

Mount Airy Environs

# Mount Airy Environs Community Comprehensive Plan

Newsletter #1

Issued: December 2002

## Inside...

### Page 2

- ◆ **The process of updating the comprehensive plan for the community**

### Page 3

- ◆ **Some of the demographic characteristics for the community**
- ◆ **Area overview and development trends**

### Page 4

- ◆ **Where to go and when to participate in the community workshops**
- ◆ **Who to contact for more information**

## Community Participation Sought for Comprehensive Plan Update

Carroll County is now updating the comprehensive plan for the Mount Airy Environs community. Resident and business participation in this process is very important. To develop a plan that reflects the desires and needs of the community, the County needs to know what your vision is for the future of the community, what you feel are its strengths, what challenges it will face, and what your goals for this plan are. Knowing the goals and desires the community has for its future will help in figuring out ways to get there.

In the next several months, you will be invited to provide feedback on these issues in two different ways. A series of community workshops will be held to obtain input on the general directions that the comprehensive plan should be taking. Another series of workshops will be held once a list of suggestions for achieving the plan goals is developed. Recommendations will include any proposed changes in land use designations. This series of workshops will allow people to react to and

prioritize the proposals and to provide opportunity to add suggestions of their own to achieve the goals. All members of the community are encouraged to attend and participate in these evening sessions.

The second type of feedback will come through a survey that will be sent to all property owners in the community. This survey will also address some of the overall issues and visions for the plan. However, it will include a few more specific issues that will help ensure that the community's needs are addressed. It is important for each household to fill out and return this survey to ensure that all viewpoints are covered. Please be watching for them to arrive at your mailbox in a couple of weeks.

Since the State's property records are used to develop the mailing list for this survey, we need your help in identifying addresses of renters, both residential and commercial, so they can be added to our mailing list. Surveys and newsletters will also be available

(Continued on Last Page )

# The Process of Updating a Community Comprehensive Plan

The community comprehensive plan update process is divided into six separate phases, each phase having a distinct and specific focus or set of tasks.

**Phase 1** is the Background Work Phase. During this time, staff researches existing uses of land, current conditions of community facilities, and community demographic characteristics. Staff also interviews community officials, develops the initial study area maps, and prepares the survey and the first newsletter.

**Phase 2** is the first Community Participation Phase. All community households receive a series of newsletters. These newsletters inform the community of plan update progress and upcoming community workshops. Each household also receives a survey. This survey gives each household in the community the opportunity to participate and share its needs. This phase includes a community workshop series. Participants identify their desires for the community's future, the goals the community wants to achieve, and other issues specific to the Mount Airy community. The community workshops result in a better picture of what the community wants to accomplish and where it wants to go in the

future.

Based on the Phase 1 background work and the direction for the future provided by the community, during **Phase 3** County staff will develop a recommended list of ways to

