential development is not unexpected in a "bedroom community" such as Mount Airy, where a significant number of the local residents continue to commute to work locations outside of the Town.

Vacant and Developed Land Inventory



Current Vacant Land Inventory

■ Residential ■ Commercial ■ Industrial



Historically, commercial activity, and larger retail establishments, has primarily been centered near at the interchange of I-70 and MD Route 27, and extending north along Hwy 27. However, several commercial development projects have occurred along the Main Street and Center Street corridors since the last master plan update in 2003, the majority of which have consisted of either infill development or redevelopment of existing commercial centers. The Town's "flex space" use inventory has expanded in the industrially zoned districts located along the periphery of the Town's borders. While the supply of large parcels of commercially zoned land is limited, numerous opportunities for commercial growth as infill development and redevelopment projects do exist. Newly created zoning classifications, modification of existing classifications, and the rezoning of property altogether serve as tools to maximize the potential of existing vacant land inventory to achieve quality development projects to the benefit of the community.

For example, during the 2003 Master Plan update, several properties were rezoned resulting in a slight increase of commercially zoned land inventory. In an effort to allow for appropriate future commercial development with respect to adjacent land uses, the Center Street corridor underwent a zoning district classification change from Industrial to Commercial. This resulted in a net increase of approximately 13 additional acres of commercially zoned land. In 2009, Center Street Professional Center, which serves predominately as a medical complex, was constructed along the Center Street Corridor. Additional properties were rezoned along South Main Street and resulted in the commercial redevelopment of existing residences that were adjacent to or confronting large commercial centers. As a result, a multi-tenant commercial building was constructed. The "Main Street Illiano Plaza" provides 30,000 square feet of commercial tenant space, and has added over 20 new businesses to the Town. To encourage the appropriate development of the Main Street corridor, the 2003 Master Plan update incorporated the use of two newly adopted zoning district classifications, Neighborhood Professional and Limited Commercial, to transition the existing land use pattern from residential to commercial uses.

In addition, a newly defined "Downtown Zone" boundary and Zoning District was implemented shortly after the Plan was updated. The standards adopted for the historic downtown area were designed to preserve the historic nature of the area, protect the surrounding residential community, and allow for redevelopment and adaptive reuse of historic properties. Consequently, in the past several years, there has been quality redevelopment in the downtown area.

The 2013 Town of Mount Airy Comprehensive Master Plan will focus on the redevelopment of existing commercial areas, as well as the development of infill areas, to increase the concentration of desired commercial amenities in the downtown corridor while promoting pedestrian friendly commercial development along the larger commercially zoned corridors of the Town.

TOWN SUBDIVISION ACTIVITY

Since 2000, six major subdivisions have been constructed, resulting in a large number of residential permits during the early part of the decade. Five of the subdivisions; Summit Ridge, Fields of Nottingham, Woodlands of Nottingham, Sterling Glen and Twin Arch Crossing were single-family or multi-family developments, while one subdivision, Wildwood Park, was strictly senior housing. The last major subdivision plan approved by the Town was Sterling Glen, circa 2003.

Mount Airy's MGE identifies land areas available for future residential development within the existing Town boundaries. As adopted under the 2003 Comprehensive Master Plan, these properties, collectively, have the potential to provide over 500 additional dwelling units to the Town's residential inventory based on their current zoning. Recommended changes to existing zoning classifications are also addressed in the MGE and have the potential to reduce the unit yield of these properties. As of August 2013, no subdivision plans have been approved for these identified parcels. Therefore, the projected yield from such potential development is not reflected in the current approved pipeline development.

By the start of 2003, there were 811 homes in the residential pipeline, of which only 34% had permits issued. The volume of issued residential building permits declined slightly in 2006, with a drastic reduction by the beginning of 2007. Towards the end of 2012, the real estate market showed signs of improvement yielding a modest increase in the issuance of residential permits. Today, only a total of 169 permits remain unissued for the complete build-out of this pipeline from approved residential subdivisions.

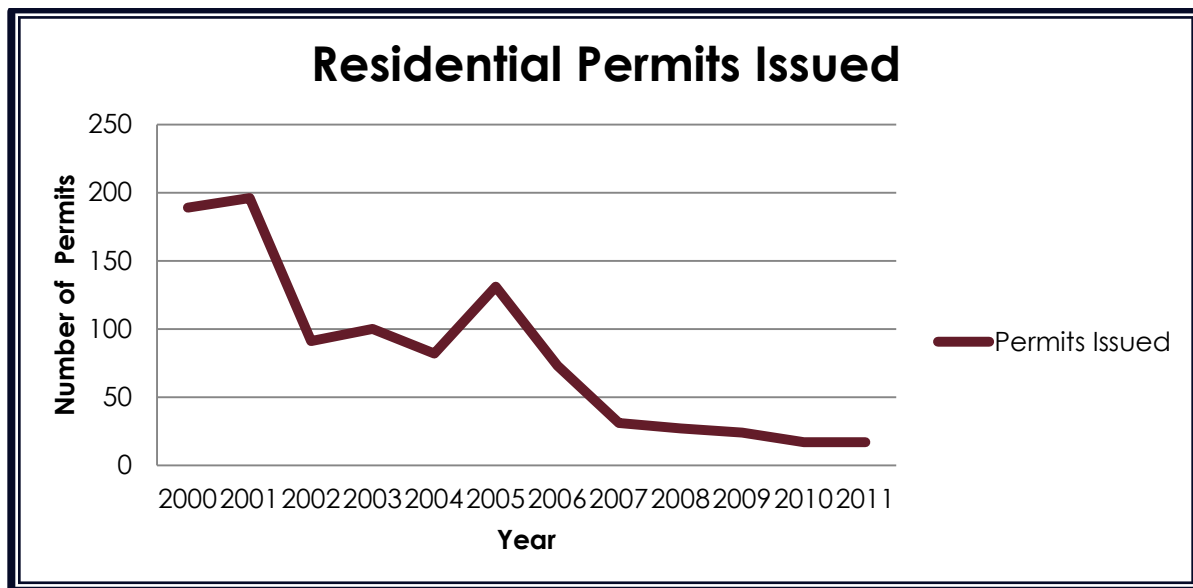
Subdivision Name	Total Proposed Permits	Total Number of Permits Issued as of August 2013	Remaining permits to be issued
Twin Arch Crossing	250	250	0
The Woodlands at Nottingham	184	159	25
Sterling Glen	141	124	17
Ridgeville Heights	37	37	0
Wildwood Park VI	61	46	15
Greentree Senior Village	112	0	112
Totals	785	616	169

The remaining development identified above from the 169 residential permits to be issued will generate close to 507 people, assuming a household size of three persons. This is slightly less than 6% percent increase to the current estimated Town population of 9,601.

RESIDENTIAL PERMIT ACTIVITY

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

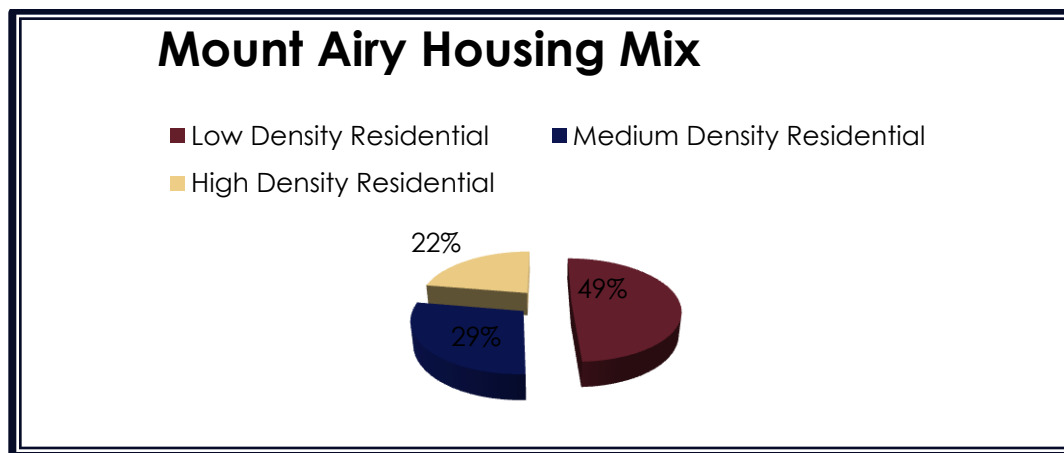
As illustrated below, this control measure was necessary during the rampant residential growth in the earliest part of the decade. The steady and strong continued residential growth that the Town experienced during the late 1990's motivated the reduction in annual allowed permits. However, shortly after the turn of the new century, the number of new residential housing permits drastically declined with the start of the economic downturn.



HOUSING INVENTORY

Well-designed, attractive, and safe housing choices are essential to the overall character of the Town. While connectivity among residential neighborhoods are important to the vitality of a community and supports the “sense of place” often desired by families, the housing mix is an important component to maintain the charm often associated with historical small towns. The predominant housing inventory in the Town consists of Low Density, Single-Family, situated on larger lots. The remaining inventory is closely divided between Single-Family situated on smaller lots and Townhouses and Multi-family units. A breakdown is reflected in the table below:

Low Density Residential	Medium Density Residential	High Density Residential
49% - All Single Family Larger Lots - 1/3 to 1/2 acre	29% - All Single Family Smaller Lots 1/4 - 1/8 Acre	22% - Townhouses and Mutli-family



HOUSING STOCK

The core housing stock in the older sections of Town ranges from large Victorians, to smaller brick cape cods along with several other styles in between. There is also an assortment of lot sizes adding to the fabric of residential development composing the older sections of Town. The peripheral areas of the Town consist of new housing developments, some townhouse subdivisions, but predominately single-family detached houses. The Town has only one apartment complex that has been in existence for over thirty years. The adoption of the Downtown Zone, discussed above, allowed for the incorporation of apartment units on the upper floors of commercial buildings in the Town’s historic district, thereby increasing the opportunity for alternative housing options for Town residents.

Future residential development will be concentrated on infill areas and should be designed for compatibility with a mixed-use development. This may be accomplished by creating a mixed-use zoning category to allow a percentage of residential development, extending boundaries of the existing Downtown Zone, or establishing an overlay district of varying density within one “master planned” subdivision. The incorporation of a mixed-use zoning district will allow an expanded opportunity for housing choices. Given the rise in the Town’s larger single-family dwelling inventory over the past decade, careful consideration should be given as to the need for housing variety beyond traditional single-family dwellings. This type of variety is most often utilized by younger individuals new to the workforce and in transition from owner-occupied housing or older residents seeking to downsize after raising their families, and not yet have the desire or meet eligibility requirements to reside in senior housing communities. Moreover, any future development of residentially zoned vacant parcels, or mixed use developments, within the Town limits should be consistent with the character of the surrounding neighborhood. In consideration of the existing pipeline of proposed additional residential units and the Town’s uncertain future with regard to water capacity, there are no plans for sizable new single-family residential subdivisions in the master plan cycle at this time.

HOUSING VS. EMPLOYMENT

The land use balance between commercial and residential development has remained largely the same since the last plan update took place in 2003. The Town continues to benefit from a variety of service-related businesses as a result of commercial and industrial development. However, it has neither the size nor economic base to become a “regional employment center,” that would provide a range of professional and technical job opportunities for the resident population. Now that the rate of residential growth appears to be slowing, the Town’s focus will shift to appropriate commercial development in support of ultimately increasing the employment base within the Town. Regardless, for the foreseeable future, the majority of resident Mount Airy residents will continue to commute out of the immediate area for work.

DOWNTOWN LAND USE AND DEVELOPMENT

One of the most significant changes that has occurred in the Downtown Area since the last plan update is its zoning classification. Shortly after the adoption of the 2003 plan, the downtown area was rezoned from “Community Commercial” to the newly adopted “Downtown Zone” or “DTZ”. The DTZ enumerates specific permitted uses and calls for orderly development to enhance and preserve an atmosphere of small-town charm. This new zone also promotes the adaptive re-use of existing structures in the Town’s Historic District and reduces redevelopment constraints often encountered with non-conforming structures and setbacks.

The last several years have yielded a transformation of the Downtown Area, in part due to the newly adopted zoning district. More so, as a result of the tragic fire of September 2007, several buildings underwent substantial renovations. The Old Bohn Building has been rebuilt and expanded into a large multi-tenant commercial development, adding several service-related and professional businesses to the Main Street Corridor. The Watkins' building, also damaged by the fire, was rebuilt adding two retail business store fronts and residential apartments. The Town will emphasize and prioritize the continued revitalization and redevelopment of the Downtown area in an effort to improve local retail options, livability and quality of life and to create a sense of place for all the Town residents.

REVIEW OF EXISTING ZONING CATEGORIES

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

RE-Residential Existing: This zoning classification provides a minimum lot size of 14,000 square feet, with an average of 18,000 square feet. It was designed to and encompasses the majority of the Town's existing low- and medium- density development. . The zone is designated in the core areas of Town along Main Street, North Main Street, Park Ave and Ridge Ave. It also includes the western portion of Mount Airy: Twin Ridge, Village Gate, Mount Airy Village East and West and the Westridge Subdivision.

R1-Low Density Residential: This zoning classification establishes a minimum area of 18,000 square feet with an average of 24,000 square feet. It was recently adopted to allow for the provision of low-density development with concentration on good land management and harmony with the physical environment. This classification has not yet been assigned to any land areas within the municipal limits, but may be used alone or in conjunction with other residential densities on larger tracts of land. It is typically assigned to newly annexed land in the peripheral areas of the Town where new residential use is designated to be located.

R2-Low Density Residential: This zoning designation provides for a minimum lot size of 11,000 square feet, with an average of 14,000 square feet. The East Ridgeville Boulevard area, northern developments of Summit Ridge and Twin Ridge III, and the residential zoning along the eastern portion of Watersville Road also fall within this zoning designation. The Fireman's Carnival grounds and Watkins Park are also zoned R-2, low density residential. The majority of newly designated low-density residential development is assigned an R-2 classification.

R3-Medium Density Residential: Within the Town limits, this zoning classification represents smaller single-family lot sizes of 6,000 - 10,000 square feet and is centered in a rather limited area. The primary area of R-3 Residential zoning located in lies between Park and Ridge Avenues before entering the downtown area. The designation is also currently being used for The Senior Housing complex and the residential areas north of Park Ave are contained within this zone.

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

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

NP-Neighborhood Professional (newly adopted zone): The purpose of this district is to encourage a transition in-between existing residences and more intensive commercial zoning. It will allow the redevelopment of existing homes and structures for professional offices while protecting the lower intensity residential uses that adjoin the district. In the future, this zoning will be used in peripheral commercial areas around Town.

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

CC-Community Commercial: This zone allows a wide variety of commercial uses, including shopping centers and special uses within the commercial zone such as gas stations, hospitals, institutions and nursing home facilities. This zone is concentrated along Rt. 27 and on Ridgeville Boulevard. There are several areas of commercial zoning which abut existing residential development and cause conflicts as well as basic compatibility problems. This zone

does not prevent the construction of big box retail if they have adequate land area, however, retail and commercial uses over 65,000 square feet require special exception approval.

DTZ – Downtown Zone: Adopted in 2003, the Downtown Zone is intended to promote preservation and appreciation of the historic Town center, to strengthen the local economy and to enhance and preserve an atmosphere of small-town charm while combining business and residential uses. It is also anticipated that the creation of this zone will encourage a pedestrian oriented environment consistent with the overall development concept for the Downtown Zone. Unlike other commercial zoning categories within the Town, this zone permits only uses that have been specifically enumerated.

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

REVIEW OF NEW/PROPOSED ZONING CATEGORIES

As the Downtown Zone District was implemented to promote the appreciation of the existing historic Town center and to preserve an atmosphere of small-town charm, the intent of implementing a Mixed Use Zoning Classification is to incorporate the general characteristics of existing historic centers into new development.

Mixed Use Zoning Classification – The primary purposes of this zoning classification is to create walkable, livable, and attractive development centers while promoting more diverse commercial and residential development options with a strong emphasis on pedestrian connectivity with existing and planned Town amenities such as parks, trail networks, and Town centers.

Office Park/Employment - The Office Park and Employment (OPE) Zoning Classification is currently under development by the Planning Commission. The purpose of this draft zoning is to provide the opportunity for comprehensively planned employment centers combining research and development, office, flex-space, light manufacturing and assembly, limited commercial and other enumerated uses. It is intended that this district provide higher standards of development and a more flexible approach to design and development than could be achieved under conventional zoning districts.

Both the Mixed Use Zoning and Office Park and Employment Zoning Classifications have been discussed at the Planning Commission level and are essential components to the future growth

pattern guided by the 2013 Comprehensive Master Plan Update.

FUTURE ZONING OPPORTUNITIES

The Town of Mount Airy continues to be considered a "bedroom" community consistent with the percentage of land in existing and proposed residential development. In spite of the rate of growth of the Town over the past 10 years, however, there are still over 200 acres of residentially zoned land that has development potential inside the Town boundaries. During the 1994 Master Plan update, an additional 250 acres of land were given industrial zoning in order to help balance out the deficit of opportunities for "employment" zones to promote future job creation and opportunity for local business expansion. As a result, there continues to be adequate vacant land for both residential expansion and industrial expansion.

Despite the land inventory available for balanced residential and industrial expansion, major episodes of residential growth tend to cause an imbalance with other types of land use growth and development. The percentage of residential growth that has occurred in Mount Airy in the last 20 years has greatly surpassed the amount of commercial and industrial development in that same period. Whenever there is a shortage of services in relation to population, the job to housing ratio is lower than a healthy mix should allow. Therefore, the Town should strive towards providing enough alternative zoning categories that assist in providing adequate employment opportunities.

In addition, the commercial land opportunities within the Town should be examined closely in support of the Town being able to provide for continued business growth of a retail/service nature. This is an area of continuing concern and one goal of the 2013 Plan will be to utilize commercial land opportunities for new or expanding local businesses without overburdening the current infrastructure improvements to handle such expansions. As such, commercial zoning locations should be closely evaluated.

COMPREHENSIVE LAND USE PLAN

The categories of comprehensive land use will remain the same in the continued effort to establish desirable land use activity as designated in the last Master Plan. A concise description of the existing comprehensive plan classifications is as follows:

Open Space and Public Use: This category is applied to land currently used for open space and public use, but includes school grounds and Town parks. It has also been applied to the greenway and linear park proposed for the South Branch of the Patapsco River. Where land is identified as Open Space or Public Use but not currently developed, the dedication can be

achieved through application of the residential zones in place.

Low-Density Residential: This category corresponds to the RE-Residential Existing or the R-2 zone. Approximately 138 acres of low-density residential zoning not yet developed fits into this category. This acreage could potentially yield 250 homes. It also includes future development in the Nottingham subdivision, which borders the Rails to Trails right-of-way and can protect it from more intensive development in the future.

Medium-Density Residential: This category corresponds to the R-3 and R-5 neighborhood center zoning that is assigned in various locations in Town. Thirty-six 36 acres in this zone are undeveloped. The undeveloped land has a potential of yielding 144 homes if developed.

High-Density Residential: This category corresponds to the existing R-7 zone. Only one site is vacant and does not have any current development plans. The remaining R-7 zoning classifications reflect existing developments or high-density subdivisions under development. The amount of R-7 zoning still represents a small amount of the total housing inventory in Town. Forty-four acres remain in undeveloped R-7 land located on the east side of MD 27, north of the Twin Arch Shopping Center. This property could yield up to 300 housing units within the zone.

Commercial: This category corresponds to the existing Community Commercial zone, and is concentrated around the intersection of I-70 and Route 27. It is undesirable for continuous strip development of commercial zoning to occur along the corridor of Route 27, north of Ridgeville Boulevard. To do so would compromise traffic flow along Route 27, especially during peak periods.

Office Park/Employment: Until such time as the OPE District Zoning is adopted, this category corresponds to the Industrial zoning classification. Properties designated for employment are all of the existing Industrial Parks along with the industrial types of businesses located along Center Street. Another future area designated as employment in the 2003 Master Plan is located below Route 144 and north of I-70 on the Frederick County side of Route 27. The elimination of the planned extension of Rising Ridge Road to South Main Street in this Master Plan cycle was a large factor in the removal of this area as a designated employment area.

ESTIMATED RESIDENTIAL DEVELOPMENT

Under the 2013 Comprehensive Land Use Plan, residential development on vacant land within the Town limits is anticipated to yield the following number of housing units. We will need to determine the zoning of the Beck Property and Hauptman to finalize these numbers.

RESIDENTIAL DEVELOPMENT POTENTIAL OF VACANT LAND				
Category	Zone	Acres	Avg. Density	# Units
Conservation	CON	104*	1 du/3ac	6
Low Density	RE/R-2	108	1.75 du/ac	62
Med. Density	R-3/R-5	18	4 du/ac	5
High Density	R7	36	7 du/ac	214
Totals:				287

*Includes 88-acre Town Park – No residential capacity potential

FUTURE ANNEXATION AREAS

The ultimate Town boundary as defined in the 1994 and 2003 Master Plans will be modified during this master plan cycle. As described below, the southern growth boundary will be expanded to incorporate two adjacent parcels separated by MD 27. The “84 Lumber Property”, contains 40 acres and is located in Frederick County on the west side of MD 27. Annexation of this parcel would allow a mixed-commercial development on public water and sewer services. The expansion also includes 600 acres of rurally developed residential uses with a small mix of non-conforming commercial uses. This area is referred to as the “South of I-70” area, and is considered to be an opportunity to provide a conservation buffer from the along the Town’s southernmost border. The updated Mount Airy Water Service Area Map categorizes both of these potential annexation areas as a future planned service areas. The new outer growth boundary continues to include four major farms that include 900 acres of land, but reflects the retraction of one existing future annexation area located within Carroll County. As delineated in the 2003 Master Plan, “*Parcel F*” containing 120 acres bordering the South Branch of the Patapsco River will no longer be included in the Town of Mount Airy’s ultimate growth boundary.

New land area annexed must provide its own water source. In addition, future annexation areas will require a water and sewer plan map amendment.

The accompanying map delineates the potential annexation areas and the detailed explanation summarizes the desired use of the property, what priority each property would command, and issues that are involved in the decision of whether or not to annex the property.

OPPORTUNITIES AND CONSTRAINTS OF FUTURE ANNEXATION AREAS

As previously stated, there are 900 acres of land between the current Town limits and the ultimate Town boundaries. This acreage is split into four farms, two on the Frederick County side of Mount Airy and two on the Carroll County side of Mount Airy. The Zeltman and Kraft Farms, located in Frederick County, have been identified for use as a conservation or open space area to provide a “green” buffer along the Town boundary as well as serve as a water recharge area. The Harrison and Knill Farms, situated along the east side of MD 27 in Carroll County, have been identified as potential office park and employment campus opportunities if annexed into the Town limits. The Leishear Farm, adjacent to the Harrison Farm to the north, has been identified for use as open space for public use.

There is no obligation on the part of the Town to annex additional property. If a decision to annex additional land were to be made, it should be a conscious decision by the Town to permit additional development, increase park or open space inventory, or gain infrastructure within corporate boundaries.

If the Town chooses to annex additional property, it should always do so with the knowledge that some potential annexation properties offer more advantages than others, and the sequence of annexation should be considered so that services are not unnecessarily burdened by low-priority development. The Town may also encourage the development of a “master plan” for large parcels of land that could ensure maximum efficiency of the parcel along with assurance of adequate capital facilities, land density and recreational improvements.

The accompanying map, “Future Annexation Areas”, breaks the future potential annexations into parcels, and illustrates the opportunities or constraints of each land area. Opportunities a parcel may offer include additions to the planned road or open space networks, potential well sites or protection of well recharge areas, conditions that make a property for a needed land-use, and other significant features.

Constraints may include poor accessibility or undue burden on the existing road network, extreme environmental conditions that make the property unsuited for certain types of development. Available water capacity will likely continue to be the most reoccurring constraint when considering the annexation of land into the incorporated limits.

The chart below lists the potential annexation properties that were listed in the Mount Airy 2003 Master Plan, with the addition of the parcels as indicated above. Many properties within the outer growth area remain the same. However, the zoning classification has changed from a residential land-use designation to conservation designation. Also, properties that were given a higher residential density haven now been reclassified to a lower density. This change in land-use designations has significantly reduced projected growth for the future than the growth pattern experienced in the recent past twenty years. The chart below reflects the 2003 Master Plan designation, 2013 Master Plan designation and the water usage associated with both. Following this chart is a more detailed explanation of the property and the vision the Town has for each individual parcel.

CARROLL COUNTY

Area	Property	Acres	Current/Proposed Comprehensive Plan	Current/Proposed Dwelling Units	Proposed Water Yield (gpd)
A.	Knill Farm	189	R2/Conservation	200/63	25,000
B.	Harrison Farm	83	R2/Employment	160/0	40,000
C.	Leishear Farm	174	R2/Park	300/0	2,000
D.	Warfield Property	50	R2/Conservation	100/10	2,500
E.	Harne Property	6	R2/R2	12/6	1,500
F.	Full/Rigler Property	8	R2/Conservation	8/2	500

FREDERICK COUNTY

Area	Property	Acres	Current/Proposed Comprehensive Plan	Current/Proposed Dwelling Units	Proposed Water Yield (gpd)
H.	Zeltman	153	AG/Conservation	51/31	7,750
I.	Kraft Farm	128	AG/Conservation	42/26	6,500
J.	Rigler Property	25	AG/Conservation/Open Space	24/5	1,250
K.	South Main Street	130	Commercial	0/72	18,000
M.	84 Lumber Property	40	Commercial	0/40	10,000

CARROLL COUNTY ANNEXATION AREAS:

- A. The Knill Property: The property totals 189 acres and is currently in Agricultural use in the County. This property has the potential to be a Master Planned mixed use development that could accommodate 30-35 acres of active recreational use, mixed commercial development and a small residential component of 3.5 units per acre density. Additional water supply will be needed to develop this parcel to its full capability.
- B. Harrison Property: This parcel contains 83 acres within Carroll County along Route 27 and Watersville Road. Some residential development has already occurred on Boetler Road that borders the property to the east. Carroll County recently purchased this out of long-standing litigation. The property also contains 4 potential well sites, one of significant yield that may benefit the Town as a primary well in their system. The Town is currently working with Carroll County on the possibility of obtaining an allocation of water from these wells. Strong potential for a business park and employment uses on the Harrison farm is present due to proximity and access to the interstate. A small portion of this farm is listed above as excess SHA property which is already in the Town limits.
- C. Leishear Property: This parcel contains 174 acres of property all within Carroll County bordering MD 27 and Watersville Road. This was also purchased by Carroll County as a result of the same litigation referenced above. Currently the County has not committed to a use, although in our Master Plan the land has been slated for open space and public use such as a school complex and significant public recreational opportunities. It is located directly adjacent to the Harrison Farm and will be developed in close proximity to the Harrison Farm.
- D. Warfield Property: This 50-acre parcel abuts the northern portion of the Knill property and lies directly north of the Nottingham Subdivision. Currently in agricultural land use, the Town prefers to annex this parcel of land in as Conservation and Open Space. There has been some well exploration on this property and the property owners have previously explored residential development options.
- E. Harne Property: This 6 acre property is currently developed with one single-family residence. The topography of the land is very rolling and steep. Potential redevelopment for the parcel would be at the most six houses. The property could also be rezoned to conservation or open space if the residential development is severely restricted.
- F. The Full/Rigler Property on Buffalo Road: This 8-acre property is currently undeveloped. There was a previous annexation proposal to develop the property as a private recreational facility, but failed to be approved. Low-level residential development may

be possible, but additional water would be required. Open space and conservation zoning is preferred by the Town.

- G. Dorseytown: This is an approximately 13 acres of a cluster of 14 residential dwellings, located at the North end of Town along North Main Street and Ellis road. There are three larger parcels that have the potential to be subdivided. These properties are situated between Town limits and the Mount Airy Baptist Church which is within Town boundary. Also, there are a row of 4 houses situated on the East side of Main Street directly across from Mount Airy Baptist Church. This area has been identified for possible annexation into Town limits since the 2003 Master Plan. The recommended zoning classification is R2-Low Density Residential.

FREDERICK COUNTY ANNEXATION AREAS:

- H. The Zeltman Property: This property is approximately 153 acres of agricultural land in Frederick County. It is currently undeveloped. The Zeltman property was approved to be annexed in 2005, to be residentially developed but was reversed in a referendum. Therefore, the annexation was never ratified. The property is identified as conservation and/or open space if annexed into Town which would serve as a “green” buffer to Frederick County development as well as serve as an additional water recharge area.
- I. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation in previous Master Plans as conservation/open space usage. These zoning classifications would serve the same purpose as referenced above with the Zeltman property, as a buffer to Frederick County development and serve as additional water recharge area. In addition, this parcel also adjoins the Town owned Windy Ridge Park, a parcel of 88 acres that is currently being master planned into a regional park complex. There may be a future opportunity to provide access to Windy Ridge Park through this property.
- J. The Rigler Property on Prospect Road: This parcel totals 25 acres and is currently zoned for Agricultural use. Under the current master plan, the property is proposed for low-density residential. More recently, there has been discussion of preserving the property for open space use, providing a primary or secondary entrance into the Town owned property now master planned for a regional passive park. Properties lying in Frederick County west of the Town boundaries are zoned for Agriculture and Conservation.
- K. South Main Street Area: This area consists of multiple parcels that total approximately 130 acres of commercial development opportunity. Currently the parcels are zoned agricultural and lie between MD 144 and Interstate 70. This is a logical annexation area

to the Town due to the proximity of the I-70 highway interchange area with MD 808 (Main Street) and provides opportunity for office and employment uses.

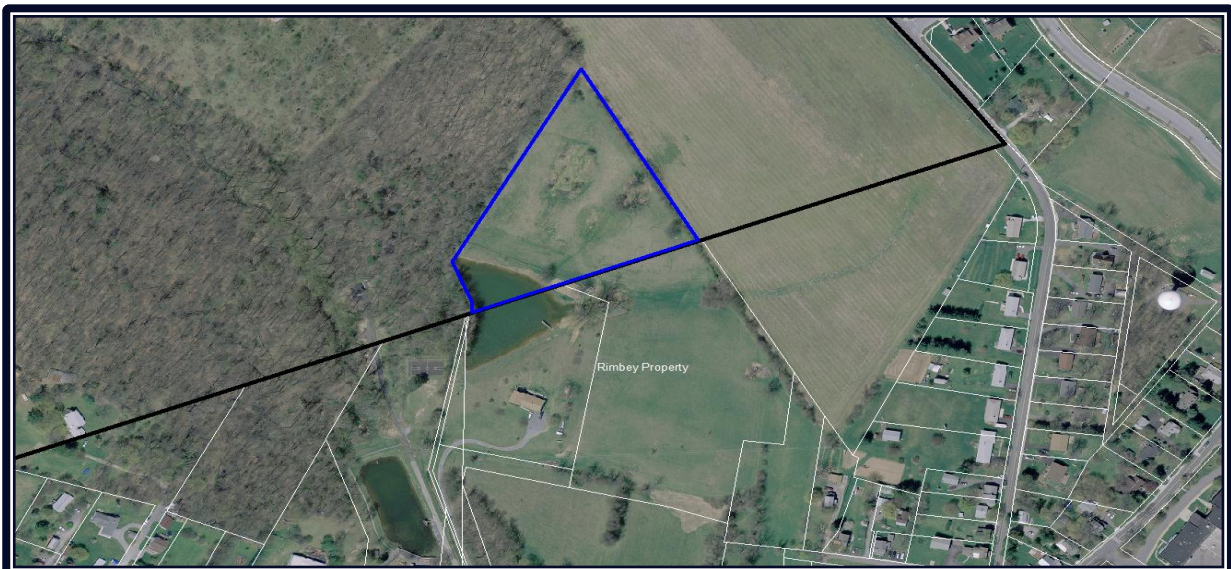
- L. 84 Lumber Property: This parcel contains close to 40 acres and lies on the south side of the Town, west of MD 27. The parcel is currently zoned highway service but has redevelopment potential only if Town water and sewer infrastructure is available in the future. The redevelopment of this parcel would most likely be a mixed commercial center with good highway interchange access.

BOUNDARY LINE ADJUSTMENTS

Generally, parcels of land contained within the incorporated Town limits are included in their entirety; however, exceptions do exist in some circumstances. There are instances where existing Town parcels of land extend beyond the municipal boundary into the County jurisdiction. This circumstance has the potential to create irregular development patterns within the same parcel due to inconsistencies in zoning regulations and governing agencies. As part of the Comprehensive Master Plan update process, parcels of land that span across two jurisdictional boundaries should be identified and evaluated to determine if boundary line cleanup is appropriate. As a result, the following boundary line adjustment is recommended in this Master Plan cycle:

BOUNDARY LINE ADJUSTMENT – CARROLL COUNTY

Property	Acres	Current Zoning	Proposed Zoning
Rimbey Property	3.6917	R-40,000	R-2 – Low Density Residential



BOUNDARY LINE ADJUSTMENT – CARROLL COUNTY

Property	Acres	Current Zoning	Proposed Zoning
Hauptman Property	Approx. 1.64	R-40,000	R-2 – Low Density Residential



DIVERSITY OF ZONING AND THE TOWN CHARACTER PATTERNS AND DIVERSITY OF LAND USES

Current zoning categories tend to define a narrow range of permitted building types or land uses. These categories are typically applied to an entire property such that a 200 acre parcel may be designated as one zone only. This practice results in residential sprawl or lengthy commercial strips.

The contrast between the old and new areas of Town is exaggerated by this different “pattern” of development. The older areas of Mt. Airy were developed over a long period of time and were generally not regulated by restrictive zoning categories. Within the older areas, a great variety of residential building types and the mix of small and large commercial types and uses has greatly contributed to the character of the Town. Older areas of Town are sources of pride to the community. Much of their attraction is derived from the unique mix and diversity of land uses. The use of transitional zones, along with creative site design, can help to blend these areas to minimize the disparity in patterns.

NEIGHBORHOOD CONNECTIONS

As mentioned previously, a single zoning category is typically applied to large tracts of land. Because the Town previously had relatively few zoning categories, the incompatibility of development in adjacent zones had become more noticeable. To address this disparity, the two new transitional commercial zones were created. The careful placement of these transitional zones will assist in buffering established residential areas from heavy commercial activity. The specific requirements of zones, special requirements for buffer landscaping and special lighting requirements assist in the creation of a good relationship between office uses and residential uses.

The connections that are sometimes provided between adjacent developments are sidewalks, but special lighting and buffering requirements can make those connections safer and more aesthetically pleasing. Higher speed collector or arterial roads especially need this buffer to protect adjoining residential areas. Through the subdivision design process, the Town has worked to foster more pedestrian and bikeway connections through newer neighborhoods.

The overriding goal of good design and infill development should be to complement the surrounding existing development. Zoning regulations should encourage this complement instead of creating isolated and disconnected uses.

SITE DESIGN, LOT DESIGN AND ZONING

The type and intensity of land use is not always compatible with the site features of the parcel it was designated for. Properties with slopes of over 15% are difficult to develop, given any land use without significant grading that destroys the existing topographical features, forests and other vegetation. Similarly, developments in older areas of Town are forced to conform to regulations for new development, rather than being forced to conform to the established character. The Town has recently adopted additional residential and commercial zoning classifications that will assist in providing development with good site design in appropriate locations.

Zoning criteria including lot size, setbacks, minimum lot width and parking requirements have a significant effect on the design of a building site.

Rather than provide minimum guidelines, the current zoning regulations tend to be very demanding, and most of the lots developed under the same zone are almost identical. The impact of this inflexibility on new residential lot design can be compared to the character of older residential development. On Main Street, lot sizes range from 2 acres to 12,000 square feet or

less. The average lot size in newer subdivisions is about 18,000 square feet and has the tendency to create uniformity in both the lot design and subdivision layout. In comparison, longer established residential areas reflect diversity and the unique characteristics of each specific building lot. The preservation of existing topographical or environmental features during site and lot design review should be emphasized in future site development to achieve a balance between maintaining the aesthetic and environmental value of raw land and the benefits of completed site development.

LAND USE, ZONING, AND COMMUNITY VISION

During each comprehensive plan update, recent growth patterns within the Town should be evaluated and compared to the community's for future growth and development. In order to balance changes in existing land use patterns and provide opportunities that will support the community's shared vision it can be necessary to reclassify the zoning of land.

To facilitate the continued orderly development of land within The Town of Mount Airy, the following rezoning recommendations are being made for this update of the comprehensive plan:

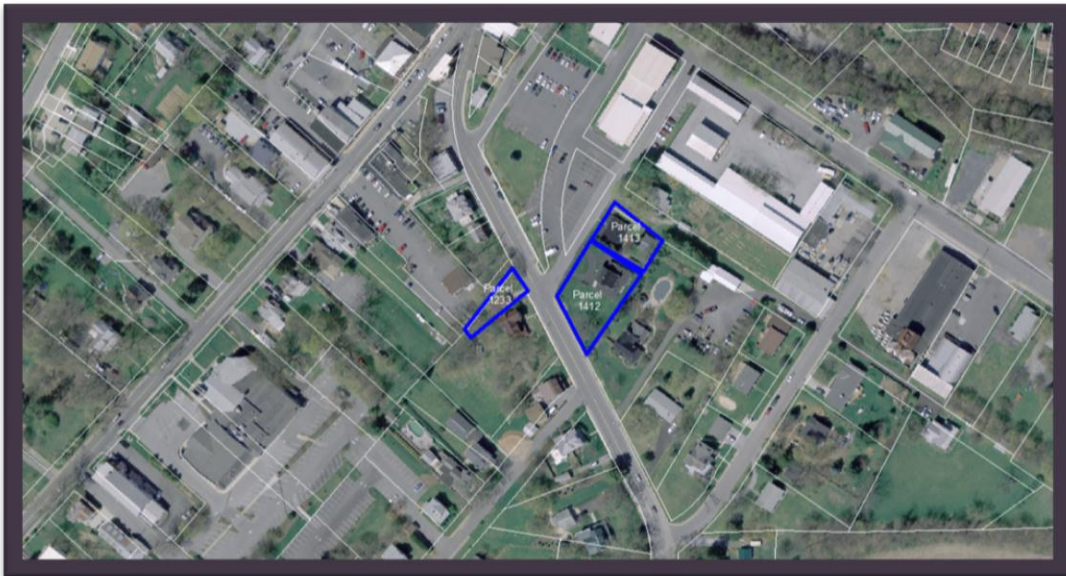
1. EAST RIDGEVILLE/RIDGE COURT PROPERTIES

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Holmes Property	0497	1401 Ridge Court		RE – Residential Existing	LC – Limited Commercial
Haddad Property	0496	1403 Ridge Court		RE – Residential Existing	LC – Limited Commercial
Chiropractic First	0494	603 E. Ridgeville Blvd.		RE – Residential Existing	LC – Limited Commercial
Mackenzie Kantruss Property	0499	604 E. Ridgeville Blvd.		RE – Residential Existing	NP – Neighborhood Professional
Haddad Property	0493	605 E. Ridgeville Blvd		RE – Residential Existing	NP – Neighborhood Professional



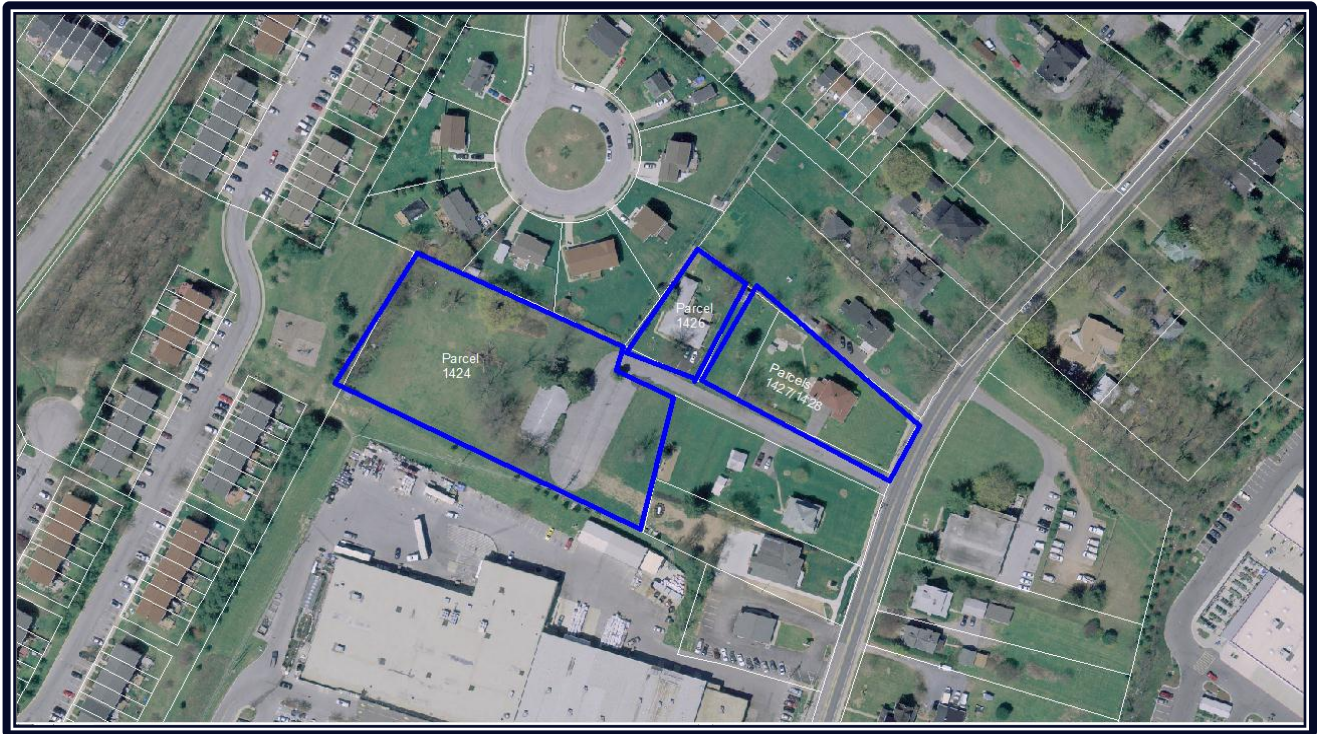
2. PARK AVENUE/MUNICIPAL PARKING LOT PROPERTIES

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Raymond Law Center	1233	18 Park Avenue		RE – Residential Existing	NP - Neighborhood Professional
Baker Property	1412	207 Cross Street		RE – Residential Existing	DTZ – Downtown Zone
Henley Property	1413	203 Cross Street		RE – Residential Existing	DTZ – Downtown Zone



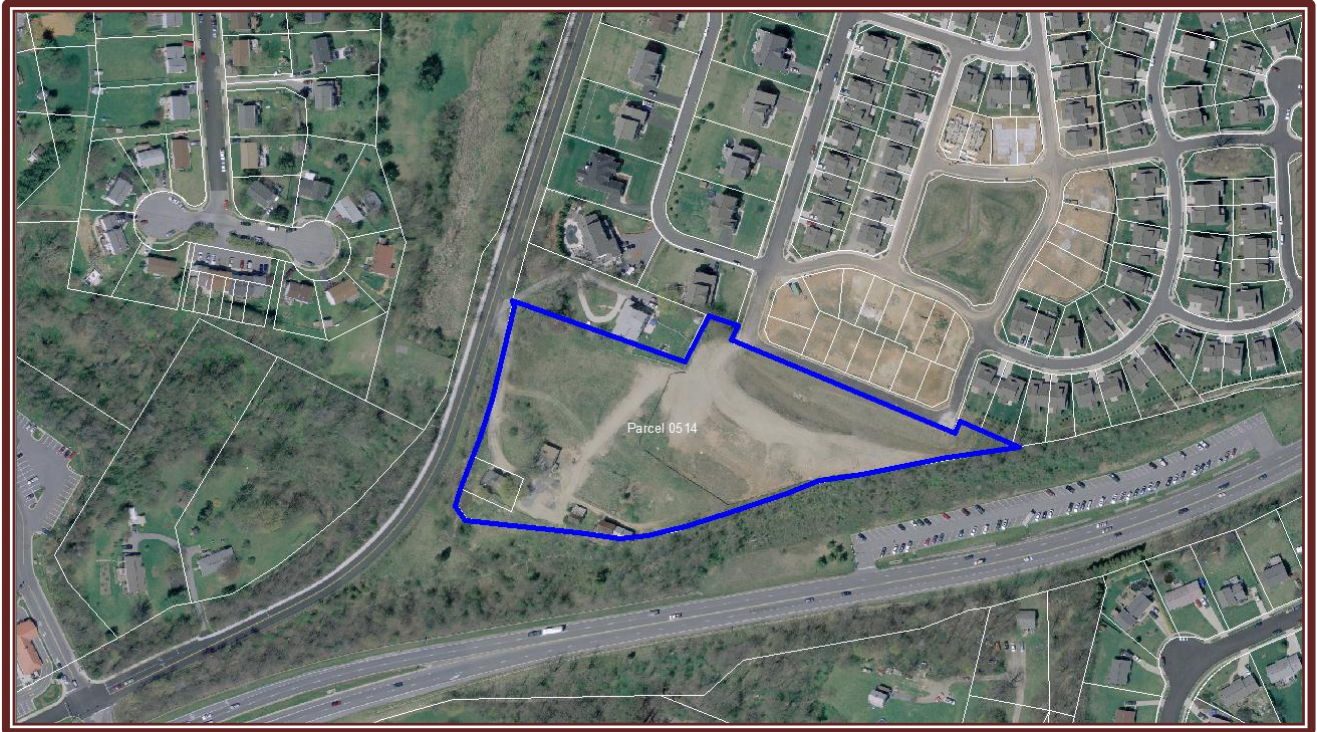
3. CULWELL AVENUE/SOUTH MAIN STREET PROPERTIES

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
1304 South Main Street (LaBella MediSpa)	1427/1428	1304 South Main Street		RE – Residential Existing	NP – Neighborhood Professional
Dr. Miller's Property	1424	4 Culwell Drive		RE – Residential Existing	NP – Neighborhood Professional
Gosnell Property	1426	3 Culwell Drive		RE – Residential Existing	NP – Neighborhood Professional



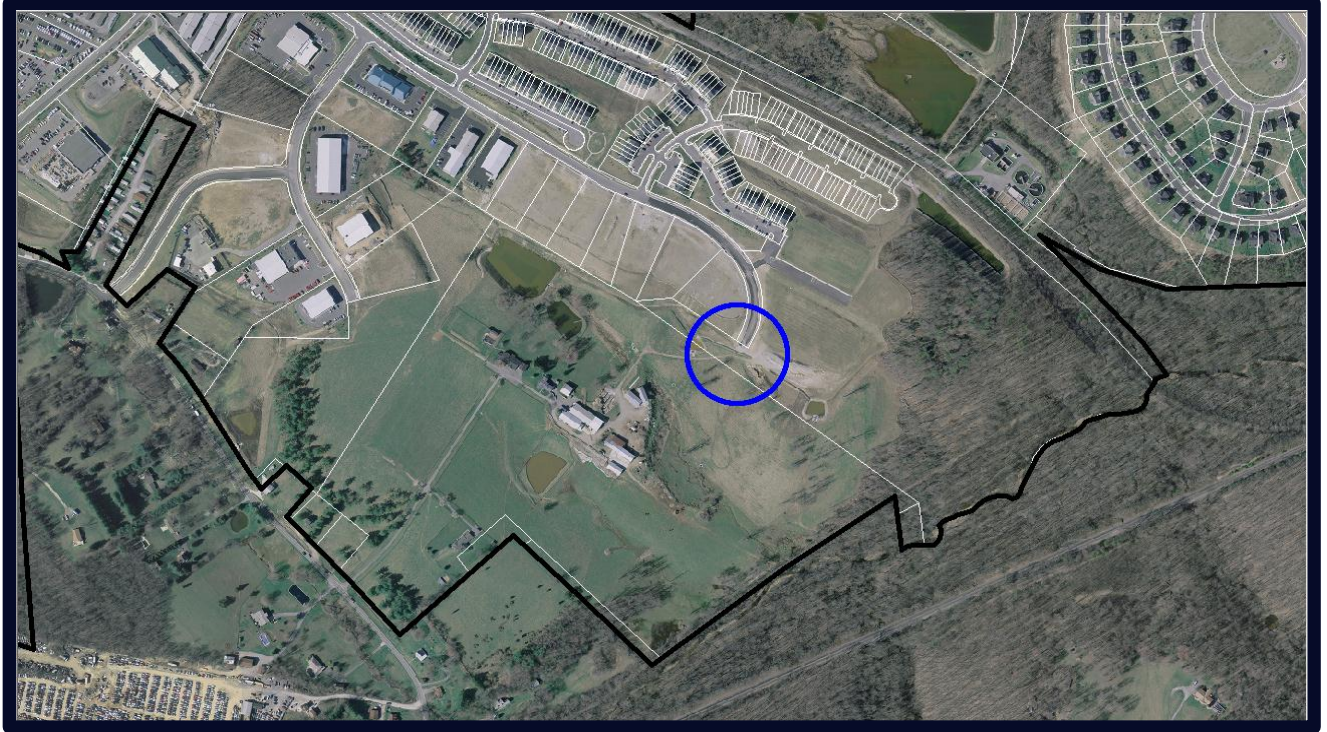
4. WILDWOOD PARK VII

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
WWPK VII	0514	E/S of Ridge Avenue		R2 – Low Density Residential	R3 – Medium Density



5. TWIN ARCH BUSINESS PARK

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Back Acre Circle (Portion)	0310	Back Acre Circle off of Century Dr.	1.93 of 50.84	R2 – Low Density Residential	I - Industrial



6. BAKER AVENUE

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Forman Property	1205	1 Baker Ave	0.234	CC – Community Commercial and DTZ – Downtown Zone	DTZ – Downtown Zone
Altomare Property	1206	7 Baker Ave	0.522	CC-Community Commercial and DTZ – Downtown Zone	DTZ – Downtown Zone
Holt Property	1207	9 Baker Ave	0.607	RE – Residential Existing	DTZ – Downtown Zone
Porter Property	1218	11 Baker Ave	.50	RE – Residential Existing	DTZ – Downtown Zone

7. PROSPECT ROAD PROPERTIES

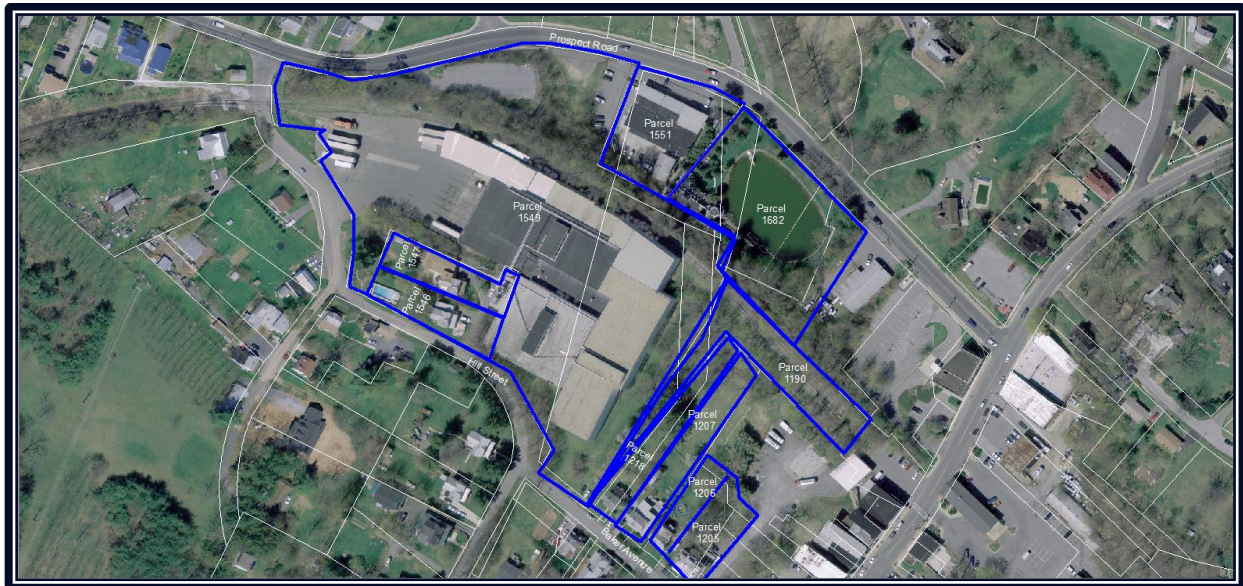
Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Castle Center	1551	106 (6) Prospect Road	0.87	CC – Community Commercial	DTZ – Downtown Zone
Brown Property (Castle)	1682	104 Prospect Road	1.05	CC – Community Commercial	DTZ – Downtown Zone
Brown Property	1550	104 Prospect Road	0.45	CC – Community Commercial RE-Residential Existing	DTZ – Downtown Zone

8. COLD STORAGE

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Cold Storage Property	1549	3 Hill Street	6.8	I – Industrial	DTZ – Downtown Zone

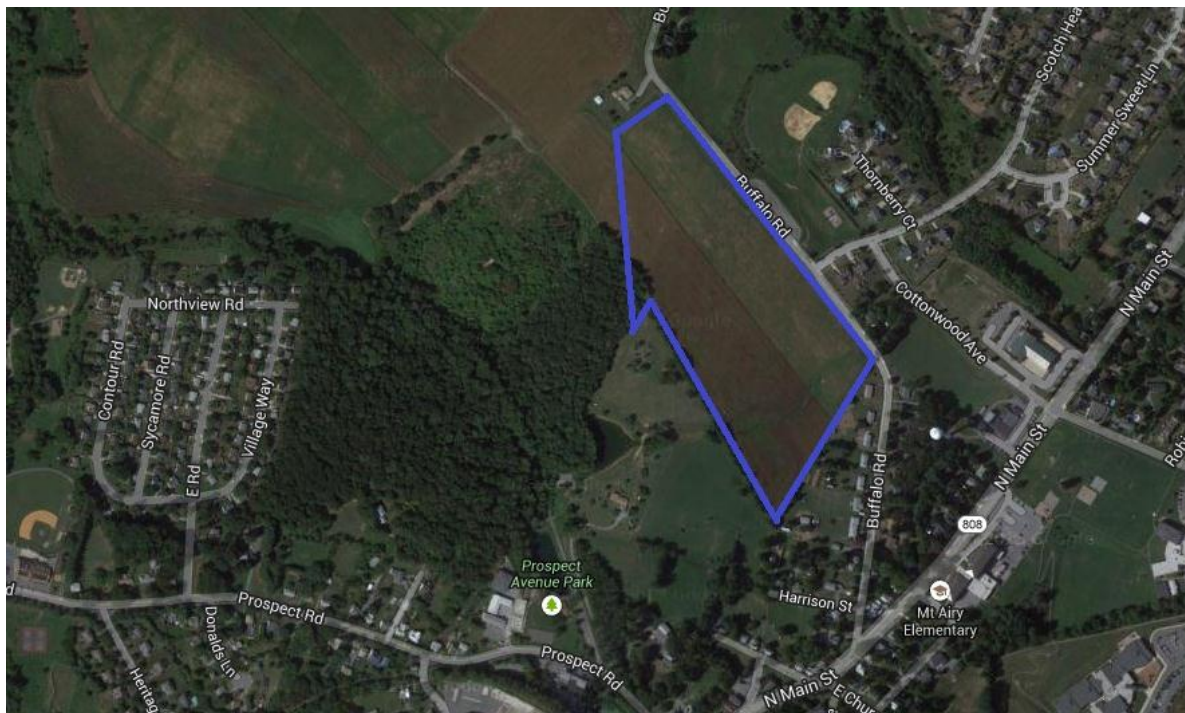
9. HILL STREET

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Warthen Property	1546	103 Hill Street	.32	I - Industrial	DTZ – Downtown Zone
Palovich Property	1547	105 Hill Street	.2815	I – Industrial	DTZ – Downtown Zone



10. KRAFT FARM PROPERTY

Description	Parcel	Address	Acreage	Existing Zoning	Recommended Zoning
Kraft Farm Property	29	Buffalo Road	16.41	R2 – Low Density Residential	CON – Conservation



REZONING REQUESTS REJECTED
BY PLANNING AND ZONING COMMISSION

Property	Existing Zoning	Requested Zoning
Beck Property	R-7 (High Density Residential)	CC (Community Commercial)
20 Park Avenue	RE – Residential Existing	DTZ (Downtown Zone)
1010 South Main Street	RE (Residential Existing)	CC (Community Commercial)
302 Watersville Road	*R3 (Medium Density Residential)	CC (Community Commercial)
806 Park Avenue	R-3 (Medium Density Residential)	CC (Community Commercial)
302 Waterville Road – Hauptman Property	R-2 (Low Density Residential)	CC (Community Commercial)

MUNICIPAL GROWTH ELEMENT (MGE)

Legislation passed in 2006 under HB 1141, entitled “Land Use-Local Government Planning”, requires that all municipal comprehensive plans now include a MGE. This planning element requires an examination of past growth trends and patterns, and includes a projection of future growth in population and resulting land needs based on a capacity analysis of the effects of growth on infrastructure and natural features both within in and adjacent to the present municipality and on future growth areas.

CHAPTER FOUR

MAJOR GOALS & IMPLEMENTATION STRATEGIES

GOAL 1: Prioritize and concentrate near-term (8-10 years) development on in-fill rather than annexations.

IMPLEMENTATION STRATEGY:

- Concentrate on vacant land within the Town boundary and existing approved plans (approved pipeline projects) for near-term development.
- Prioritize the Town's near-term development and re-development emphasis and priorities by designating Development Zones.

GOAL 2: Emphasize more balance between Commercial, Industrial and Residential Development in support of creating more near-term Commercial and Industrial utilization and tax revenue growth from those sectors.

IMPLEMENTATION STRATEGY:

- Prioritize water allocation for approved Commercial/Mixed Use and Industrial projects.
- Identify potential opportunities for re-zoning consideration.
- Encourage Economic Development Commission and Town Staff to design and implement marketing efforts to prospective land owners and developers.

GOAL 3: Lead the Town's development priorities with an emphasis on Downtown revitalization.

IMPLEMENTATION STRATEGY:

- Prioritize water allocation to support development in the Downtown Zone Area.
- Maintain Downtown Zoning requirements and historic building design standards.
- Focus efforts toward accessibility, parking considerations, and pedestrian oriented development.

GOAL 4: Provide more opportunity, capability and balance for near term development and redevelopment effort by introducing

and utilizing new zoning districts, as well as utilizing existing classifications in more flexible fashion.

IMPLEMENTATION STRATEGIES:

- Introduce Mixed Use Development as a new zoning classification, which provides more flexibility in design and utilization and supports an integrative approach to the Town's infill efforts.
- Introduce and pursue the application of "overlays" to the Town's existing zoning categories that will provide more flexibility and responsiveness to the Town's development and design objectives.
- Introduce OPE – Office Park/Employment Campus as a new zoning classification in anticipation of creating and utilizing this new land use for the benefit of the Town.
- Fully utilize the newly designated Development Zones of the Town.

GOAL 5: Ensure green/open space buffers are created and maintained around the Town boundary.

IMPLEMENTATION STRATEGY:

- Annexations and subsequent rezonings should promote this goal.

GOAL 6: Ensure quality development within zoning categories.

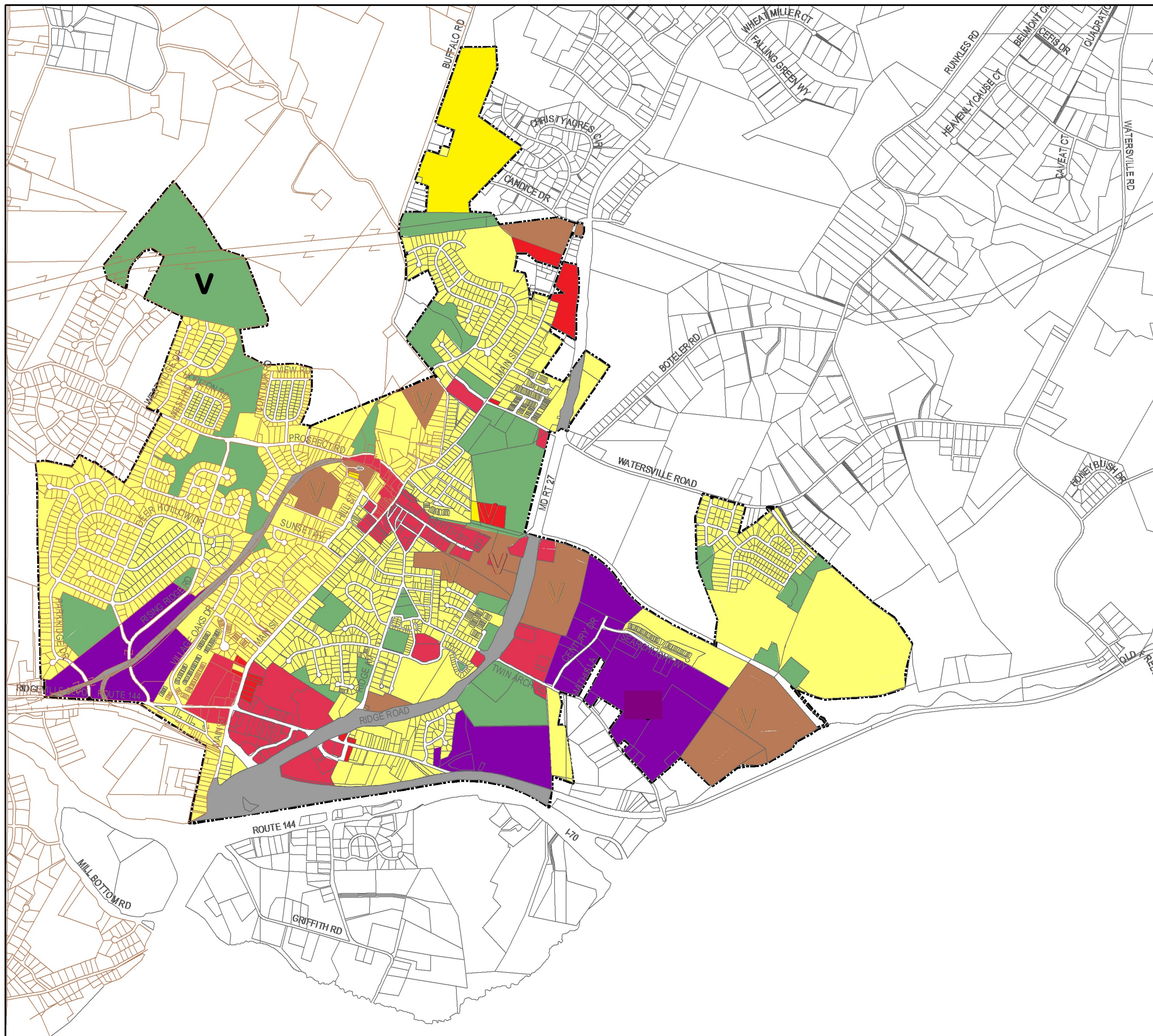
IMPLEMENTATION STRATEGIES:

- Maintain and require good zoning standards and a thorough and consistent site plan and subdivision process.
- Continue to utilize the principals of the design guidelines.

GOAL 7: Fully consider existing zoning and re-zoning requests within context of overall Master Plan and the land use objectives for which this Plan is intended.

IMPLEMENTATION STRATEGIES:

- Evaluate zoning considerations on the basis of the long term developmental visions identified in this plan.



Mount Airy Existing Land Use

- 62% Residential
- 12% Industrial
- 7% Commercial
- 2% Public Use
- 17% Transportation Right-of-ways
- Vacant

1" = 2000'



Prepared by the Carroll County Dept. of Planning, 2/03 (SB)
Revisions made by the Town of Mount Airy to 2003 Master Plan Map 10/13 (HS)

Town of Mount Airy Master Plan 2013

**DRAFT
REVISIONS**



Mount Airy Vacant Land Inventory

- CC ~ Community Commercial - 14 acres
- I ~ Industrial - 140 acres
- RE ~ Residential Existing - 88 acres
- R2 ~ Low Density Residential - 122 acres
- R3 ~ Medium Density Resident 13 acres
- R5 ~ Medium Density Residential - 0 acres
- R7 ~ High Density Residential - 36 acres

Total Vacant Land Inventory - 435 acres

1" = 2000'



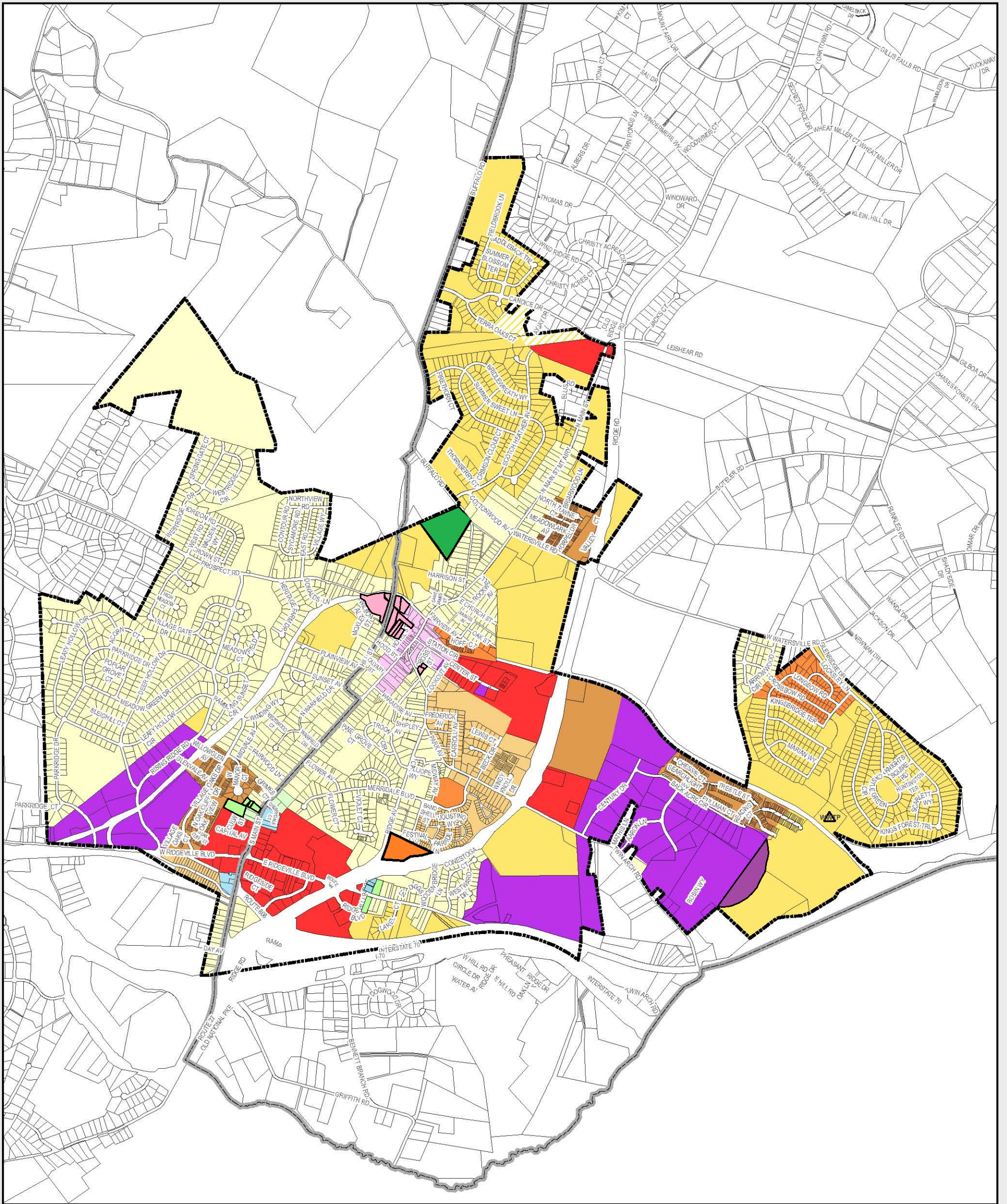
The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using 'Maryland Property View' data, and is subject to change.

Prepared by the Carroll County Dept. of Planning, 9/02 (SB)
Revised by the Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

**Draft
Revisions**





Zoning Map Mount Airy



Legend

- Municipal Limits
- Carroll / Frederick County Border
- DTZ ~ Downtown Zone
- LC ~ Limited Commercial
- NP ~ Neighborhood Professional
- CC ~ Community Commercial
- I ~ Industrial

- RE ~ Residential Existing
- R2 ~ Low Density Residential
- R3 ~ Medium Density Residential
- R5 ~ Medium Density Residential
- R7 ~ High Density Residential
- R-40 ~ Low Density Residential
- CON ~ Conservation



Draft Revised Zoning Map reflects rezoning of property as recommended by the Draft 2013 Town of Mount Airy Comprehensive Plan.

The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using Maryland Property View data, and is subject to change.
Prepared by the Carroll County Bureau of Comprehensive Planning, 10/23/07 (SB)
Revised by the Town of Mount Airy 10/03/2013 (HS)

MOUNT AIRY COMPREHENSIVE PLAN

MOUNT AIRY MUNICIPAL GROWTH ELEMENT

Chapter 68:

This Chapter constitutes the new Municipal Growth Element required under House Bill 1141. HB 1141 was passed by the Maryland General Assembly during the 2006 legislative session and amends Article 66B of the Annotated Code of Maryland. The sections of this chapter that follow address the specific points cited in the amendment. They are designed to substantiate the desire and need for municipal expansion and demonstrate how the municipality intends to provide the necessary services and facilities for the expanded population. The designated municipal growth area, which corresponds to the community planning area, was developed by the Town in conjunction with both Carroll and Frederick County Planning Departments.

The inter-jurisdictional coordination of the Town with Carroll and Frederick Counties is also an important component in monitoring the growth and development directly outside its boundaries. The review of land development proposals and comprehensive plan designations is essential to evaluate whether changes will affect the Town's existing infrastructure such as roads, parks, emergency services and other public utilities. The Town will continue to monitor development in adjoining counties to assess the long-term impacts for Mount Airy.

Municipal Growth

1. PAST GROWTH PATTERNS OF THE MUNICIPAL CORPORATION

This is the municipal growth element for the Town of Mount Airy, Maryland. It is intended to present detailed analysis of land use and facilities impacts that can be expected in the Town as a result of an increase in population growth for the next twenty years.

The regional and town population growth during the last three decades has been significant. Mount Airy grew 33% each decade from 1940 to 1970. From 1970 to 1980, the growth rate increased 39% and from 1980 to 1990 surpassed 50%. According to the State of Maryland, Mount Airy was the fastest growing municipality in the State from 1990 to 1997. Mount

Airy's location at a meeting point of the boundaries of four counties and its desirable commuting distance to the major regional employment centers of Baltimore and Washington DC set the stage for tremendous growth pressure from 1980 to 2000. That trend continued into the next decade and only recently in the last five years has slowed down significantly due to infrastructure issues and the overall downturn in the economic climate along with community desire to slow the pace of growth.

Locational influences of the Town are primarily the Washington-Baltimore job market expansion that has had far reaching impacts on the outer suburban areas including Mount Airy. Mount Airy is a desirable place to live, which is a valuable commodity in this region. Many families have relocated to Mount Airy seeking a high quality of life and convenient commuting distance to Baltimore and Washington, D. C. Mount Airy, while providing a respectable amount of services and commercial enterprises for its residents, continues to function as a "bedroom community" with reduced growth for the foreseeable future.

2. THE RELATIONSHIP OF THE LONG-TERM DEVELOPMENT POLICY TO A VISION OF THE MUNICIPAL CORPORATION'S FUTURE CHARACTER.

Due to the tremendous residential growth of the Town during the last two decades, the next decade will concentrate on the infill development and redevelopment opportunities currently available in Town. Mount Airy has several corridors of zoned land that may lend themselves to excellent development opportunities provided the infrastructure demands do not exceed what is available at the time of development.

The immediate future will allow Mount Airy to concentrate on making the historic development pattern of the Town a richer one. The Town embraces its small town character while providing excellent opportunities for small local businesses to flourish and place roots in the Town. To this end, the majority of the future growth is slated to take place in the already zoned commercial corridors that frame and define the downtown and core areas of Mount Airy. The principals of smart growth have already been endorsed by the Town to encourage downtown development and revitalization, along with redevelopment of existing commercial corridors. Future annexation areas in the growth scenarios have been reduced due to severe limitations on water supply and wastewater capacity. In addition, it is the desire of the community to slow down the pace of residential growth and concentrate on more commercial development within existing commercially zoned areas. These public utility limitations will in a large part drive the type of development and the pace of desirable development.

The population projections and population growth scenarios for the Town are expected to take a much slower pace than in previous years and in previous decades. The population

projections that were presented in the 2003 Master Plan were greatly revised downward to reflect serious downturns in the housing market and restrictions on municipal water supply allocations. The Town's larger emphasis for the immediate future and in the next decade will concentrate on commercial development of infill properties and commercial redevelopment opportunities along with downtown revitalization. Housing growth has slowed down significantly in the Baltimore-Washington Regional job market and has affected residential growth in the Town which is classified as a commuter suburban area of this market.

3. CAPACITY OF LAND AREAS AVAILABLE FOR DEVELOPMENT WITHIN THE MUNICIPAL CORPORATION, INCLUDING IN-FILL AND REDEVELOPMENT.

In 2006, the Town of Mount Airy entered into a consent agreement with the Maryland Department of the Environment in order to meet water supply for the entire inventory of buildable land within the current Town limits. . This inventory of lots does include infill and redevelopment areas, but does not include any future annexation areas that will be designated in the update of the Town Master Plan. The following chart illustrates what the current land inventory is in the 2004 Master Plan, and also reflects the proposed changes to each of these areas in the Master Plan and how that affects future population growth and water taps or EDU's.

Available Land Development currently within the Town and Population Yield and Water Usage.

Property	Acres	Current Zoning	Proposed Zoning	Unit Yield	Projected Water Usage (gpd)
Windy Ridge Park	88	RE	Conserv/Park	0	5,500
Harrison-Leishear	6.5	R-2	Office Park	0	3,250
Full Property	50.0	R-2	R-2 Cluster	100	25,000
Berman Property	0.1	R-2	R-2	0	0
Berman Property	5.2	R-2	R-3 Senior	60	7,500
Presbyterian Church	6.6	R-2	R-2 Church	0	2,000
Runkles Property	14.9	R-2	R-2	29	7,250
Yonetz	2.2	R-2	R-2	4	1,000
Yonetz	1.0	R-2	R-2	2	500
Yonetz	9.7	R-2	R-2	19	4,750

Rimbey	4.8	R-2	R-2	9	2,250
Rimbey	6.1	R-2	R-2	12	3,000
Royston	5.0	R-2	R-2	10	2,500
Royston	0.7	R-2	R-2	1	250
Kraft	16.4	R-2	Conservation	6	1,500
Eaves	0.8	R-2	R-2	1	250
Wagner	2.7	R-2	R-2	5	1,250
Nell	6.9	R-2	R-2	13	3,250
MAVFC	36	R-2	R-2	0	9,300
Beck	13.0	R-3	R-3	39	9,750
Beck	36.0	R-7	R-7	252	63,000
Beck	18.0	I	I	0	4,500
Pank	40.00	I	I	0	9,750
Pank	10.00	I	I	0	2,250
Beck- Center St	23.00	CC	CC	0	4,250
Center Street-Other	Various	CC	CC/ DTZ	40	15,850
Main Street Revit.	Various	DTZ	DTZ	25	16,000
<u>Other Development</u>	<u>Various</u>	<u>I/CC</u>	<u>MXD/DTZ</u>	<u>20</u>	<u>16,100</u>

The residential portion of this chart represents 607 units of additional residential growth within the Town infill properties. Two properties with R-2 zoning classifications have the potential to be rezoned to Conservation and Office Park Employment, generating very low yields of residential development.

These decisions will be based on water and wastewater availability as well as newly desired patterns of land use along the major corridors of the town. The R2 zoning classification has the possibility of being changed to Conservation in order to provide a green belt designation around the peripheral areas of town and largely determine a boundary line between the municipal limits and County designated growth areas. This includes green buffers on both the Carroll and Frederick County limits.

4. TOWN POPULATION PROJECTIONS

A low, middle, and high scenario of population growth was devised for the Town. These population projections were done based on the average number of building permits issued by the Town over the last 10 years. In the previous decade, the Town's rate of issuing new residential building permits was much higher and reflected between 30 and 100 building permits per year. The revision of these projections from the 2003 Master Plan take into account the downturn in the economy and the overall sluggish residential building permit activity recently experienced. Due to severe restrictions on groundwater appropriations, even in a healthier economic climate, the low scenario of fifteen residential units is most likely to occur over the next five years.

These low case projections for housing unit growth would yield less than 1 percent growth per year, adding approximately 45 persons annually to the Town population assuming a household size of 3.0 persons. The low growth scenario is the most likely pace of residential growth that will yield Mount Airy's projected population.

Projection Year	Low Scenario (15 units/yr)	Mid Scenario (20 units/yr)	High Scenario (25 units/yr)
2010	9,288	9,288	9,288
2011	9,333	9,348	9,363
2012	9,378	9,408	9,438
2013	9,423	9,468	9,513
2014	9,468	9,528	9,588
2015	9,513	9,588	9,663
2020	9,738	9,888	10,038
2025	9,963	10,188	10,413
2030	10,188	10,488	10,788

The projected build out capacity of residential units is 607 total units. Using the low scenario of residential growth at fifteen units per year, it would take approximately 40 years to reach

the build out capacity. The projected population for the Town at build out would be a total of 11,088 persons.

A good deal of the future growth of the Town in the future Town Master Plan will be oriented towards mixed use commercial development and redevelopment of the historic downtown area and revitalization. Serious consideration will be given to balancing out the commercial and mixed-use commercial developments in light of the significant amount of residential development that occurred in the twenty previous years.

5. LAND AREA NEEDED TO SATISFY DEMAND FOR DEVELOPMENT AT DENSITIES CONSISTENT WITH THE LONG-TERM DEVELOPMENT POLICY.

The land use policies of the Town are currently in transition as a result of water supply alternatives that have been determined to assist the Town in reaching build-out. The details of these water supply alternatives are explained in the Town's Water Resources Element. The peripheral areas of the Town that have not been developed will be considered to reflect a conservation zone that will provide a buffer between the Town and both Counties. This conservation zoning will also provide for additional water recharge area for our 11 existing wells. As was stated before, further development of the Towns current commercial corridors along Center Street, Century Drive, and downtown also give the Town opportunity to build out within the current municipal limits.

Following is a discussion of future annexation areas in Frederick and Carroll Counties. Although there is no additional water or sewer capacity for these future annexation areas, they could classify as additional groundwater recharge areas for the Town within the appropriate watershed. Redevelopment and infill development will be given priority with available water capacity.

Future Annexation Areas:

The following chart lists the potential annexation properties that are currently listed in the Mount Airy 2003 Master Plan. Many properties within the outer growth area remain the same. However, the zoning classification has changed from a residential land-use designation to conservation designation. Also, properties that were given a higher residential density haven now been reclassified to a lower density. This change in land-use designations has significantly reduced projected growth for the future than the growth pattern experienced in the recent past twenty years. The chart below reflects current Master Plan designation, future Master Plan designation and the water usage associated with both. Following this chart is a more detailed explanation of the property and the use

CARROLL COUNTY					
Area	Property	Acres	Current/Proposed Comprehensive Plan	Current/Proposed Dwelling Units	Proposed Water Yield (gpd)
A.	Knill Farm	189	R2/Conservation	200/63	25,000
B.	Harrison Farm	83	R2/Employment	160/0	40,000
C.	Leishear Farm	174	R2/Park	300/0	2,000
D.	Warfield Property	50	R2/Conservation	100/10	2,500
E.	Harne Property	6	R2/R2	12/6	1,500
F.	Full/Rigler Property	8	R2/Conservation	8/2	500

FREDERICK COUNTY					
Area	Property	Acres	Current/Proposed Comprehensive Plan	Current/Proposed Dwelling Units	Proposed Water Yield (gpd)
H.	Zeltman	153	AG/Conservation	51/31	7,750
I.	Kraft Farm	128	AG/Conservation	42/26	6,500
J.	Rigler Property	25	AG/Conservation/Open Space	24/5	1,250
K.	South Main Street	130	Commercial	0/72	18,000
M.	84 Lumber Property	40	Commercial	0/40	10,000

6. CARROLL COUNTY ANNEXATION AREAS:

- A. The Knill property: The property totals 189 acres and is currently in Agricultural use in the County. The existing use of the property as a farm market is compatible with the proposed conservation designation similar to other future annexation areas. The Knill Property is a desirable location for the incorporation of pedestrian and bike friendly paths.
- B. Harrison Property: This parcel contains 83 acres within Carroll County along Route 27 and Watersville Road. Some residential development has already occurred on Boetler Road that borders the property to the east. Carroll County recently purchased this out of long-standing litigation. The property also contains 4 potential well sites, one of significant yield that may benefit the Town as a primary well in their system. The Town is currently working with Carroll County on the possibility of obtaining an allocation of water from these wells. Strong potential for a business park and employment uses on the Harrison farm is present due to proximity and access to the interstate. A small portion of this farm, is listed above as excess SHA property, which is already in Town limits.
- C. Leishear Property: This parcel contains 174 acres of property all within Carroll County bordering MD 27 and Watersville Road. This was also purchased by Carroll County as a result of the same litigation referenced above. Currently the County has not committed to a use, although in our Master Plan the land has been slated for open space and public use such as a school complex and significant public recreational opportunities. It is located directly adjacent to the Harrison Farm and will be developed in close proximity to the Harrison Farm.
- D. Warfield Property: This 50-acre parcel abuts the northern portion of the Knill property and lies directly north of the Nottingham Subdivision. Currently in agricultural land use, the Town prefers to annex this parcel of land in as Conservation and Open Space. There has been some well exploration on this property and the property owners have previously explored residential development options.
- E. Harne Property: This 6 acre property is currently developed with one single-family residence. The topography of the land is very rolling and steep. Potential redevelopment for the parcel would be at the most six houses. The property could also be rezoned to conservation or open space if the residential development is severely restricted.
- F. The Full/Rigler Property on Buffalo Road: This 8-acre property is currently undeveloped. There was a previous annexation proposal to develop the property as a

private recreational facility, but failed to be approved. Low-level residential development may be possible, but additional water would be required. Open space and conservation zoning is preferred by the Town.

- G. Dorseytown: This is approximately 13 acres of a cluster of 14 residential dwellings, located at the North end of Town along North Main Street and Ellis road. There are three larger parcels that have the potential to be subdivided. These properties are situated between Town limits and the Mount Airy Baptist Church which is within Town boundary. Also, there are a row of 4 houses situated on the East side of Main Street directly across from Mount Airy Baptist Church. This area has been identified for possible annexation into Town limits since the 2003 Master Plan. The recommended zoning classification is R2-Low Density Residential.

7. FREDERICK COUNTY ANNEXATION AREAS:

- H. The Zeltman Property: This property is approximately 153 acres of agricultural land in Frederick County. It is currently undeveloped. The Zeltman property was approved to be annexed in 2005, to be residentially developed but was reversed in a referendum. Therefore, the annexation was never ratified. The property is identified as conservation and/or open space if annexed into Town., which would serve as a “green” buffer to Frederick County development as well as serve as an additional water recharge area.
- I. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation in previous Master Plans as conservation/open space usage. These zoning classifications would serve the same purpose as referenced above with the Zeltman property, as a buffer to Frederick County development and serve as additional water recharge area. In addition, this parcel also adjoins the Town owned Windy Ridge Park, a parcel of 88 acres that is currently being master planned into a regional park complex. There may be a future opportunity to provide access to Windy Ridge Park through this property.
- J. The Rigler Property on Prospect Road: This parcel totals 25 acres and is currently zoned for Agricultural use. Under the current master plan, the property is proposed for low-density residential. More recently, there has been discussion of preserving the property for open space use, providing a primary or secondary entrance into the Town owned property now master planned for a regional passive park. Properties lying in Frederick County west of the Town boundaries are zoned for Agriculture and Conservation.

- K. 84 Lumber Property: This parcel contains close to 40 acres and lies on the south side of the Town, west of MD 27. The parcel is currently zoned highway service but has redevelopment potential only if Town water and sewer infrastructure is available in the future. The redevelopment of this parcel would most likely be a mixed commercial center with good highway interchange access.
- L. South Main Street Area: This area consists of multiple parcels that total approximately 130 acres of commercial development opportunity. Currently the parcels are zoned agricultural and lie between MD 144 and Interstate 70. This is a logical annexation area to the Town due to the proximity of the I-70 highway interchange area with MD 808 (Main Street) and provides opportunity for office and employment uses.

Infill and Redevelopment Opportunities:

- M. Center Street Corridor (Beck): Another major parcel that has commercial development capabilities is located along MD 27 at Center Street. There are two parcels, one is currently zoned R-7 residential and located on the east side of MD 27 at Center street, this parcel totals 36 acres and could possibly yield 200 townhomes. The property owner has requested commercial rezoning of this property during the current Master Plan Update. This property has been identified to be a potential candidate for a mixed-use commercial development opportunity with a residential component in the future should a Mixed Use Zoning District become available. The other parcel is zoned CC- Community Commercial and located on the west side of MD 27, it totals 23 acres. Adjacent to that further west is a parcel residentially zoned that totals 13 acres and is zoned R-3, medium density residential and could yield approximately 25-39 residential units depending on site restrictions.
- N. Fireman's Carnival Grounds: This 36-acre parcel is located at a primary commercial intersection along MD 27 and is zoned R-2 residential. Currently, the grounds are used for intramural sports and other community activities such as dinners, meetings, public hearings, annual carnivals, and a variety of other community activities. The Mount Airy Volunteer Fire Company has requested commercial rezoning of this property during the last two Town Master Plan Updates. This property development would require additional water sources to be completed. The current priority for the Town is to concentrate on already commercially zoned areas.
- O. Pank Land LLC: This 39-acre parcel is located directly east of the Firemen's Carnival Grounds. This parcel is currently zoned industrial but may have the potential with an

additional water supply for a mixed-use commercial redevelopment opportunity. The property has direct access to Twin Arch Road leading to the main intersection with MD 27 north and south.

- P. Cramer Property (Wildwood Park Section VII): This 5.25- acre property is slated to be the last section of senior housing for the existing Wildwood Park Development. Proposed zoning on the property will be R-3 residential to allow low-level senior condominiums to be built on the land. If a special exception for senior housing is permitted on the property, up to 60 units may be constructed on this parcel, however the development can only go forward with adequate water supply.
- Q. Downtown Revitalization Area: This area involves the Main downtown development district. The downtown revitalization has seen tremendous private investment in the last seven years. This revitalization is greatly supported by the Town and the State of Maryland Department of Housing and Community Development. Continued revitalization projects will continue to be given high priority for existing water allocations. All Town APFO Certifications are required in highly prioritized redevelopment areas.
- R. Cold Storage Property: This property lies adjoining the Main Street downtown corridor to the west. The old railroad right-of-way is also a part of this property and provides for a unique and critical opportunity for a mixed-use redevelopment project. A mixed-use development with a minor residential component will need additional water allocation to achieve build-out.

Even though our current land inventory has a potential for over close to 600 residential units, subdivision activity is at low ebb due to the economic climate. Revisions to the Town Master Plan will revise housing estimates from 600 units to 381. This would still provide a reasonable number of housing units to complete Town development and reserve at least a portion of our water supply for commercial development and redevelopment.

8. PUBLIC SERVICES AND INFRASTRUCTURE NEEDED TO ACCOMMODATE GROWTH WITHIN THE PROPOSED MUNICIPAL GROWTH AREAS, INCLUDING THOSE NECESSARY FOR SCHOOLS, LIBRARIES, PUBLIC SAFETY, WATER AND SEWERAGE.

Two major tools are implemented by the Town to control the timing and pace of both residential and commercial growth. As the first tool, the Town instituted an APFO Ordinance in 1989. In 2003 and again in 2006, detailed standards were added that required certifications of adequacy for water and sewer, schools, roads, fire and rescue, parks, and police services.

The Town works diligently with both Frederick and Carroll Counties to provide equivalent standards through the Town APFO. This ensures that County facilities, such as schools, will be protected from overcrowding from any municipal development.

The second tool available for the Town to plan for future infrastructure improvements is the Town Capital Improvements Program. This yearly update of the CIP by way of the annual budget process allows the Town to consider capital infrastructure projects for streets and roads, water and sewer, parks and recreation and public works projects such as Town maintenance facilities. These public improvements are funded primarily through water and sewer revenues, general fund revenues and fee-in lieu funds provided by developers through the residential development process.

Other capital facilities such as schools and libraries are planned by both Frederick and Carroll Counties and serve the Town of Mount Airy. Currently, Frederick County has a new regional Fire Station planned for the New Market – Mount Airy area located near the MD 144 and Bartholows Road intersection.

Each development whether it is residential development or commercial development must be checked against our approved list of properties contained in the Town's MDE Consent Order, dated June 22, 2007, to see if water allocation units can be assigned. The Consent Order replaces the Consent Agreement dated September 28, 2005, and it incorporates updates to the language and water demands. In addition, once the Consent Order has been satisfied, the Town will continue to track Water Allocations given for each development. While progress continues, the Town is not officially out of the Consent Agreement. It is also noteworthy to mention that the data presented in this Element of the Comprehensive Plan is consistent with the data presented on the Water Resources Element. All data is based on February 2010.

Water and sewer capacity are the primary considerations when reviewing any project within the Town limits. The remaining adequate Town facilities are reviewed and evaluated at the concept plan stage of development so there is clear direction early on the adequacy of all public facilities.

A. PUBLIC SCHOOLS

Both the Carroll and Frederick County school systems serve Mount Airy. The students attend elementary, middle, and high schools in their respective counties. In Frederick County, the students are served by Twin Ridge Elementary, New Market Middle, Windsor Knolls Middle and the new Linganore High School. In Carroll County, the students are served by Parr's Ridge primary school, Mount Airy Elementary, Mount Airy Middle and South Carroll High School. Resident children are divided between these two counties although they often live in

close proximity to each other. Most municipalities the size of Mount Airy have their own high schools. Mount Airy has not had a high school since 1967.

Name of School	State Rated Capacity	2012 Enrollment	Percent Of State Capacity
Elementary Schools			
Parr's Ridge Elementary (K-2)	610	459	75.2%
Mount Airy Elementary (3-5)	598	514	86.0%
Twin Ridge Elementary (K-5)	674	518	77.0%
Middle Schools			
Mount Airy Middle (6-8)	595	636	105.1%
Mount Airy Middle (6-8) New	850	n/a	n/a
Windsor Knolls Middle (6-8)	924	876	95.0
High Schools			
South Carroll High (9-12)	1309	1087	81.2%
Linganore* (9-12)	1600	1496	94.0

Future Enrollment Capacity Forecasts (Nearest Percentage)						
Elementary Schools	2013	2014	2015	2016	2017	2018
Parr's Ridge Elementary (K-2)	85.0	81.0	83.0	72.0	74.0	77.0
Mount Airy Elementary (3-5)	77.0	82.0	78.0	80.0	76.0	74.0
Twin Ridge Elementary (K-5)	77.0	81.0	84.0	80.0	83.0	84.0
Middle Schools						
Mount Airy Middle (6-8)	102.0	96.0	99.0	93.0	93.0	92.0
Windsor Knolls Middle (6-8)	87.0	82.0	83.0	82.0	77.0	77.0
High Schools						
South Carroll High (9-12)	77.0	78.0	77.0	80.0	80.0	78.0
Linganore (9-12)	94.0	88.0	86.0	83.0	82.0	80.0

Frederick County rebuilt Linganore to address capacity and physical structural issues. The new Linganore High reopened in the fall of 2010. All of the enrollments of students in the Frederick and County schools are under capacity and slated to stay under capacity for several years.

In the Carroll County side of Mount Airy, Mount Airy Middle currently has an approved site plan to do a total replacement and expansion of the school. The middle school replacement project began construction in July 2011 was completed in late summer of 2013. The new facility was operational for the start of the 2013 school year. The Town Adequate Public Facilities Ordinance does not allow any residential subdivision to move forward if any of the schools in the Town or in the County are at 100% of State Rated Capacity. All enrollment figures were obtained from the Carroll County and Frederick County Board of Education.

B. LIBRARIES

Carroll County provided a branch library in Mount Airy that has served the community well. There is also a Mount Airy Senior Center that is well used and adjoins the library on one side. Both of these facilities serve the Town of Mount Airy, but also the four counties surrounding the Town, which are Frederick, Carroll, Howard, and Montgomery.

Planning for regional libraries are part of the Carroll and Frederick County capital improvement process and based on critical population densities.

C. PUBLIC SAFETY

Police, fire, and emergency medical services are part of the Town's Adequate Public Facilities standards. The scope of all of these services will be discussed below.

Police service has been provided by the Maryland Resident Trooper Program since 1975. Mount Airy has five resident troopers with one officer from the Carroll County Sheriff's Office that circulates within the town area should they be needed. State funding for the State Trooper Program was steady until FY 2010 where the program cut approximately \$55,000.00. This mandates that the Town make up the shortfall in funding to maintain the Program. The Town will continue to monitor coverage to make sure adequate service is being provided by the resident trooper program. The average cost per fiscal year per officer for the Town is \$135,000.00. Additional officers are currently needed to cover the Town population at a ratio of officers to population at a standard recommended by both counties, which is one officer per 1,000 persons of population.

Additional costs for the State Trooper Program have also been increasing yearly by the State and will be a consideration in being able to maintain the State Trooper System over the long-term. General fund revenue is utilized to fund the resident trooper program. Although the town receives some aid towards this cost from the State of Maryland and the local counties, the majority of the costs are borne by the Town.

Emergency Services are provided by the Mount Airy Volunteer Fire Company (MAVFC) for fire, rescue, and emergency medical. The Fire Company personnel include 50 volunteer responders, numerous volunteer support personnel (non-responders), eight full-time paid personnel who work a 24 hour on/72 hour off rotating shift and approximately 20 part-time paid personnel who work various shifts 24/7. The present paid staffing breakdown is as follows: M-F, 7 a.m. to 5 p.m. there are 4 personnel on duty. At least one of these personnel is an Advanced Life Support (ALS) provider (Paramedic) and at least one is typically an EVOD or Emergency Vehicle Operator/Driver for the larger fire apparatus. Daily, 5 p.m. to 11 p.m., two personnel, at least 1 ALS provider. On Saturday and Sunday, 7 a.m. to 5 p.m. and 11

p.m. to 7 a.m. nightly, three personnel, at least one ALS provider, 3rd person is typically an EVOD. While these personnel are primarily utilized for Emergency Medical Services (EMS), they are utilized when needed to staff or operate fire equipment as well. The Fire Station was constructed in 1992 and located across the street from the Mount Airy Elementary School.

The “first due” service area, or area where the Mt. Airy Volunteer Fire Company is expected to respond first, extends well beyond the Town limits into Carroll and Frederick counties and a small portion of Howard County. In addition, the Mt. Airy Volunteer Fire Company may be called outside the first due response area to assist departments in any of the four surrounding counties on “mutual aid” calls. Though call totals have been well into the 2000’s over the past several years, the call total for 2010 was 1,990. Of those calls, 55% were in Carroll County, 37% were in Frederick County, 6% were in Howard County and 2% were in Montgomery County. Average response time from dispatch to the scene is between 8 and 12 minutes.. Monitoring of response times is done frequently and updated when necessary.

Increasing call volume and decreasing volunteer participation has resulted in the need for increases in paid personnel. This need is especially evident for EMS trained personnel as the Town population increases. The Town has an ordinance that provides \$1,000 per residential building permit that is mandatory revenue going to the Mount Airy Volunteer Fire Company. Due to the large downturn in the residential housing market, this income stream to the fire company has been greatly reduced. The Town contributes 10% of its annual property tax revenue to assist in funding the local volunteer company. Carroll County is the only contributing county at the moment. A minimal contribution used to be received from Frederick County, but in light of the current state of the economy has been withdrawn.

D. WATER AND SEWAGE FACILITIES

The Town of Mount Airy has historically utilized groundwater wells for its primary water supply. The emphasis on groundwater supply has served the Town well over the last thirty years. The primary procurement of these wells has been through the residential development process and was dedicated to the Town through this process by developers. The Town currently has control over 11 production wells. Four of these wells are in the Carroll County side of Mount Airy and seven are within the Frederick County side of Mount Airy.

The Town has been under a consent order for public water supply since 2006. This consent order is a requirement from the Maryland Department of the Environment to reach certain milestones in meeting water capacity supply and new water sources in order to meet current

and future demand on the Town System. The total future water demand assumes that everything within the growth area boundary builds out according to the adopted land use plan. If this were to occur, the total future water supply demand for the Mount Airy system would be 1,189,000 gpd. These demand estimates do not reflect factors unique to this individual municipal system that may have been considered. With the addition of Well #11 and re-appropriations for wells #5 and #6, the Town's new total appropriations are 927,000 gpd based on a daily average and 1,386,500 gpd based on a month of maximum use.

The Town would like to continue the trend to rely primarily on groundwater resources within the municipal boundaries. The Town also understands that a long-term water solution may not fit within these desired criteria. Most importantly, the ultimate water supply side must not exceed the design capacity of our WWTP, permitted at 1.2 million gallons per day processing.

The WWTP has reached its design and physical limitations at its present location. A second plant would be cost prohibitive for the Town at this time. The wastewater plant discharges to the South Branch of the Patapsco River. No expansion is anticipated for Mount Airy's WWTP; however, the Town is upgrading the plant to ENR or Enhanced Nutrient Reduction. Environmental and physical limitations preclude the plant to further expand beyond the current 1.2 mgd capacity.

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

E. STORMWATER MANAGEMENT SYSTEMS

The Town of Mount Airy follows the State of Maryland guidelines for stormwater management that is implemented throughout the Town by the Carroll County Office of Stormwater Management. The State of Maryland revised their stormwater management regulations in 2009 and started implementation in 2010. Subsequently, Carroll County also updated their regulations to be aligned with the State and have been implementing them for close to a year. Any updated regulations are automatically adopted by the Town and enforced by the County.

The revised Stormwater Management Chapter of the County Code increased the area subject to stormwater management compliance, expressed a preference for non-structural stormwater management practices, and addressed review, inspection and maintenance issues. Simultaneously, a Water Resource Management chapter was created that

designated water resource management areas and led to the creation of a Water Resource Management Manual. Water resource impacts now are reviewed as part of the development review process. The county also instituted a floodplain management program to review all activities within and affecting any designated floodplains within the municipal boundaries. Other revised and updated County Ordinances include grading, erosion and sediment control. Other alternative stormwater management practices recommended by the County for the Town involve advances in green infrastructure.

The Town/County Agreement has provided review and implementation mechanisms for the Town projects through the County Office of both Stormwater Management and Grading and Sediment Control.

F. PARKS AND RECREATION

In the past, the town had a policy of dedicating 10% of land to parks. However, in 2006, the towns Adequate Public Facilities Ordinance was changed to reflect a requirement of dedicating 3 acres of park land for every 100 citizens, bringing the town in line with Carroll County Park standards. This new goal left the town with an immediate and significant shortfall of park land. Even with the addition of a new 88-acre park (Windy Ridge), approximately 100 additional acres are needed to meet town park needs. A new open space ordinance was adopted in the spring of 2010 that requires significantly larger amounts of open space dedication for new subdivisions of all sizes and densities.

However, there is an active search to purchase additional land specifically for a regional sports complex to make up the shortfall. The vision is that a regional sports complex off of a major artery would be the perfect complement to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational area at Watkins Park. There is a possibility of the development of a new regional park on the Leishear farm that is owned by Carroll County and lies directly northeast of the current Town boundaries.

Current Inventory of Town Owned Park Facilities

Park	Acreage	Amenities
East/West Park	5 acres	baseball field playground equip parking area basketball court connection to trail system
Watkins Regional Park	24 acres	1 lg and 2 sm. picnic pavilions 2 tennis courts 1 basketball court walking trail 2 soccer fields, 2 baseball fields skate park/parking area horseshoe pit, parking area doggy playground area future trail connection playground area, volleyball court modern restroom facilities parking areas
Summit Ridge Park	7 acres	soccer field 2 baseball fields playground equipment parking area
Village Gate Park	6 acres	2 tennis courts 1 soccer field walking path connection to trail system reforestation area

		<i>parking area</i>
<i>Prospect Park</i>	<i>10 acres</i>	<i>roller hockey court</i> <i>playground</i> <i>lg picnic pavilion</i> <i>parking</i> <i>basketball court</i> <i>fishing pond</i> <i>future trail connection</i> <i>horseshoe pit/volleyball</i>
<i>Vestpocket Park</i>	<i>½ acre</i>	<i>gazebo</i> <i>benches and gardens</i>
<i>Twin Ridge Park</i>	<i>5 acres</i>	<i>1 soccer field</i> <i>1 baseball field (lighted)</i>
<i>Windy Ridge Park</i>	<i>88 acres</i>	<i>future trail connection</i> <i>perimeter nature trails</i>
<i>Wildwood Park</i>	<i>3 acres</i>	<i>gardens</i> <i>gazebo</i> <i>walking path</i>
<i>Twin Arch Crossing Soccer Field</i>	<i>1 acre</i>	<i>soccer field</i> <i>parking area</i>

There are also a number of county facilities (Carroll and Frederick) both public and private available to Mount Airy residents. This includes Old National Pike Park, 3 miles west of town. This facility has baseball and soccer fields with future plans for other recreational additions. Local sports leagues to include the Mount Airy Youth Athletic Association (MAYAA) and Four County Little League (FCLL) make use of baseball and soccer fields at schools located within the municipality. Schools outside the municipality are generally too distant to be of much use to the leagues serving the community. Another private set of fields has been used primarily by MAYAA over the years at the Fireman's Carnival grounds. There are four baseball fields at this complex and during winter months, two of the fields are used for football. The Mount Airy Volunteer Fire Company owns the carnival grounds. If any development of this land were to occur, the community could lose the ball fields there.

Therefore, the Town should actively pursue an alternative location to replace those fields as well as create additional fields to meet current shortfalls caused by rapid growth in recent years.

Plans for Future Park Facilities

Parks and recreational facilities are important to the perception of the Town's character. Attractive and accessible facilities encourage use and are symbols of civic pride. Town parks should be visible and accessible from public roads. The landscaping and furnishing of park facilities should be done with quality and care. There are always a variety of park types available within a certain community and demand for certain types of recreation is greater in some locations than others. In 2008, a town survey was conducted which has changed the town government perception of public needs and wants. Approximately 80% of the residents surveyed indicate a strong preference for passive, open-space recreation to include more picnic facilities, wooded areas and hiking/biking paths, camping, etc. This now needs to be considered in addition to the strong demand for more active, recreational sports. Longer range plans for Mount Airy Parks and Recreations include; development of Windy Ridge Park, the development of a Rails-to-Trails project, acquisition of land for a future sports complex, and a recreation center for indoor sports, cultural events, and teen activities.

WINDY RIDGE PARK

In 2006, town residents voted overwhelmingly to stop planned residential development on an 88-acre plot of land on the northwest side of town. This area has since been designated as a municipal park and has a 1 ¼ mile long nature trail surrounding it. Funding was made available within the town budget for a master plan for this park in the FY2008-2009 budget. This process has been completed making Windy Ridge the first Mount Airy park to be planned from the beginning. The intent is for this park to be a largely passive recreation area because of topography and limited access features through residential areas that make it most suitable for this type of use. This is consistent with the strong preferences shown in the town survey for this purpose. The development of the park is intended to occur in phases over many years. This will minimize cost and enable portions of it to be completed as community volunteer projects. Some of the features discussed so far in the planning process include camping and picnic areas, education and conservation areas for indigenous wild animals and plant-life, especially along the nature trail, a sledding hill, an outdoor amphitheater and a variety of other more passive types of recreation. This park could also house a future dog park and recreation center. The park will be designed so that the topmost level area could be used for additional ball fields in the event that the town is

unable to acquire the land needed for a sports complex which is the optimal solution for additional active recreation needs.

RAILS-TO-TRAILS FACILITIES PLAN

The rails to trails right-of-way has been designated in the Mount Airy Master Plan for the last eighteen years. The actual trail pathway runs along the right of way for the old B&O railroad that went from the eastern border of town through the western border crossing the center of the downtown. This future greenways corridor will likely be completed in three phases. The first phase will run from the downtown to Watkins Park. A subsequent phase will extend from Watkins Park over Rte. 27 to the east and run one more mile to the main line rail line traveling east to Baltimore. This is shown in the Carroll County Comprehensive Plan to continue to Sykesville. The final phase of the rails to trails plan is to finish the trail from the downtown through to the westernmost part of the Mount Airy where it will meet up with the railway to points west. Then entire trail will be designated as a hiking and biking path and will link up most of the residential developments in the town along the way to make Mount Airy a walking/biking community interconnected to the downtown and to most of the town parks along water and sewer easements. The Town is now in the process of actively acquiring the remaining easements needed for the trail system.

MOUNT AIRY SPORTS COMPLEX

The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. This fact coupled with the realization that the Fire Company would prefer to develop their land at the Fireman's Activity Facility at some point in the future, has made it necessary for the town to actively search for a substantial parcel of land (50+ acres) to accommodate the additionally needed fields. To date, the Town has been getting by with community and school parks spread all around the town, causing parents of young athletes to consistently complain about the need to travel back and forth to fields in different locations. This situation presents a particular hardship for families with multiple children involved with sports. The best long-term solution to these needs is a single sports complex of sufficient size to accommodate multiple games at the same location. Such a complex could also offer the opportunity to bring the community together and enable the hosting of playoffs and tournaments in various sports. The Leishear Farm portion of the potential Harrison-Leishear annexation has been earmarked for this purpose. The location, North of Town and adjacent to Route 27, is convenient, easily accessed and will minimize noise and traffic complaints in the neighborhoods.

MOUNT AIRY COMMUNITY CENTER

In addition, recent Town surveys and Community Needs Assessments underscore the desire of Mount Airy residents for a local Community Center, a conveniently located facility with an accessible and broad range of capabilities, programs and offerings. In fact, based on the results of the 2012 Community Needs Assessment, a local Community Center is the most desired and preferred enhancement to the Town.

Local residents have expressed interest in a broad range of offerings, spanning indoor recreation as well as performance, exhibitions and other community programming. To accommodate the wide range of interests, the proposed design of the facility would need to include a dual-purpose gymnasium and auditorium for stage performances, multi-purpose areas for arts and crafts, an adequate kitchen and serving area, and a place for teen activities such as dances and other types of games and recreation. An in-depth due diligence is proceeding for this project, including visits to nearby Community Centers in neighboring counties, and extended discussion with professionals involved with designing, constructing and operating similar facilities. Multiple locations are being considered and evaluated, and the Town is using a thorough due diligence process for determine the feasibility and best management of the project.

9. ANTICIPATED FINANCING MECHANISMS NECESSARY TO SUPPORT PUBLIC SERVICES AND INFRASTRUCTURE.

Along with the annual budget process, the Town of Mount Airy devises and approves a five-year capital budget. The capital expenditures are broken into three categories, which are General Fund, and Water and Sewer projects. Within the General Fund, capital projects that are funded involve parks and recreation, road projects, storm sewer improvements, storm water management facilities, building improvements, and equipment replacement. Water and Sewer projects involve all capital expenditures to address upgrades or major replacements within the existing system. Capital projects for extending water and sewer infrastructure may also involve a new water source for the Town. Any extensions of infrastructure shall be financed via developer fees. All other capital projects are budget annually as per the following table:

Fund	Category Description	Annual Costs (x \$1,000)
1. Water	Water Treatment/Booster Pump Stations	110.67
	Wells and Wellhouses	37.67
	Elevated Tanks	47.00
	Distribution System	301.60
	Equipment	7.58
Total Water CIP:		504.52
2. Sewer	Wastewater Treatment Plant	324.87
	Lift Stations	204.32
	Collection System	124.61
	Equipment	14.33
Total Sewer CIP:		668.13
3. General	Buildings	79.50
	Parks	41.50
	Storm Sewers and Stormwater Management	61.00
	Equipment	43.75
	Paving	496.58
Total General CIP:		722.33

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

The Capital Improvements Program is very detailed for an in-depth explanation of the reason and timing of the projects. Each year the Town of Mount Airy will have multiple capital projects that are active. Some of the major upcoming projects include; (a) Rehabilitation of the Town Maintenance Facility, (b) the installation of a SCADA system to be completed in 2012, and (c) Replacement of underground pipe for water and sewer system. Where feasible, the Town serves as its own general contractor on capital projects to make them more cost effective.

10. ANY BURDEN ON SERVICES AND INFRASTRUCTURE FOR WHICH THE MUNICIPAL CORPORATION WOULD BE RESPONSIBLE FOR DEVELOPMENT IN AREAS PROXIMATE TO AND OUTSIDE OF THE PROPOSED MUNICIPAL GROWTH AREA.

The Town of Mount Airy does not provide water and sewer services beyond the municipal limits. Other municipal services that are provided by the State, County and other volunteer organizations transcend the municipal boundaries and serve the four-county area surrounding the Town. Fire, EMS and police service the four-county area, the school boards in Frederick and Carroll Counties serve the municipal student population.

11. RURAL BUFFERS AND TRANSITIONAL AREAS.

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

The 2003 Town Master Plan is currently being updated and creating rural buffers between the municipal growth limits and the Counties is vitally important. The Town has a conservation zone in their zoning ordinance that can provide adequate protections to land areas on the peripheral portions of the Town, included in the future growth area boundaries. Some of these parcels that lend themselves to conservation and open space type of zoning classifications are suitable to create a buffer type of area.

These new buffer areas also create an opportunity to serve as additional water recharge areas for our municipal well system. Passive recreational opportunities and activities would also be well served on those conservation zoned properties.

In terms of transitional areas of development, the Town has created three transitional type of commercial zoning to protect the residential areas of development that are close by existing commercial zones. The Town's three transitional zones are the downtown zone, which allows a mixture of commercial retail development along with the opportunity for housing in the downtown area; limited commercial which is a lower level commercial zone used between the heavier commercial zones and Main Street and the last is neighborhood professional which is much more restrictive and fundamentally protects long-standing residential areas in close proximity to major commercial corridors.

The Town is open to creating new zoning classifications and re-evaluates existing zoning classifications to provide the proper protective mechanisms to the existing fabric of Town development.

12. PROTECTION OF SENSITIVE AREAS, AS DEFINED IN ARTICLE 66B, 1 (J) OF THE ANNOTATED CODE OF MARYLAND, THAT COULD BE IMPACTED BY DEVELOPMENT PLANNED WITHIN THE PROPOSED MUNICIPAL GROWTH AREA.

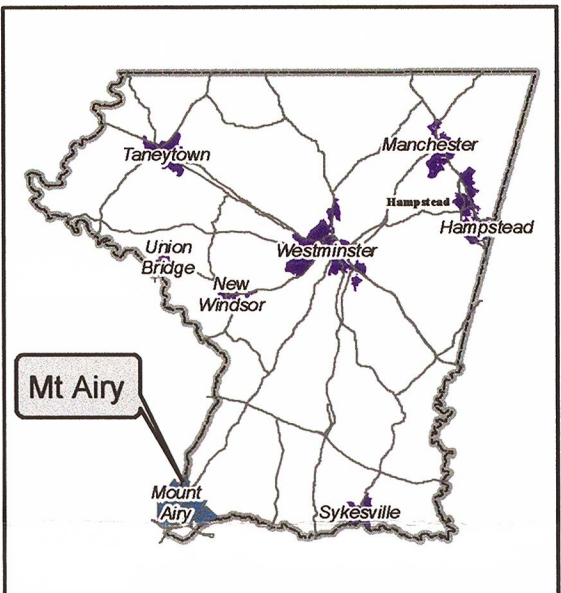
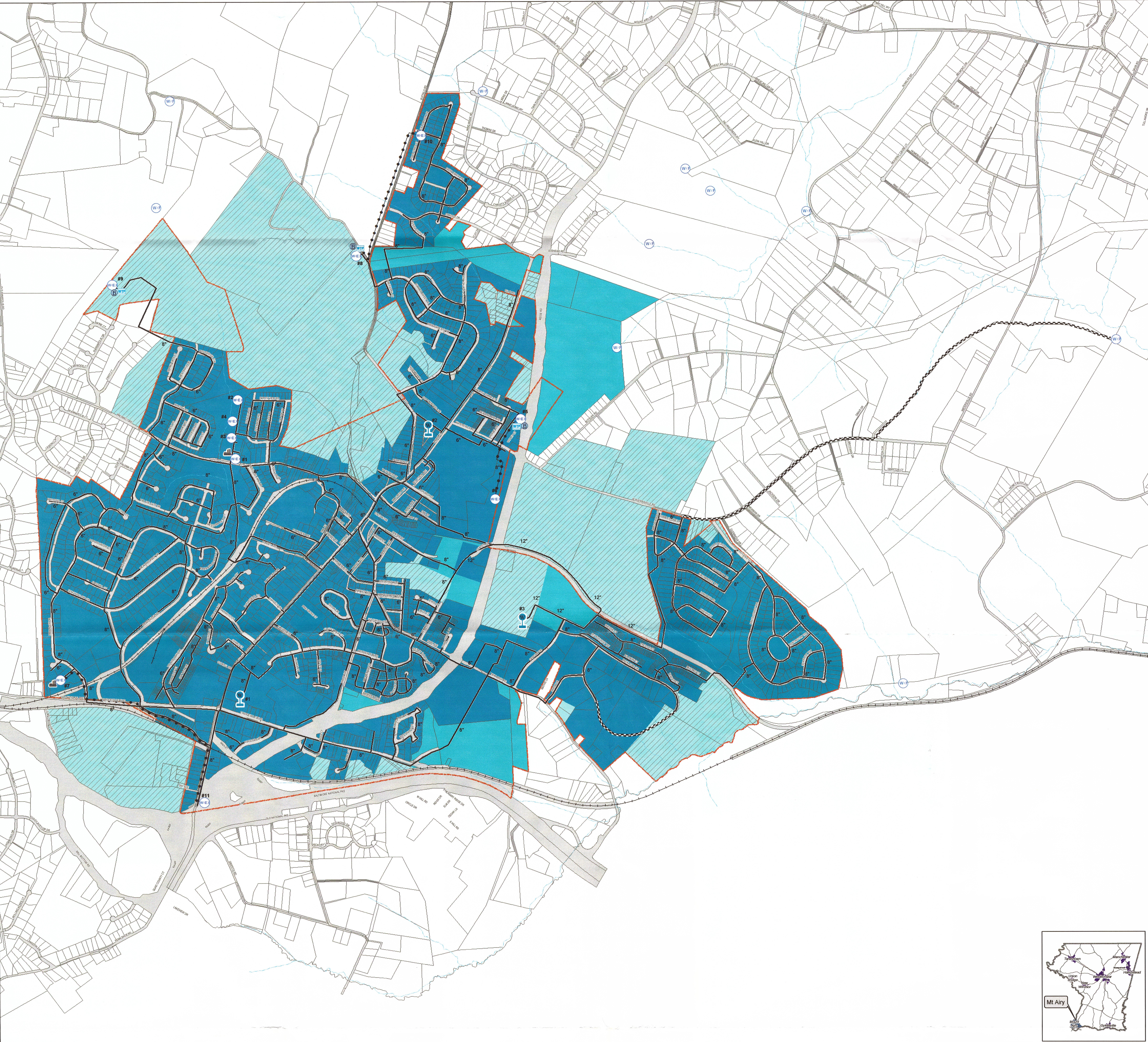
The Natural Resources chapter of the current Town Master Plan addresses the location and protection of sensitive areas within the Town limits. Greater protective mechanisms are codified and address well-head protection area and floodplains. The Town development review process for site development, allows identification and protection of environmentally sensitive areas on a parcel by parcel basis. Carroll County implements the protection of the floodplain areas during the site development review process.

Other tools used by the Town will be a review of the current conservation zoning to make sure that it is inclusive of all State, County and locally defined sensitive areas.

13. ANTICIPATED FUTURE MUNICIPAL GROWTH AREAS OUTSIDE THE EXISTING CORPORATE LIMITS OF THE MUNICIPAL CORPORATION.

The current update of the Master Plan will have a future municipal growth boundary that is a significant reduction of the 2003 plan. This reduction of municipal growth area is due to several factors. The first is the Town's desire to concentrate in the next decade on the development of existing commercial corridors, commercial redevelopment, and revitalization of the downtown area; the second factor is the limitation on public water supply and

wastewater processing capacity due to standards set by the Maryland Department of the Environment and our dependence on groundwater supply; thirdly, the desire to encourage open space and recreational opportunities that are needed by the community; lastly, maximizing the goal of establishing definitive boundaries from both Carroll and Frederick Counties.



Draft

Mount Airy Water Service Area Carroll County, Maryland

2013 Water & Sewer Master Plan

750 0 750
Feet

Map W-1

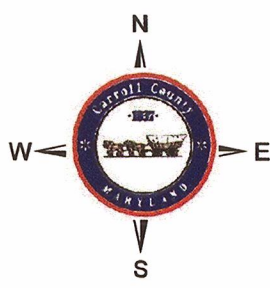
Existing and Planned Service Areas

W - 1	Existing/Final Planning
W - 3	Priority (0-6 yr)
W - 5	Future (7-10 yr)
W - 6	Long Range (10+ yr)
W - 7	No Planned Service

Existing and Planned Community Facilities

	Existing	Priority	Future	No Service
Transmission or Feeder Main	—	---	---	
Treatment Plant (Capacity - MGD)	WTP	WTP	WTP	
Pumping Station (Capacity - MGD)	PS	PS	PS	
Storage Tank (Capacity - MGD)	ST	ST	ST	
Well (Capacity - MGD)	WEX	WIP	WIF	W
Booster Station	BS			
Raw Waterline	—●—●—●—●—			

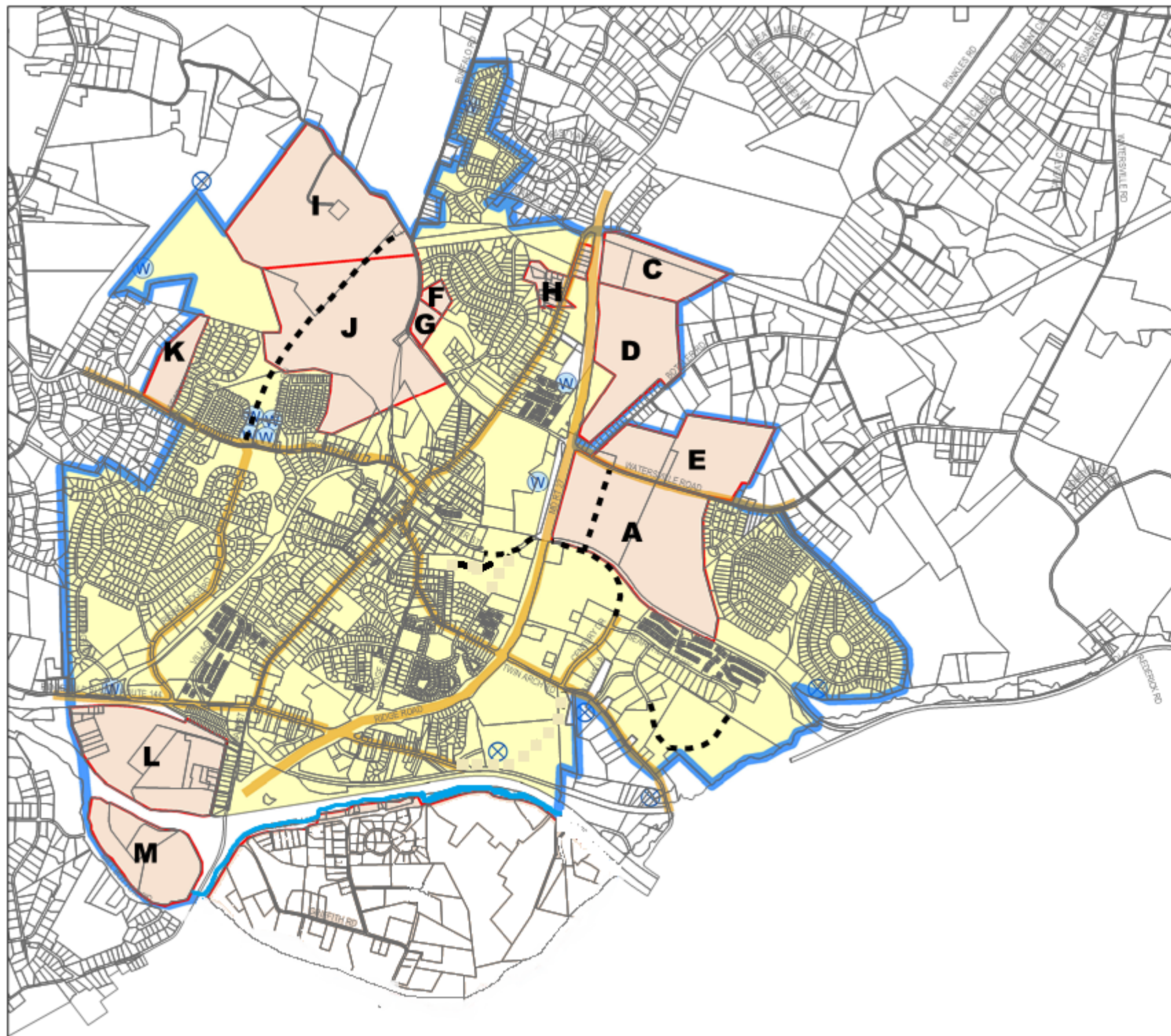
Corporate Limits
Streams



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Prepared by the Bureau of Comprehensive Planning, 09/09/2013 (sb)

Rev No.	Date	Description	Rev No.	Date	Description



Mount Airy Future Annexation Areas

- Incorporated Area
- Ultimate Growth Boundary
- A** Potential Annexation Parcels
- Major Road
- Proposed Road
- W** Production Well
- X** Potential Well

A. Knill Property

- C. Harrison Property
- D. Leishear Property
- E. Warfield Property
- F. Harne Property
- G. Rigler Property on Buffalo Road
- H. Dorseytown
- I. Zeltman
- J. Kraft
- K. Rigler on Prospect Road
- L. South Main Street
- M. 84 Lumber Property

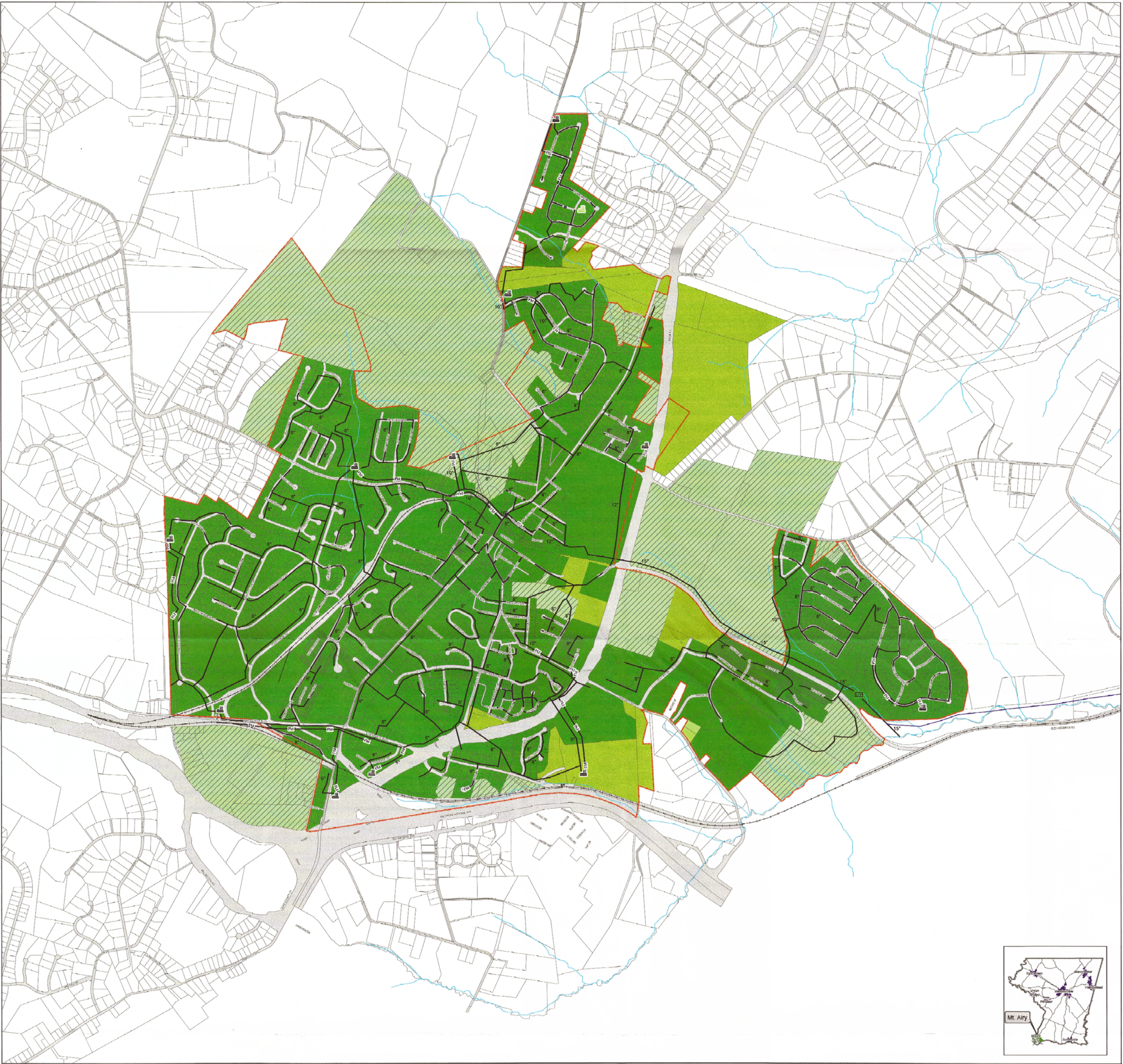
0 1,000 2,000 4,000
Feet



Town of Mount Airy



All lines area approximate and are for planning purposes only.
Prepared by the Carroll County Bureau of Planning, 8/11/11 (SB)



Draft

**Mount Airy
Sewer Service Area**
Carroll County, Maryland
2013 Water & Sewer Master Plan

1,000 0 1,000 Feet

Map S-1

**Existing and Planned
Service Areas**

S - 1	Existing/Final Planning
S - 3	Priority (0-6 yr)
S - 5	Future (7-10 yr)
S - 6	Long Range (10+ yr)
S - 7	No Planned Service

Existing and Planned Community Facilities

	Existing	Priority	Future
Interceptor or Trunk Sewer	—	---	---
Force Main	—	—	—
Pumping stations	☐	☐	☐
Treatment Plants	☐	☐	☐

Corporate Limits
Streams



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Prepared by the Bureau of Comprehensive Planning, 09/09/2013 (sb)

Rev No.	Date	Description	Rev No.	Date	Description

CHAPTER FIVE: TRANSPORTATION

INTRODUCTION - LAND USE AND TRANSPORTATION

The relationship between transportation and land use provides the foundation for all of the principals of transportation planning. The activity patterns of business and families change independent of land-use and transportation, in response to changing values, norms and preferences. However, these changing patterns of daily lifestyle and commuting work patterns influence the use of primary and secondary roadways. In the Town of Mount Airy, these established patterns of travel to and from home and work and the heavy use of major routes to regional employment centers outside of the Town boundary continue to burden our primary and secondary roadways.

Economic and development pressures of both Frederick and Carroll Counties and the regional development and growth the Washington-Baltimore corridor have resulted in the growth of the Town. The main transportation network in Mount Airy not only services the Town residents, but also accommodates a large number of commuters traveling from points north of the Town into southern county employment centers. Therefore, the land uses developing along these rapidly establishing traffic corridors must be designed to provide alternative modes of transportation such as safe pedestrian access and also bicycle facilities.

A complete understanding of the current condition of the transportation network in the Town is important in predicting the future impact of land use decisions on traffic in the Town. These predictions can lead to proper planning of future development projects and Town funded capital projects that ensure interconnectivity, multimodal transportation opportunities and adequate road and intersection capacity.

TOWN ROAD SYSTEM DESCRIPTION

The Mount Airy Town road system is made up of 126 state and local roads on the Carroll County side and 62 roads on the Frederick side.

ROADWAY FUNCTIONAL CLASSIFICATIONS

The functional classification is used as a general guide for roadway design and access control. In addition, it is used to analyze capacity with respect to function. The Town utilizes the most recent Carroll County criteria for functional road classifications (2007). While typical roadway

design is based upon traffic volumes, speed and other engineering factors, not all roadways designated as the same class will have the same design. A roadway's classification is also based upon its daily traffic volumes, and purpose. Thus, its classification may change over time.

Figure 1. Functional Classification Categories

- □ Interstate Principal Arterial/Freeway & Expressway (1) – 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.
- □ Other Principal Arterial (2) – 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.
- □ Minor Arterial (3) – 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.
- □ Major Collector (4) – 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.
- □ Minor Collector (5) – 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.
- □ Local Roadways (6) – Local roads or streets provide for direct access to individual land uses. They discourage through traffic and are typically low in traffic volumes.

As illustrated in Figure 1, roadways are classified into six categories: Interstate Principal Arterial/Freeway & Expressway, Other Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local Roadways.

Below is a description of each major and minor roadway of the primary and secondary road network of the Town of Mount Airy. Each description includes the functional classification assigned to that roadway.

Interstate 70: *Classified as a Principal Arterial/Freeway* – This interstate highway provides the primary east-west route throughout the State, but the corridor influential for Mount Airy runs from Hagerstown and points west to Baltimore City. The location of the Town adjacent to the interstate has provided maximum opportunities for direct access to job centers to the east and south, but also enabled small local business opportunities to flourish around the interchange of I-70 and MD 27. Mount Airy is one of the few small towns that have direct access and benefit

from the interstate location. The highway proximity also results in development pressure due to the excellent access. Mount Airy sits at the convergence of four counties and the road network facilitates commuter traffic flow through and around the Town. The challenge continues to be how to handle the development pressure, while still enjoying the access to larger job centers and commercial markets.

MD 27: Classified as an Intermediate Arterial- This State road was constructed in the early 1970's and intended to function as a "bypass" east of the Town and provide volume relief from the use of MD 808, Main Street going through the downtown. This route became a major transportation corridor for mostly Carroll County residents heading south for employment.

Over a period of twenty years, the commercial zoning classifications were concentrated around the areas of good access and prevented corridors of "strip centers" along MD 27. This road also became increasingly important to move commuters to outlying suburban growth areas in the lower southwest Carroll County area.

As the working population of Mount Airy and Carroll County has grown, the volume of traffic utilizing MD 27 has become increasingly congested within the Town limits. The road is functioning in two primary ways: to move people daily between work and home and to provide access to the main commercial center businesses in town. It also serves as a transportation corridor for commuters living in northern Carroll County and Pennsylvania traveling to employment centers located in southern lying counties.

MD 808/Main Street: Classified as a Major Collector – Historically, Main Street functioned as the main route through town, for all local traffic as well as north and southbound commuter traffic. Presently it serves more as an access to the downtown historic district businesses, Mount Airy Elementary and Middle Schools and centrally located subdivisions, as well as the central historic developments. It has also proven, especially in the last several years as a "relief" route for peak hour commuter traffic. There is a lack of sidewalk along North Main Street and South Main Street could use some sidewalk improvement. The right-of-way and paving width for Main Street is very narrow and the pedestrian accessibility has not been properly addressed over time.

EXISTING SECONDARY ROAD NETWORK

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

Ridgeville Boulevard: *Classified as a minor arterial.* This road is the route that connects the western portion of Mount Airy and Frederick County residents with MD 27 and MD 808 (Main Street). Ridgeville Boulevard (the original Maryland Route 144) is not only a historic road alignment, but also one that serves the Town residents for essential commercial services and major shopping areas. It will continue to function as a collector connecting residents from Main Street to MD 27. Road right-of-way width (32'-36') varies along the section. Design speed is 40 mph. There are sidewalks along both the north and south sides of the road with some sidewalk areas missing.

Twin Arch Road: *Classified as a minor arterial.* This road serves a variety of commercial, industrial and residential uses. It is a main access for the Twin Arch Shopping Center, Mount Airy Carnival Grounds, two industrial parks and the Twin Arch Crossing townhouses. There are no sidewalks on the south side of the road going east bound.

Watersville Road: *Classified as a major collector.* Watersville road is a collector for Carroll County residents and services the entire Nottingham Community. It will continue to serve the buildout of the Nottingham Community, and the Knill property, a large parcel of ground that is considered a possible future annexation area of the Town.

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

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

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

Prospect Road: *Classified as a major collector.* This road feeds the western part of town and Frederick County into the downtown area of Mount Airy and terminates at South Main Street. The right-of-way width narrows down as the road approaches Main Street. It will continue to

function effectively as it also allows access to Rising Ridge Road which provides a western bypass alternative to Main Street.

Buffalo Road: *Classified as a minor collector.* This road is maintained by the Town in the section closest to Main Street, Frederick County in the middle section and Carroll County in the upper section that intersects with MD 26, near the community of Taylorsville. Buffalo Road provides access primarily for Frederick County residents coming into town and for residential subdivisions on the west side of Main Street.

Rising Ridge Road: *Classified as a major collector.* Rising Ridge Road was previously an in-town 36 ft. collector road projected on the Master Plan to function as a western “bypass” for the town. The proposed road was shown to connect at its southernmost point to MD 27 and at its northernmost point to Buffalo Road. Only the middle section of the road is currently built and functional. It provides access to the Twin Ridge Subdivision, Village Gate Subdivision, and Twin Ridge Professional Park. Current road standard is 40’ of pavement width and adequate to accommodate the remaining industrial build-out of the area.

Century Drive: *Classified as a minor collector.* Century Drive is an established collector road that services an existing industrial/commercial corridor but also accesses a residential townhouse development. The road is built to in-town standards and is planned to travel north and from a connection to MD 27. The road is shown on the master plan to retain its collector standard through the continuation of its alignment shown to go through the Beck property, currently zoned industrial.

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

ASSESSING EXISTING ROAD NETWORK PERFORMANCE

The Town roadway system has been planned and upgraded through the past twenty years to accommodate the increase in growth and development that the Town has experienced. The cumulative effects of increasing traffic flow on the main highway system and secondary roads within the Town is taking its toll in several ways, the most visible being the evidence of congestion problems during morning and evening rush-hour. As the outer suburban area of Mount Airy continues to develop residentially and commercially, MD 808, MD 144, and MD 27 will become increasingly burdened by pass-through traffic. Due to growth within and surrounding the Town boundary, traffic congestion will continue to occur and driving conditions deteriorate over time, without a comprehensive long term road system improvement plan.

An inventory and analysis of the existing condition of the Town's area roadway system, is an important step to projecting future roadway system needs in order to develop a plan for long term transportation management. To analyze the existing roadway network efficiency and develop an improvement plan, this process includes 1) assessing the performance of the existing roadway system under existing conditions; and, 2) identification of opportunities for capacity-increasing improvements using a number of alternatives. Two (2) performance measures are used to demonstrate how well the roadway system is functioning to meet the goals and expectations of the roadway network. These performance measures include: 1) an assessment of signalized intersection capacity; and, 2) an assessment of exiting road system capacity. Measuring performance can help determine whether the efficiency of the roadway system is currently adequate and whether this efficiency will get better or worse over time.

ASSESSMENT OF EXISTING SIGNALIZED INTERSECTION CAPACITY

In order to plan for immediate and long term system wide improvements, the Town continuously assesses the existing capacity of the road system and its major signalized intersections. Intersection capacity is characterized by the Level of Service (LOS), or delay time, required for a vehicle to pass through the intersection. The more traffic passing through a signalized intersection, the longer the delay for a vehicle. While delay issues can often be corrected through optimization of signal timing, other improvements, such as additional turning lanes and through lanes, are required to improve the level of service.

Table 1 provides the delay characteristics experienced by a driver passing through a signalized intersection under different Level of Service (LOS) conditions:

Table 1. 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	25.1-40.0	Influence of congestion becomes more noticeable
E	30.1-45.0	Very long delays	40.1-60.0	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.

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

Table 2 provides information from recent traffic studies and SHA traffic counts for heavily used intersections that involve the primary highway system in the Town. The majority of the heavily used signalized intersections around Mount Airy operate in the morning peak hour at an “A” level of service, meaning there is little or no delay for through traffic. However, the in-town roads experience more traffic in the evening rush hour, often starting at 3:30 p.m. in the afternoon. As illustrated in Table 2, the intersections of MD 808 at Ridgeville Blvd. and Twin Arch Road at MD 27 are currently experiencing unacceptable levels of service during the evening peak hour.

Table 2. Critical Lane Volumes – Mount Airy Road Network

Intersection	Critical Lane Volume	Level of Service P.M. Peak Hour
MD 27 n/s of Ridgeville Blvd.	unknown	unknown
MD 27 at MD 808	unknown	unknown
MD 808 at Ridgeville Blvd.	1390 ³	D
Ridgeville Blvd. at Ridgeside Dr.	944 ³	A
MD 27 at Park Avenue	unknown	unknown
MD 27 at Watersville Road	unknown	unknown
MD 27 at Leishear Road	unknown	unknown
Twin Arch Rd/Park Ave at MD 27	1313 ²	D
Twin Arch Road at Century Dr.	782 ²	A
Twin Arch Road at Aaron Lane	572 ²	A
MD 808 at Rising Ridge Rd.	885 ³	A
MD 808 at Center St	980 ¹	A
MD 808 at Prospect Rd	1260 ¹	C
MD 27, north of I-70	unknown	unknown

1. Traffic Impact Study, Center Street Professional Center, July 2007

2. Traffic Impact Study, The Goddard School, January 2013

3. Traffic Impact Analysis, Illiano Main Street (Plaza), September 2007

ASSESSMENT OF EXISTING ROAD SYSTEM CAPACITY

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

Table 3 provides the standard service volume for roads designed with two, four and six travel lanes. Table 4 provides measured ADT values and the corresponding number of travel lanes required for adequate service capacity for a number of road systems in the Town.

Table 3. Service Volume Capacity Per Travel Lanes	
No. of Travel Lanes	Service Volume (ADT) ¹
2	≤11,999
4	≥12,000 and ≤25,999
6	≥26,000

¹ Transportation Research Board (TRB), 2000

Table 4. Critical Lane Volumes – Mount Airy Road Network			
Intersection	Daily Lane Volume (ADT)	No. of Existing Travel Lanes	No. Lanes requires for adequate service capacity
MD 27 n/s of Ridgeville Blvd.	24,730	4	4
MD 27 at MD 808	16,000	4	4
MD 808 at Ridgeville Blvd.	8,842	2	2
Ridgeville Blvd. at Ridgeside Dr.	unknown	2	NA
MD 27 at Twin Arch Road	18,210	4	4
MD 27 at Park Avenue	18,210	4	4
MD 27 at Watersville Road	unknown	2	NA
MD 27 at Leishear Road	16,000	2	4
Twin Arch Road at MD 27	unknown	3	NA
Twin Arch Road at Century Dr.	unknown	2	NA
Twin Arch Road at Aaron Lane	unknown	2	NA
MD 808 at Rising Ridge Rd.	unknown	2	NA
MD 27, north of I-70	24,221	4	4

As illustrated in Table 4, the majority of the primary and secondary road systems in the Town that have recently been assessed for daily volume counts (ADTs) are meeting the minimum service volume capacity for their current design. However, MD 27 at Leishear Road is currently not meeting an adequate service capacity. In addition, traffic conditions on MD 27 north of I-70 and near the intersections of Ridgeville Blvd and MD 808 are nearing a critical point where

widening will most likely be necessary in the immediate future. During peak rush hours, both morning and evening, when commuting traffic is the heaviest and competition for resident access to the commercial opportunities is the greatest, congestion on MD 27 poses the greatest problem. Some drivers divert, utilizing MD 808, Main Street to travel north or south, but conflict with peak hour commuting traffic is inevitable if the commercial sectors are to be accessed. Over the last ten years, increasing residential development north of Mount Airy has caused the volume of traffic traveling MD 27 and MD 808 to increase dramatically. In addition, although there is no reported ADT data available to perform the volume capacity analysis, Town staff concede Twin Arch Road is currently built below standard for the volume of traffic it is handling.

With the limited data available a complete picture of the existing traffic conditions in the Town is not obtainable. As illustrated in Table 2 and Table 4, some primary and secondary signalized intersections and road systems do not have current Traffic Impact Studies completed. It is recommended that these studies be completed and that the Town invest in the development of a model of the Town's transportation network. A corridor analysis of MD 27, from north of I-70 to north of Leishear Road, should also be performed. Both the transportation network model and the corridor analysis can be used to assess long-range impacts using growth trends and anticipated development projects. The interactions of the model is a computerized representation of the transportation system. This computerized model is useful for comparing the impacts of various growth assumptions and for evaluating alternative transportation improvement programs.

RECOMMENDATIONS FOR ROAD SYSTEM IMPROVEMENT

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

IMPROVING CAPACITY – PROPOSED FUTURE ROAD WIDENING

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

MD 27: The Maryland State Highway Administration has recently made improvements to MD 27 north and south by making MD 27 a four lane road, adding a lane northbound from Ridgeville Boulevard to Park Ave/Twin Arch Road as well as a turning lane into the Park and Ride. This has assisted with the northbound traffic volume during the evening rush hour. Signalization cue changes have also been made at the signal located at the intersection of MD 27 and the Twin

Arch Road. This has helped to noticeably accommodate northbound traffic, especially in the later portion of the week, when volumes are the heaviest. The Town will continue to work with MD SHA to communicate any volume or signalization issues affecting rush hour traffic. The traffic flows in this area of the Town are still significant and should continue to be monitored. In particular this will become necessary as full build out conditions are reached along the MD27 corridor.

Twin Arch Road: As previously indicated, Twin Arch Road currently does not meet the Town design standards to accommodate the current volume of traffic. Road widening past the Twin Arch Industrial Park should be considered, although right-of-way acquisition in the County will be required.

Buffalo Road: Sectional improvements for widening and upgrading to in-town standards have taken place as part of the Summit Ridge development along that section of roadway. It is recommended the Town continue to work toward widening and upgrading this road as development continues to occur within the Town boundaries.

IMPROVING CONNECTIVITY – PROPOSED FUTURE ROAD CONNECTIONS

Future road alignments have been approved since the 1994 Master Plan to provide access to new neighborhoods and redevelopment areas. The majority of the future road alignments have been implemented and are in place. In the last several years, increasing regulatory mechanisms guiding the protection of sensitive areas has effectively eliminated the possibility of previously endorsed road connections in the 2003 Master Plan. As growth continues within and beyond the Town limits, traffic conditions will warrant the necessity of providing additional road connections. A number of future road connections are recommended as new development projects are approved. These connections will become essential to reducing the burden of increased traffic volume on the primary road systems.

Center Street Extended: The extension of Center Street from Main Street to MD 27 has been in the Mount Airy Master Plan for many years. It is still considered to be a critical connection for the Town as it will serve as the last commercial corridor entering into the downtown area. The road is envisioned as functioning as a boulevard type of entrance into Main Street with Main Street modeled architecture leading into downtown. The road section is to be constructed to a 40' closed section town standard with sidewalk, curb, and gutter.

Rising Ridge Road extension northward to Buffalo Road: The northern extension of Rising Ridge Road is planned to be the last section of the “Western bypass” for Mount Airy. This

roadway needs to be carefully designed to deal with any environmental areas that may affect the road alignment or design. The roadway connection is slated to traverse in a northern direction and connect with Buffalo Road near Old Bohn Road.

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

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

Beck Drive Extension into Center Street: This short road extension is expected to take place when the Beck Property when it develops in a commercial manner. This road extension will provide a secondary access point to the proposed development corridor of Center Street from Park Avenue that lies directly to the south.

Harrison-Leishear Extension: This extension will help allow the Town to receive better access to water by bringing the Town to lock into a few more wells. This extension will also expand the Town limits in order to gain access to the wells.

MD-27 Corridor Analysis: Development of the vacant land inventory situated on the east side of Route 27 has the potential to create a substantial increase in trip generation and congestion given the limitations to the road infrastructure network in this area. Although the noted future road alignments will serve to ease congestion and improve traffic assignment, a critical analysis of the cumulative impact with regard to future development along this corridor should be considered.

IMPROVING ROAD SYSTEM DESIGN FOR SAFETY

TRAFFIC CALMING AND ROAD MAINTENANCE

The primary purpose in the design of a road is to ensure the safety of the traveling public. Design standards are in place to ensure adequate roadway width, curvature, and sight distance exist and to provide for safe passage of pedestrians both crossing and traveling along the road. The Town utilizes the design standards of Carroll County for all new roads constructed within the Town boundaries. State owned and maintained roads are designed with MSHA standards.

The Town ensures road design standards are met as part of the land development approval process.

Equally important to adequate road design is adequate road condition maintenance. Pot holes, failing pavement, illegible line striping can play a role in driver error and lead to traffic accidents.

TRAFFIC CALMING

The Town of Mount Airy should consider incorporating traffic calming into its road design standards. Traffic calming designs are recommended to reduce speeds at intersections or along roadways. The “Traffic Calming: State of the Practice” informational report of the Institute of Transportation Engineers (ITE) and the Federal Highway Administration (FHWA) provides insights as to how to properly implement traffic calming tactics. Actions should be taken to adjust certain roads in residential areas because the open stretch of road allows drivers to become less aware of their surroundings and not drive as cautiously. Ideas such as neighborhood traffic circles, neckdowns, and center island narrowings should all be considered to reduce speeds. Rising Ridge Road is an example of a location where traffic calming techniques are necessary; however, this implementation may only work well on the residential side and not the commercial side.

ROAD MAINTENANCE

An inventory of existing physical conditions of the primary in-town roads is kept by the Town of Mount Airy and updated on a regular basis. The Town of Mount Airy performs capital improvements yearly in order to keep the Town in good condition. An annual paving contract involves different stretches of roads each year and includes patching the road where there may be cracks or shifting of asphalt as well as resurfacing the section of road that they patch. This task allows the roads to be repaired properly and includes two (2) of the forty-seven (47) miles in the Town’s roadway network to be upgraded annually. Transportation throughout the Town also requires continued maintenance and improvement of the storm drainage systems to remove runoff water and to prevent flooding of the Town streets. A recent project was the upgrade of the Downtown Zone storm drainage system. With this project the piping system was enlarged and additional inlets were placed to collect runoff from Center Street, Main Street, and Prospect Road. This project was selected due to excess water filling the street gutters, spilling onto sidewalks and flooding where older inlets became clogged with leaves. These types of projects that the Town currently carries out are very beneficial for upgrade of sidewalks, curbs, and gutter replacement for every stretch of road that goes through its annual paving. This would help the Town keep off roadway network maintained as well as enhancing the safety of our non-vehicular travelers.

IMPROVING MULTI-MODAL TRANSPORTATION OPPORTUNITIES PEDESTRIANS AND BICYCLES

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

The Town has concentrated on increasing the opportunities for pedestrian and bicycle passages through the design of good subdivision layouts that provide for limited pedestrian and bicycle non-motorized interconnections between neighborhoods. It is equally important in the development of the Town park system, downtown area and adjoining commercial development that alternative access to the car is seriously considered in the site design process. This also is a vital component in promoting interconnectivity for newly revitalized areas and redevelopment corridors.

Town wide Pedestrian Pathways: "Rails to Trails" is a project that is making a walking path from Main Street to Watkins Park to allow pedestrians safe and easy travel to and from the park as well as a place for people to walk without risk of drivers. "Rails to Trails" will eventually become a macadam path to include bicycle travel, and extend to connect the Eastern-most residential developments with the Western-most developments. In addition, the Town has started and should continue connecting neighborhoods with walkways to improve a more walkable community. These connections allow pedestrians and bicycles to avoid traffic and traveling along major highways. The Sterling Glen pathway connection to Summit Ridge and the East Ridgeville Boulevard sidewalk installation from Conestoga connecting to the commercial area near MD 27 are two locations in which these improvements are being considered.

Sidewalk Improvements: General sidewalk improvements along roadways are another needed enhancement for pedestrian travel. The Town is currently participating in such an improvement project with the MSHA to provide sidewalk ADA improvements in the Downtown Zone along Main Street. These improvements will give pedestrians safe, adequate walking room and provide a more welcoming travel. The narrowing of road intersections, due to larger sidewalks, is another way to help pedestrians because it makes drivers more cautious of their surroundings and pressures them to drive slower, which creates a safer neighborhood road and lets pedestrians cross streets more freely. These options will help create multiple ways of travel for pedestrians as well as encourage the residents of Mount Airy to use walking as a preferred method.

CHAPTER FIVE

MAJOR GOALS & IMPLEMENTATION STRATEGIES

OVERALL OBJECTIVE: As a foundation for adequate Transportation planning and infrastructure management, thoroughly study and evaluate the current and projected adequacy of the Town's streets & roads infrastructure, if management of current and projected traffic volumes and ability to provide adequate parking. A thorough response to this objective enables the Town to both address current issues that have remained unsolved for an extended period of time, plus issues that are pose a growing concern, and still other issues that are projected to be future concerns based on projected land use and future development of the Town.

GOAL 1: Identify both current as well as future transportation issues and concerns for which potential solutions and remediation plans will be implemented.

IMPLEMENTATION STRATEGY:

- Conduct a comprehensive Local Transportation Study to determine the current and projected adequacy of the Town's streets and roads network, as well as locations and issues that could pose a concern over the next 8-10 years

GOAL 2: Based on the findings of the Comprehensive Local Transportation Study, identify and prioritize the Town's current transportation issues and concerns, to include: actual streets and roads network, traffic management, sidewalks and pathways.

IMPLEMENTATION STRATEGY:

- Systematically evaluate the requirements and costs to provide solutions to each of the currently identified issues and concerns, and implement planning to provide solutions to the greatest extent possible, in each case.

GOAL 3: Based on the findings of the Comprehensive Local Transportation Study, identify and prioritize the Town's projected transportation issues and concerns, to include:

actual streets and roads, traffic management, sidewalks and pathways.

IMPLEMENTATION STRATEGY:

- Systematically evaluate the requirements and costs to provide solutions to each of the identified issues and concerns, and implement planning to provide solutions to the greatest extent possible, in each case.

GOAL 4: Identify and designate Priority Transportation Zones as a method of focusing attention and remediation on locations and issues of particular concern.

IMPLEMENTATION STRATEGIES:

- At a minimum, consider the following locations/issues for consideration as Priority Transportation Zones: School Zones, Buffalo Road, Prospect Road, Main St and the Downtown Zone, East Side of Town (Twin Arch Rd/Century Dr.), West Side of Town (Rising Ridge Rd.), and Rte. 27 from Hwy 70 North to Watersville Rd, as well as specific intersections of concern.
- Prioritize the Priority Transportation Zones, develop planning to accomplish either solutions or at least coping strategies in each case.

GOAL 5: Expand and integrate pedestrian pathways (walking, jogging, cycling) and networks throughout the Town.

IMPLEMENTATION STRATEGY:

- Develop and fund a Master Pedestrian Plan for the Town with different phases throughout the community. Designate annual milestones and proceed to achieve progress against the overall plan each year.

GOAL 6: Identify locations and issues throughout Town where transportation-related safety is a concern and in need of improvement.

IMPLEMENTATION STRATEGY:

- Develop and systematically implement plans and improvement for each of the most significant safety concerns.

GOAL 7: Improve the mobility of the Town.

IMPLEMENTATION STRATEGIES:

- Improve the number and quality of sidewalks throughout the community
- Increase the number and interconnection of pathways throughout the community
- Develop and implement a plan to remove/relocate utility poles from the middle of sidewalks
- Insist that new development and redevelopment throughout the Town emphasizes mobility and insures ADA compliance.

GOAL 8: Improve parking in the Downtown Zone**IMPLEMENTATION STRATEGY:**

- Plan, fund and construct a parking structure/capability for Downtown that will provide XXXX additional spaces and thereby improve current parking capacity by YYY%

GOAL 9: Review and evaluate the advantages vs. disadvantages of pursuing ownership of MD 808/Main Street.**IMPLEMENTATION STRATEGIES:**

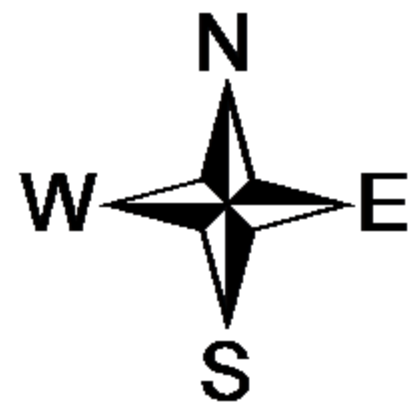
- Research benefits of ownership
- Develop and implement a plan to acquire MD 808/Main Street

Mount Airy Proposed Street System

- Arterial Roads
- Collector Streets
- Local Streets (Conceptual Layout)
- Pedestrian Pathway Connections

- 1 ~ Extend Rising Ridge Road north of Buffalo Road
- 2 ~ Center Street connection to MD 27 and pedestrian connection from Center Street Connection to Beck Drive
- 3 ~ Add a pedestrian connection from Ridgeville Blvd. East and North to meet Twin Arch Road at Century Drive
- 4 ~ A new road should be building to interconnect new development between North Main Street and MD 27.
- 5 ~ Extend Century Drive north to meet MD 27 at Center Street
- 6 ~ Old Annapolis Road in Frederick County connect to the to the extension of Candice Drive through the Flickenger property.

1" = 2000'



The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using 'Maryland Property View' data, and is subject to change.

Prepared by the Carroll County Dept. of Planning, 6/03 (SB)
Revised by Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

Draft
Revisions



CHAPTER SIX: COMMUNITY FACILITIES & PUBLIC SERVICES

One of the goals of long-range planning is to coordinate planned development with vital infrastructure improvements and public services. Community infrastructure needs are essential to allowing the Town to develop in a sustainable and prudent manner. Continuing to provide and improve upon necessary public services for Mount Airy residents is of equal importance to support a vibrant human infrastructure desired within the community. As such, these services should be thoughtfully considered when planning for infrastructure improvements.



BENCH AT WATKINS PARK

Many jurisdictions have recognized that public infrastructure and facilities are not capable of serving extensive development. Small Towns, in particular, are increasingly concerned about aging infrastructure and less financial support from the State due to budget restrictions. Certainly, services need to be provided to support new development, but it is the long-term maintenance of that infrastructure that becomes a financial challenge to the local government. For these reasons, long-term infrastructure planning is essential for all related development projects.

Two traditional tools by which public services are scheduled to keep pace with new land development are the APFO, or Adequate Public Facilities Ordinance and the CIP, or Capital Improvements Program. The APFO intends to work in conjunction with the CIP, by providing specific timing of essential infrastructure which is based on a level of service currently observed by the jurisdiction.

The Capital Improvements Program is a long-range planning implementation tool by which needed public improvements are placed into a specific time frame for funding, design, engineering, and construction. The CIP is an adopted document that delineates a schedule of the improvements for public facilities such as water and sewer lines and stations, roads, parks, fire stations and schools. The typical time frame for a capital improvements program is five years, with a yearly update to reprioritize needed facilities and associated funding within the municipal fiscal budget for the listed projects.

Many of the smaller Towns across the Country do not create traditional Capital Improvements Programs in order to address infrastructure issues. This often leads to shortfall problems of facilities with no specific plan in place to address lacking services. The Town cannot continue to grow in a sustainable manner without proper timing and maintenance of essential services.

Continuous pursuit of properly timed infrastructure construction and maintenance allows the quality of life within the community to be maintained. Communities that grow and mature over time should adapt to changing infrastructure needs as the fabric of the community demands certain services.

Community Facilities and Public Services to be discussed in this chapter that are necessary to serve the Town environment are listed below:

- Public Safety
- Emergency Services
- Public Schools
- Parks and Recreation
- Libraries and Senior Centers
- Government Facilities
- Solid Waste and Recycling
- Water, Sewer, and Wastewater

This chapter will discuss and analyze the current inventory of other Town facilities for each classification of services, as well as review short and long-term needs for each area.

PARKS AND RECREATION



The Town of Mount Airy provides for various active and passive recreational opportunities at several locations from many sources. The Town owns and maintains 10 parks, several private organizations own recreational fields, and both Carroll and Frederick County Boards of Recreation own recreational fields within the Town boundaries. The Town of Mount Airy has the greatest need for regionally based baseball, soccer, and football fields. The need for a greater supply of baseball and soccer fields can be contributed to the population increase over the past decade.

In the past, the town had a policy of dedicating 10% of land to parks. However, in 2006, the town's Adequate Public Facilities Ordinance was changed to reflect a requirement of dedicating 3 acres of park land for every 100 citizens, bringing the town in line with Carroll County Park standards observed at that time. This new goal left the town with an immediate and significant shortfall of park land. Even with the addition of a new 88-acre park (Windy Ridge), approximately 100 additional acres are needed to meet town park needs. A new open space ordinance was adopted in the spring of 2010 that requires significantly larger amounts of open space dedication for new subdivisions of all sizes and densities. While open space has been required for new residential developments, neither commercial development and industrial subdivisions have been required to provide open space. As the Town implements its vision for pedestrian accessibility and connectivity through trail networks throughout the Town, there is an opportunity to extend this requirement to non-residential development. In response to the 2007 Town Survey, and 2012 Community Needs Assessment, there is an active search to purchase additional land specifically for a regional sports complex to make up the shortfall. The vision is that a regional sports complex off of a major artery would be the perfect complement to existing natural open space parks, neighborhood facilities, and the multi-purpose recreational area at Watkins Park. There is a possibility of the development of a new regional park on the Leishear farm that is owned by Carroll County and lies directly northeast of the current Town boundaries. That opportunity would be part of the consideration for the potential annexation of the Harrison and Leishear farm acreage into the Town.



TOWN OF MOUNT AIRY PARK AND RECREATION FACILITIES

Park	Acreage	Amenities
East/West Park	5 acres	baseball field playground equip parking area basketball court connection to trail system
Watkins Regional Park	24 acres	1 lg and 2 sm. picnic pavilions 2 tennis courts 1 basketball court walking trail 2 soccer fields, 2 baseball fields skate park/parking area horseshoe pit, parking area doggy playground area future trail connection playground area, volleyball court modern restroom facilities parking areas
Summit Ridge Park	7 acres	soccer field 2 baseball fields playground equipment parking area
Village Gate Park	6 acres	2 tennis courts 1 soccer field walking path connection to trail system reforestation area parking area
Prospect Park	10 acres	roller hockey court playground large picnic pavilion parking basketball court fishing pond future trail connection horseshoe pit/volleyball
Vestpocket Park	½ acre	gazebo benches and gardens
Twin Ridge Park	5 acres	1 soccer field 1 baseball field (lighted)
Windy Ridge Park	88 acres	future trail connection perimeter nature trails
Wildwood Park	3 acres	gardens gazebo walking path
Twin Arch Crossing Soccer Field	1 acre	soccer field parking area

There are also a number of county facilities (Carroll and Frederick), both public and private, that are available to Mount Airy residents. This includes Old National Pike Park, 3 miles west of town. This facility has baseball and soccer fields with future plans for other recreational additions. Local sports leagues to include the Mount Airy Youth Athletic Association (MAYAA) and Four County Little League (FCLL) make use of baseball and soccer fields at schools located within the municipality. Schools outside the municipality are generally too distant to be of much use to the leagues serving the community. Another private set of fields has been used primarily by MAYAA over the years at the Fireman's Carnival grounds, privately owned by the Mount Airy Volunteer Fire Company. There are four



baseball fields at this complex and during winter months, two of the fields are used for football. If any development of this land were to occur, the community could lose the ball fields located there. The Town should therefore actively pursue an alternative location to replace those fields as well as create additional fields to meet current shortfalls caused by increased demand in recent years.

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

PLANS FOR FUTURE PARK FACILITIES

Parks and recreational facilities are important to the perception of the Town's character. Attractive and accessible facilities encourage use and are symbols of civic pride. Town parks should be visible and accessible from public roads. The landscaping and furnishing of park facilities should be done with quality and care. There are always a variety of park types available within a certain community and demand for certain types of recreation is greater in some locations than others. In 2008, a town survey was conducted which has changed the town government's perception of public needs and wants. Approximately 80% of the residents surveyed indicate a strong preference for passive, open-space recreation to include more picnic facilities, wooded areas and hiking/biking paths, camping, etc. This now needs to be considered in addition to the strong demand for more active, recreational sports. Longer range plans for Mount Airy Parks and Recreations include; development of Windy Ridge Park, the development of a Rails-to-Trails project, acquisition of land for a future sports complex, and a recreation center for indoor sports, cultural events, and teen activities.

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

Neighborhood Parks – 5 Acres/ 1,000 persons population/Average 1-10 acres – ½ mile service area.

Community Parks – 10 Acres/1,000 persons population/Average 20-75 acres – 2+ miles service area.

District Parks – 10 Acres/1,000 persons population/Average 100+ acres in a Regional Location.

There are also more specialized Regional/Resource types of parks, which may traverse several counties and provide hiking, biking or camping opportunities. Two examples of this type of park would be the Gillis Falls Watershed area located northeast of the Town and the Rails to Trails Greenway that continues to be designated on the current Master Plan. Neither of these greenways is developed but both have been included in the long-range planning projects at both the County and local level.

WINDY RIDGE PARK

In 2006, Town residents voted overwhelmingly to stop planned residential development on an 88-acre plot of land on the northwest side of town. This area has since been designated as a municipal park and has a 1 ¼ mile long nature trail surrounding it. Funding was made available within the town budget for a master plan for this park in the FY2008-2009 budget. This process has been completed making Windy Ridge the first Mount Airy park to be planned from the beginning. The intent is for this park to be a largely passive recreation area because of topography and limited access features through residential areas that make it most suitable for this type of use. This is consistent with the strong preferences shown in the town survey for this purpose. The development of the park is intended to occur in phases over many years. This will minimize cost and enable portions of it to be completed as community volunteer projects. Some of the features discussed so far in the planning process include camping and picnic areas, education and conservation areas for indigenous wild animals and plant-life, especially along the nature trail, a sledding hill, an outdoor amphitheater and a variety of other more passive types of recreation. This park could also house a future dog park and recreation center. The park will be designed so that the topmost level area could be used for additional ball fields in the event that the town is unable to acquire the land needed for a sports complex which is the optimal solution for additional active recreation needs.

RAILS-TO-TRAILS FACILITIES PLAN

The Rails-to-Trails right-of-way has been designated in the Mount Airy Master Plan for the last eighteen years. The actual trail pathway runs along the right of way for the old B&O railroad that went from the eastern border of town through the western border crossing the center of the downtown. This future greenways corridor will likely be completed in three phases. The first phase will run from the downtown to Watkins Park. A subsequent phase will extend from Watkins Park over Rte. 27 to the east and run one more mile to the main line rail line traveling east to Baltimore. This is shown in the Carroll County Comprehensive Plan to continue to Sykesville. The final phase of the rails to trails plan is to finish the trail from the downtown through to the westernmost part of the Mount Airy where it will meet up with the railway to points west. The entire trail will be designated as a hiking and biking path and will link up most of the residential developments in the town along the way to make Mount Airy a walking/biking community interconnected to the downtown and to most of the town parks along water and sewer easements. The Town is now in the process of actively acquiring easements needed for the trail system.



A GROUP OF VOLUNTEERS WORKING TO CLEAN UP THE TRAIL PATHWAY IN CARROLL COUNTY

MOUNT AIRY SPORTS COMPLEX

The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. This fact coupled with the realization that the Fire Company would prefer to develop their land at the Fireman's Activity Facility at some point in the future, has made it necessary for the town to actively search for a substantial parcel of land (50+ acres) to accommodate the additionally needed fields. To date, the Town has been getting by with community and school parks spread all around the town, causing parents of young athletes to consistently complain about the need to travel back and forth to fields in different locations. This situation presents a particular hardship for families with multiple children involved with sports. The best long-term solution to these needs is a single sports complex of sufficient size to accommodate multiple games at the same location. Such a complex could also offer the opportunity to bring the community together and enable the hosting of playoffs and tournaments in various sports. The Leishear Farm portion of the potential Harrison-Leishear annexation has been earmarked for this purpose. The location, North of Town and adjacent to Route 27, is convenient, easily accessed and will minimize noise and traffic complaints in the neighborhoods.

MOUNT AIRY COMMUNITY CENTER

In addition, recent Town surveys and Community Needs Assessments underscore the desire of Mount Airy residents for a local Community Center, a conveniently located facility with an accessible and broad range of capabilities, programs and offerings. In fact, based on the results of the 2012 Community Needs Assessment, a local Community Center is the most desired and preferred enhancement to the Town.

Local residents have expressed interest in a broad range of offerings, spanning indoor recreation as well as performance, exhibitions and other community programming. To accommodate the wide range of interests, the proposed design of the facility would need to include a dual-purpose gymnasium and auditorium for stage performances, multi-purpose areas for arts and crafts, an adequate kitchen and serving area, and a place for teen activities such as dances and other types of games and recreation. An in-depth due diligence is proceeding for this project, including visits to nearby Community Centers in neighboring counties, and extended discussion with professionals involved with designing, constructing and operating similar facilities. Multiple locations are being considered and evaluated, and the Town is using a thorough due diligence process for determine the feasibility and best management of the project.

PUBLIC SCHOOLS

Both the Carroll and Frederick County school systems serve Mount Airy. The students attend elementary, middle, and high schools in their respective counties. In Frederick County, the students are served by Twin Ridge Elementary, New Market Middle, Windsor Knolls Middle and the new Linganore High School. In Carroll County, the students are served by Parr's Ridge primary school,

Mount Airy Elementary,

Mount Airy Middle and

South Carroll High School. Resident children are divided between these two counties although they often live in close proximity to each other. Most municipalities the size of Mount Airy have their own high schools. Mount Airy has not had a high school since 1967.



PARR'S RIDGE ELEMENTARY SCHOOL



TWIN RIDGE ELEMENTARY SCHOOL



MOUNT AIRY ELEMENTARY SCHOOL

or in the County are at 100% of State Rated Capacity. The following tables illustrate both the 2012 enrollment and future capacity projections for area public schools attended by the Mount Airy Community. All enrollment figures were obtained from the Carroll County and Frederick County Board of Education from the sources noted below.

Frederick County rebuilt Linganore to address capacity and physical structural issues. The new Linganore High reopened in the fall of 2010. In the Carroll County side of Mount Airy, Mount Airy Middle completed construction of an expanded replacement school and opened its doors to Middle School Students in fall of 2013.

The Town Adequate Public Facilities Ordinance does not allow any residential subdivision to move forward if any of the schools in the Town



MOUNT AIRY MIDDLE SCHOOL

Future Enrollment Capacity Forecasts (Nearest Percentage)						
Elementary Schools	2013	2014	2015	2016	2017	2018
Parr's Ridge Elementary (K-2)	85.0	81.0	83.0	72.0	74.0	77.0
Mount Airy Elementary (3-5)	77.0	82.0	78.0	80.0	76.0	74.0
Twin Ridge Elementary (K-5)	77.0	81.0	84.0	80.0	83.0	84.0
Middle Schools						
Mount Airy Middle (6-8)	102.0	96.0	99.0	93.0	93.0	92.0
Windsor Knolls Middle (6-8)	87.0	82.0	83.0	82.0	77.0	77.0
High Schools						
South Carroll High (9-12)	77.0	78.0	77.0	80.0	80.0	78.0
Linganore (9-12)	94.0	88.0	86.0	83.0	82.0	80.0

Name of School	State Rated Capacity	2012 Enrollment	Percent Of State Capacity
Elementary Schools			
Parr's Ridge Elementary (K-2)	610	459	75.2%
Mount Airy Elementary (3-5)	598	514	86.0%
Twin Ridge Elementary (K-5)	674	518	77.0%
Middle Schools			
Mount Airy Middle (6-8)	595	636	105.1%
Mount Airy Middle (6-8) New	850	n/a	n/a
Windsor Knolls Middle (6-8)	924	876	95.0
High Schools			
South Carroll High (9-12)	1309	1087	81.2%
Linganore* (9-12)	1600	1496	94.0

Source(s): Carroll County Public Schools Actual & Projected Enrollment Educational Facilities Master Plan - 2013-2022
 Frederick County Public Schools Enrollment Report – November 2012
 Frederick County Public Schools Board of Education Approved Educational Facilities Master Plan Update – September 2012

PUBLIC SAFETY

POLICE PROTECTION AND PUBLIC SAFETY

Maryland Resident State Trooper Program:

Police, fire, and emergency medical services are part of the Town's Adequate Public Facilities standards. The scope of all of these services will be discussed below.

Police service has been provided by the Maryland Resident Trooper Program since 1975. Mount Airy has five resident troopers with one officer from the Carroll County Sheriff's Office that circulates within the town area should they be needed. State funding for the State Trooper Program was steady until FY 2010 when where the program was cut approximately \$55,000.00. This mandates that the Town make up the shortfall



MARYLAND STATE POLICE BUILDING LOCATED AT
 1100 BALTIMORE BLVD,
 WESTMINSTER, MARYLAND 21157

in funding to maintain the Program. The Town will continue to monitor coverage to make sure adequate service is being provided by the resident trooper program. The average cost per fiscal year per officer for the Town is \$135,000.00. Additional officers are currently needed to cover the Town population at a standard recommended by both counties, which is one officer per 1,000 persons of population.

Additional costs for the State Trooper Program have also been increasing yearly by the State and will be a consideration in being able to maintain the State Trooper System over the long-term. General fund revenue is utilized to fund the resident trooper program. Although the town receives some aid towards this cost from the State of Maryland and the local counties, the majority of the costs are borne by the Town.

EMERGENCY SERVICES

FIRE AND RESCUE

Emergency Services are provided by the Mount Airy Volunteer Fire Company (MAVFC) for fire, rescue, and emergency medical. The Fire Company personnel include 50 volunteer responders, numerous volunteer support personnel (non-responders), eight full-time paid personnel who work a 24 hour on/72 hour off rotating shift and approximately 20 part-time paid personnel who work various shifts 24/7. The present paid staffing breakdown is as follows: M-F, 7 a.m. to 5 p.m. there are 4 personnel on duty. At least one of these personnel is an Advanced Life Support (ALS) provider (Paramedic) and at least one is typically an EVOD or Emergency Vehicle Operator/Driver for the larger fire apparatus. Daily, 5 p.m. to 11 p.m., two personnel, at least 1 ALS provider. On Saturday and Sunday, 7 a.m. to 5 p.m. and 11 p.m. to 7 a.m. nightly, three personnel, at least one ALS provider, 3rd person is typically an EVOD. While these personnel are primarily utilized for Emergency Medical Services (EMS), they are utilized when needed to staff or operate fire equipment as well. The Fire Station was constructed in 1992 and located across the street from the Mount Airy Elementary School.



MOUNT AIRY VOLUNTEER FIRE COMPANY -
CARROLL COUNTY STATION 1

The "first due" service area, or area where the Mt. Airy Volunteer Fire Company is expected to respond first, extends well beyond the Town limits into Carroll and Frederick counties and a small portion of Howard County. In addition, the Mt. Airy Volunteer Fire Company may be

called outside the first due response area to assist departments in any of the four surrounding counties on “mutual aid” calls. Though call totals have been well into the 2000’s over the past several years, the call total for 2010 was 1,990. Of those calls, 55% were in Carroll County, 37% were in Frederick County, 6% were in Howard County and 2% were in Montgomery County. Average response time from dispatch to the scene is between 8 and 12 minutes. Monitoring of response times is done frequently and updated when necessary.

Increasing call volume and decreasing volunteer participation has resulted in the need for increases in paid personnel. This need is especially evident for EMS trained personnel as the Town population increases. The Town has an ordinance that provides \$1,000 per residential building permit that is mandatory revenue going to the Mount Airy Volunteer Fire Company. Due to the large downturn in the residential housing market, this income stream to the fire company has been greatly reduced. The Town contributes 10% of its annual property tax revenue to assist in funding the local volunteer company. Carroll County is the only contributing county at the moment. A minimal contribution used to be received from Frederick County, but in light of the current state of the economy has been withdrawn.

GOVERNMENT FACILITIES

MOUNT AIRY TOWN HALL

Situated in the heart of the downtown area, the Mount Airy Town Hall is located at 110 South Main Street. At this location, the administrative offices for Water and Sewer, Finance, Engineering, Code Enforcement and Community Planning are accessible to the public. Recently renovated in 2007, the Town Hall was expanded slightly to accommodate adequate office and meeting room space. Regularly monthly Town Council meetings are held at this location. The Town Council Room also serves as the venue for various Town Commission Meetings. In addition, the Town Hall also serves as the location for an Operations Center for the coordination of emergency management services for the Town.



FLAT IRON BUILDING

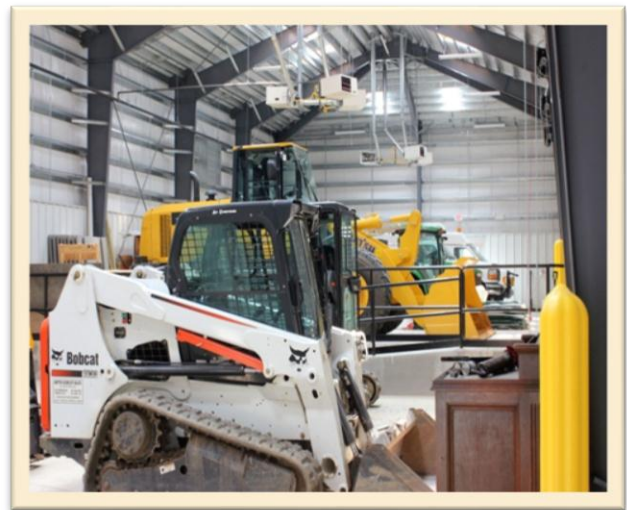
The Flat Iron Building is a Town icon that is located at 2 Park Ave. This well-known building currently hosts the Resident Troopers office and the Historical Society's museum. The building is in need of structural repairs and the Town is currently looking at options for either making repairs or replacing the building with a similar structure. The Town did a feasibility study to see what options were available and is deciding on the best way forward. Due to the strategic location of the building, being situated in the heart of the Downtown, the future uses must be carefully considered to the best benefit to Mount Airy, its businesses and residents.



REBUILT IN 1903, THE FLAT IRON BUILDING WAS PURCHASED BY THE TOWN OF MOUNT AIRY IN OCTOBER OF 1951

MOUNT AIRY MAINTENANCE FACILITY

The Mount Airy Maintenance Facility is located at 215 Prospect Road, just west of Prospect Park. This facility serves as the central operating location for the Department of Public Works and has been part of the Capital Improvements Program and has been undergoing both site and structural upgrades. The Mount Airy Maintenance Facility is not a public facility, but functions to allow the Public Works staff to directly serve the Town residents in an efficient manner.



LIBRARY AND SENIOR CENTER

MOUNT AIRY BRANCH LIBRARY

History

In 1965, the Carroll County Commissioners gave the Town of Mt. Airy permission to open a community library, with the provision that the Town raise \$3,000 to refurbish and furnish a room above the Town office at the time located in the Flat Iron Building. Four months later, after donations and fund-raising events such as a benefit shoot at the Rod and Gun Club, a dance for teens, and a book sale, the library opened. In



1974 the Mt. Airy Community Branch moved to the former American Grocery Building, now serving as the Town Hall offices, and in 1993 a new full-service Mount Airy Branch Library opened on Ridge Avenue.

The Carroll County Public Library (CCPL) provides numerous services and community programs of varying degrees within each community. Activities include youth reading programs, book clubs, theatrical renditions, music sharing, and history programs specific to our home state of Maryland. This location is equipped with one large and one small meeting room available to rent for meetings. The Mount Airy Branch serves area citizens well and provides an important community amenity for all ages.

The Mount Airy Branch Library is celebrating its 20th anniversary this year. The County Commissioners reinvest tax payer money into maintaining county-funded facilities. The most recent renovations to the library began in 2012. Plans include repavement of the driveway, and reworking of the sidewalk to improve grade and accessibility.

MOUNT AIRY SENIOR CENTER

Located on the same site as the Mount Airy Branch Library, but operating as a separate facility, is the Mount Airy Senior and Community Center. Supported by the Carroll County Bureau of Aging and Disabilities, a variety of programs such as nutrition, recreation, education, health, and socialization are offered Monday through Friday. This center is conveniently located in close vicinity to the neighboring senior housing development.

Planning for regional libraries and senior centers are part of the Carroll and Frederick County capital improvement process and based on critical population densities.

WATER/ WASTEWATER

WATER SUPPLY

The Town of Mount Airy is not only located in two counties, but also divided into five different watersheds. For the past five years, the Town has been under a Consent Order with the Maryland Department of the Environment to find additional source water for the Town's increasing water supply demands. The Town operates strictly off of groundwater supply, and all other options for a long-term water supply have been limited due to financial considerations. The Town has upgraded their storm drain system along Main Street over the past year as well as placed 8,000 Linear Feet of pipe for the water main, making the main a 12" line.



The unconfined fractured rock aquifer is the source of water supply for the Town. The system uses 11 wells to provide a municipal water supply for over 9,300 residents. There are transmission and feeder mains and five pumping stations with five above ground retention/contact tanks. The Town also operates three elevated tanks capable of holding over 1,700,000 gallons in reserve. The main well field is located in Frederick County and consists of wells #1-4. Wells #5 and #6 are located in Carroll County west of MD 27. Wells #7 (Twin Ridge Subdivision) and #8 (Summit Ridge Subdivision) were brought on line as a result of those two subdivisions. Public Well #9 was on Town owned property and subsequently developed and well #10, was brought on by way of development activity. Public well #11, recently brought on line within the last year is located on South Main Street, is located on Town owned property and put into service to fulfill the requirements of MDE to satisfy the water allocation of existing approved 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	
Total Gallons Per Day Allocation	927,000 gpd	765,000 gpd

As of 2013	Water	Sewer
Pipeline	Available	Available
Vacant Land and Redevelopment	Need to Find 221,500 GPD	Available
Outer Growth/Annexation Areas	Not Available	Not Available
Exception: Harrison & Leishear	Available (With 4 Wells on Property)	Available

Demand for infill and future
(Residential/Commercial/Industrial) 424,000 gpd

Total Demand 1,189,000 gpd

Current Maryland Department of the Environment has allocated and permitted the Town for a total of 927,000 gallons per day to be extracted from all eleven wells currently on line. The Town recently constructed in the last five years a third water storage tank capable of holding 1,000,000 gallons per day of water in reserve.

Refer to the Municipal Growth Element for existing vacant land inventory and future annexation areas and projected water capacity demands.

WATER SUPPLY LIMITATIONS

The Town of Mount Airy has historically utilized groundwater wells for its primary water supply. The emphasis on groundwater supply has served the Town well over the last thirty years

and the Town has been fortunate to find, purchase and drill several large production wells, all within our municipal boundaries.

The Town would like to continue this trend of reliance on groundwater resources within the municipal boundaries. The Town also understands that a long-term water solution may not fit within these desired criteria. Most importantly, the ultimate water supply side must not exceed the design capacity of our WWTP, permitted at 1.2 million gallons per day processing capacity.

WASTEWATER

The Town of Mount Airy currently has 11 wastewater pump stations that move wastewater over the various ridges throughout the Town which all feed into a single wastewater treatment plant. This plant has a permitted treatment capacity of 1.2 Million gallons per day. This plant was built with the original sewer system in 1972 and has undergone 3 major upgrades.

The first upgrade was around 1989 and expanded the plant to meet the capacity of numerous developments recurring in Town.

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

In 2010, the wastewater plant was upgraded to Enhanced Nutrient Removal (ENR) technology. The TETRA Denite system combines the denitrifications and filtration process to further reduce TN and TP down below the stringent 3mg/liter and 0.3mg/liter discharge limitations respectively.

This effective removal process is undertaken by introducing methanol as a carbon source. It has proven to be very effective in meeting the State's requirements.

WASTEWATER LIMITATIONS

The WWTP has reached its design capacity and physical capacity at its present location. A second plant would be cost prohibitive for the Town now and in the future.

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

SOLID WASTE AND RECYCLING

Solid Waste disposal is considered a critical public service. The Recycling and Sanitation Commission was created in 1990 to address State legislation requiring mandatory recycling. This commission, of up to nine members, has directed the collection and disposal of solid waste and monitored the ever-changing landscape of recyclables over the past 23 years.

Town Code requires mandatory recycling within the Town. Curbside recycling has been in operation since 1992. All paper, glass, plastic and cardboard continue to be collected once weekly throughout the entire Town. The "single-stream" curbside method used allows all recyclables to be "commingled" in the same recycling container. In 2008, the Town participated in a pilot program with Frederick County that provided 65-gallon totters with lids and wheels, more than tripling the container size. Recycling efforts dramatically increased, resulting in a decrease in landfill tipping fees. The Town extended the pilot program to the Carroll County side of Town in the spring of 2009, experiencing the same degree of success. This method is still in place today.



THE BLUE RECYCLING BINS ARE A REQUIREMENT THROUGHOUT THE TOWN

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

Mount Airy also provides yard waste pick-up approximately every other week, April until December. Every year, right after the New Year holiday, Christmas trees are collected and recycled. A yearly large item bulk pick-up is normally scheduled in the spring, of larger items; lawn mowers, grills, and items that aren't allowed on a weekly basis.

The Town maintains a Downtown Trash and Recycling Center to help with the logistics of solid waste and recycling collection in the downtown environment. The combination of residential and commercial collections in the historic downtown zone led to this innovative solution to solve the problems of the different needs of these two entities. Our commercial hauler collects the one trash dumpster and two comingled recycling dumpsters three times each week. These dumpsters are contained in a locked facility, restricting access to only those authorized individuals and commercial enterprises that have been issued a key. This center was recently upgraded by paving the pad and hanging new signage. Future plans call for the installation of a surveillance camera and solar motion sensor lighting.

The future of solid waste disposal and recycling is very bright. Currently 34% of all residential waste is recycled. The eventual goal is to develop material recovery facilities that can receive all waste and divide it into those items that can be recycled and those that can't. After extracting recyclables, the resulting solid waste will be separated into the small fraction of organic matter that can be broken down through anaerobic digestion and waste to be used as fuel for "waste-to-energy" facilities.

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

Short term goals for recycling in Mount Airy involve informing the residents as more types of waste become recyclable. Plastic shopping bags, dry cleaning bags and plastic clothing bags currently are recycled separately. As new processes are developed to handle more recyclables, information will be distributed. Reducing the tonnage and tipping fees paid at the landfill or transfer station will save money for the Town and its residents. The single largest cost involved in solid waste and recycling is the collection process. The eventual goal of once-a-week pick-up of ALL solid waste will realize savings for the Town residents.

CHAPTER SIX: MAJOR GOALS & IMPLEMENTATION STRATEGIES

GOAL 1: Given their importance and essential contribution to the health and development of the Town, ensure adequate long range planning, program implementation and financial support for the Town's Community Facilities and Public Services.

IMPLEMENTATION STRATEGIES:

- Develop a strategic and cohesive Capital Improvements Program for all Community Facilities and Public Services.
- Continue to include Capital Improvement Projects in the “out year” considerations with each annual budget
- Identify potential funding sources to support planned facilities.

GOAL 2: Identify program and operating goals for each facility and service for a timeframe TBD.

GOAL 3: Devise and implement assessment processes appropriate to each facility and service and begin to apply the processes consistently over time. Report the findings publicly on a TBD frequency and spur discussion, feedback and appropriate response by the Town's Commissions and the Town Council.

GOAL 4: Look for opportunities with the Town's Community Facilities and Public Services to gain planning and operational efficiencies.

IMPLEMENTATION STRATEGY:

- Establish bi-annual work sessions involving Town Officials, Commission representatives, and Town Administration Staff to identify current efforts, common goals, and opportunities for collaboration.

Mount Airy Parks and Recreation

- Parkland
- Trails - Designated for Future
- Designated Bikeway - Future

EXISTING FACILITIES

1. Watkins Regional Park
2. Prospect Park
3. East - West Park
4. Village Gate Tennis Courts
5. Village Gate Soccer Field
6. Twin Ridge Elem. Ball Fields & Soccer Fields
7. Wildwood Park - Walking Trail
8. Summit Ridge Ball Field
9. Summit Ridge Soccer Field

PROPOSED RECREATIONAL FACILITIES

10. Designated Bikeway - Future - Townwide
11. Pond at Nottingham Development
12. Future Rail to Trails Recreation Trail
13. Town-owned Space
14. Ball Fields
15. Ball Fields - Watersville
16. Fireman's Carnival Grounds

1" = 2000'



The Parcel Layer shown hereon is a Preliminary Dataset produced through the current Carroll County Government/E-911 project using 'Maryland Property View' data, and is subject to change.

Prepared by the Carroll County Dept. of Planning, 6/03 (SB)

Revised by Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

**Draft
Revisions**



Mount Airy Existing Facilities

CIVIC BUILDINGS

- A. Mt. Airy Town Hall
- B. Parr's Ridge Library and Senior Center
- C. Mt. Airy Volunteer Fire Company
- D. Twin Ridge Elementary School
- E. Mt. Airy Elementary School
- F. Mt. Airy Middle School
- F1. Parr's Ridge Elementary School

PARKS

- G. Watkins Park
- H. Prospect Park
- I. East - West Park
- J. Summit Ridge Park
- K. Wildwood Park
- K1. Windy Ridge Road
- K2. Twin Ridge Ballfields
- K3. Twin Arch Crossing Soccer Field

HISTORIC SITES

- L. Pine Grove Cemetery
- M. Mt. Airy Train Station
- N. Twin Arch Bridge
- O. Parrs Spring

CHURCHES

- P. Calvary United Methodist Church
- Q. St. James Episcopal Church
- R. Mt. Airy Baptist Church
- S. Church of Latter Day Saints
- T. Mt. Airy Christian Comm. Church
- U. Warren Methodist Church
- U1. St. Andrews Presbyterian Church

OTHER

- V. Mt. Airy Carnival Grounds

1" = 2000'

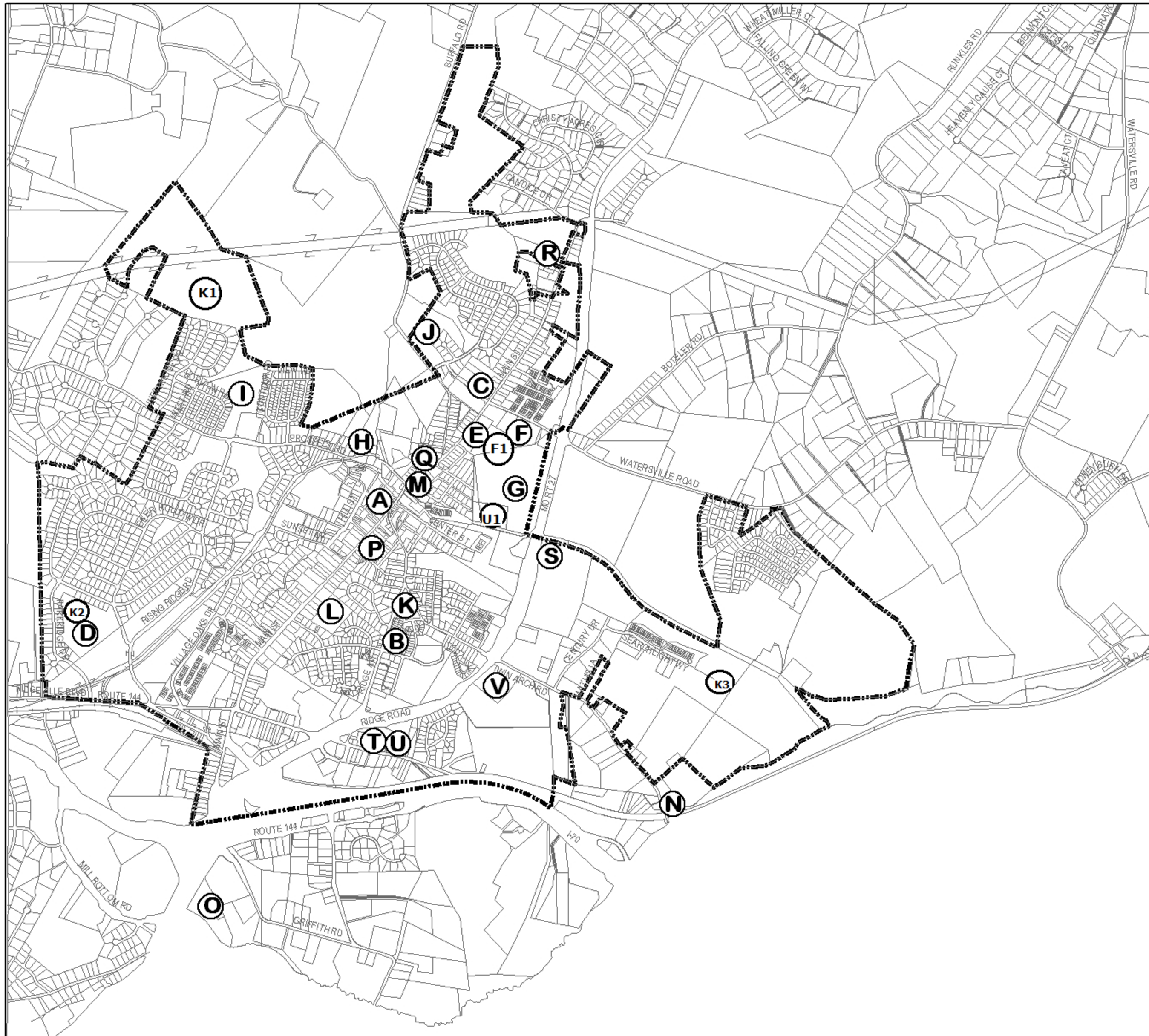


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Prepared by the Carroll County Dept. of Planning, 6/03 (SB)
Revised by Town of Mount Airy 10/13 (HS)

Town of Mount Airy Master Plan 2013

Draft
Revisions



CHAPTER SEVEN: COMMUNITY DESIGN GUIDELINES

A person's perception of his or her community comes from experiences that are in part shaped by the structure and elements of the public realm. A tree-lined street provides peaceful setting for evening walks. Main Street and Park Avenue host festive community parades. The mere presence of religious and civic buildings can both comfort and inspire as well as historic sites recalling the roots to our past. All of these elements of the built environment serve a purpose greater than the bricks, mortar, or landscaping from which they are made. It is this ability of the man-made environment to evoke emotional responses that obligates us to manage the public realm in a responsible and thoughtful manner.

The public realm is the network of places, spaces, and buildings of which many people in the community feel a part. It is not enough for new development only to provide good roads, expand water and sewer systems, or meet building codes. New development should respect the qualities of the town and contribute new features designed to be compatible with the old, and contribute to citizens pride in their community.

The Master Plan can play a central guiding role in enhancing the public realm by speaking generally as to the existing qualities in order to preserve them, by identifying missing needed elements of the community and planning for their provision, and by requiring future growth to respect and contribute to the Town character.

DESIGNING FOR THE SHARED VISION OF THE COMMUNITY

In response to the policy recommendations set forth in the 2003 Comprehensive Master Plan, The Town adopted Design Guidelines in 2010. *The Design Guidelines: Additions and New Construction for Town of Mount Airy Maryland*, and the companion document *Design Guidelines: Rehabilitation of Historic Properties in Town of Mount Airy, Maryland* were created.

Through the Design Guidelines, the community has identified the vision, as well as the specific design elements and values that are desired. This vision is supported by the findings revealed in the 2008 Mount Airy Town Survey.

While the primary objective of the guidelines is to encourage aesthetic compatibility in building design, the same values extend to overall site design, public walks, landscaping, signage, and

roadway connections. These documents serve as descriptive guiding principles that work in concert with the Subdivision and Zoning Regulations to maximize the value benefits of both form and function.

CHAPTER SEVEN: MAJOR GOALS & IMPLEMENTATION STRATEGIES

GOAL 1: Reinforce the significance of Main Street to the Community by creating "gateways" to Main Street, encouraging streetscape improvements, supporting downtown preservation, and revitalization opportunities. Partner with the SHA for continued improvements to Main Street.

IMPLEMENTATION STRATEGIES:

- Designate the Main Street and Center Street Corridor as priority development areas.
- Concentrate the placement of pedestrian and bikeways that connect to the Town Center.

GOAL 2: Develop a linear park along an east-west route to interconnect new development, existing Town parks, the historic B & O Railroad right-of-way, and the South Branch of the Patapsco River.

GOAL 3: Improve the quality of new development through greater attention to site development, enhanced streetscapes and lot designs.

IMPLEMENTATION STRATEGIES:

- Incorporate the Design Guidelines principles into all proposed site development plans.
- Employ all available tools to promote and enhance the Town's cultural and historic resources and structures.
- Reinforce the "small town" attribute in the design in new commercial, residential, and mixed use areas.
- Showcase local talent and incorporate into the community design.
- Include a variety of artwork and arts activities in public places, such as parks, public buildings and plazas.
- Support efforts to expand arts resources in the community, such as arts and crafts learning opportunities, art exhibits, shows, and competitions

- Partner with local businesses to showcase community artwork.
- Partner with local businesses, residents and developers to design the gateway corridors of the community so that that will become attractive entrances into the Town of Mount Airy.
- Design and implement a continuity of opportunity to support the Downtown area as the Town's preferred destination.
- Develop a Route 27 Corridor Master Plan to ensure orderly and compatible development in keeping with the Town's vision to retain its small town charm.
- Evaluate available mechanisms to secure, improve, or redevelop uninhabitable abandoned structures with significant historic value, rather than allow the demolition thereof.
- Monitor the condition and occupancy of "at-risk" buildings with significant historic value and intervene as appropriate. Develop public-private partnerships as appropriate in order to preserve important structures

GOAL 4: Review opportunities with existing neighborhood developments that will provide a measure of continuity or integration greater than the current exist within the development.

CHAPTER EIGHT: IMPLEMENTATION

The 2013 Comprehensive Master Plan serves many purposes. It is an analysis of the current state of the Town and a "vision" of where the Town desires to be in the future. The plan is an internal policy document guiding local decision-making effort. A strategy is identified and discussed to identify means of achieving the goals. The Plan serves as a statement of intent for neighboring governments, developers, and similarly interested parties so that they may be aware of the Town of Mount Airy's concerns. It will also help to coordinate the Town's plan with the comprehensive plans of surrounding jurisdictions.

One of the fundamental challenges of the Plan is the constant reminder that all issues are interrelated. Land-use planning, environmental stewardship, infrastructure provisions, and adequate public facilities provisions are all affected by each other. When making decisions on any one issue, the indirect impact on other concerns must be weighed.

Many of the Plan recommendations will impact new development. This does not necessarily mean more regulation, but intends to better regulate by ensuring that the Code and Ordinances achieve their intent, that different criteria do not conflict with each other. It should be a goal to streamline the regulations so they address only what is necessary to achieve the desired result.

Each chapter of the Plan has specific policy recommendations that can be undertaken to achieve the stated goal. The following text outlines an order for implementation of the primary policies and actions.

ZONING MAP AMENDMENTS

The first priority after the Comprehensive Plan is to revise and amend the Town of Mount Airy Zoning Map to reflect the zoning classification revisions for parcels of land as recommended by the Plan and approved by the Town Council. A new comprehensive map must also be updated to reflect any zoning changes that are made during the Comprehensive Plan process.

Ideally, the Comprehensive Plan Map should match the existing or updated zoning map, which then should accurately reflect existing land use. The Comprehensive Map is a guideline for future development and should be adhered to as closely as possible.

COMPREHENSIVE MASTER PLAN IMPLEMENTATION STRATEGIC WORK PLAN

The Town of Mount Airy will begin developing a Strategic Work Plan during the winter of 2014. The work plan will outline how the goals and vision of the 2013 Comprehensive Plan will be implemented over the next 8-10 years, and will include the execution of a Community Needs Assessment for the 2023 Comprehensive Master Plan Update.

ZONING ORDINANCE AMENDMENTS

Zoning ordinances implement the principles of the Comprehensive Master Plan and should be updated on occasion to continue to reflect the policies advocated by the Comprehensive Master Plan. Regular evaluations of the Town Zoning Codes are necessary to ensure the Comprehensive Master Plan is being followed. A comprehensive evaluation of the Town Zoning Ordinance is scheduled to take place after the Comprehensive Master Plan for the Town is completed.

MIXED USE ZONING AND OFFICE PARK EMPLOYMENT ZONING

The Town of Mount Airy Planning Commission will initiate amendments to the zoning regulations to establish at least two new zoning classifications known as “Mixed Use Zoning” and “Office Park Employment Campus Zoning” in accordance with the adopted Master Plan. Development of both zoning classifications will be a priority focus upon adoption of this plan. In order to ensure the establishment of zoning classifications that address both the needs and concerns of the citizens, the community will be engaged early in the planning process.

ROUTE 27 CORRIDOR COMPREHENSIVE MASTER PLAN ELEMENT

The Town of Mount Airy will begin developing a Route 27 Corridor element in the summer of 2014. Planning Administration will hold a series of meetings with the Planning Commission, Town Staff, State and County agencies, land owners, and community organizations to develop a strategic plan to consider the orderly development for the future of the Route 27 corridor. The large majority of vacant land lies on the east side of Route 27 and warrants a comprehensive analysis to balance goals to promote economic growth and preserve the qualities of the small town that are widely desired by the citizens of the Town.

NATURAL RESOURCE POLICIES

Once the revised Zoning Ordinances and Map are adopted, attention should be focused on review of natural resource protection policies. Some of the primary continuing concerns are water resource issues including well exploration, protection, and stormwater management practices. Conflicting policies with regard to well exploration and development within the Town Code should be revised. The protection and preservation of natural resources will be a priority when considering new development and proposed land development policies and zoning ordinances, including the proposed Mixed Use Zoning and the Office Park Employment Campus Zone.

SUBDIVISION REGULATIONS

Many of the regulations within the Subdivision Ordinance should be reviewed for compatibility with land-use and zoning goals and natural resource policies. In addition, the chapter on Community Design Guidelines recommends that a more detailed review be given to site plan analysis. This attention should also emphasize the character and aesthetics of new development as well as infrastructure provisions.

PUBLIC FACILITY AND INFRASTRUCTURE POLICIES

Town policies that affect the provision of infrastructure and facilities required by development should be evaluated. It is vital that new development does not decrease the level of services for the existing community, or create a demand the Town is unable to meet. "Sustainable development", a phrase often used to describe global environmental responsibility, is also appropriately applied to the responsibility that should be borne by development. Infrastructure or facilities that the Town manages, including water, sewer, trash, recycling, street and parks maintenance and similar services can be comprehensively managed by the Town. The Town should cooperate with county or state efforts to maintain levels of service for schools, county and state roads, libraries and other facilities in part or wholly provided by the county or state. The Town can improve its management of services and facilities by better tracking techniques. "Master Plans" for the water and sewer systems, road maintenance and construction, parks and recreation improvements and stormwater management can be drawn to anticipate development at the applicable zoning category and density. Impact fees or dedications that are applicable can also be anticipated; helping to evaluate whether required exactions would meet the intended goals for the Town. System wide regular evaluations of the public facilities will also assist in avoiding any serious "shortfall" situations that may place the Town residents in jeopardy.

INTER-JURISDICTIONAL COOPERATION

The second chapter of the Master Plan outlines some of the complex issues the Town must address given its location at the corner of four counties and pursue discussion of how each county's planning policies affect the Town and the Mt. Airy region. Of particular importance are Frederick and Carroll Counties support in building a better Mount Airy. This has been achieved and continues to be achieved by permitting the Town to control development within its limits, limit development outside the Town and by locating services where they properly belong within the established community boundaries. It will take several years to address most of the issues raised in this Plan. The next plan effort, which is required within six years after the adoption of this plan, should review the success or problems encountered in adherence to the policies presented herein. Inevitably, some recommendations will have been successful and others may have been too difficult to implement. The underlying concern of all recommendations is the betterment of the community for all residents, present and future. Following the overall "vision" of what the Town wants to be in the future is essential. Adherence to this conviction, through the implementation of this plan and subsequent revisions, will lead the Town toward a better future.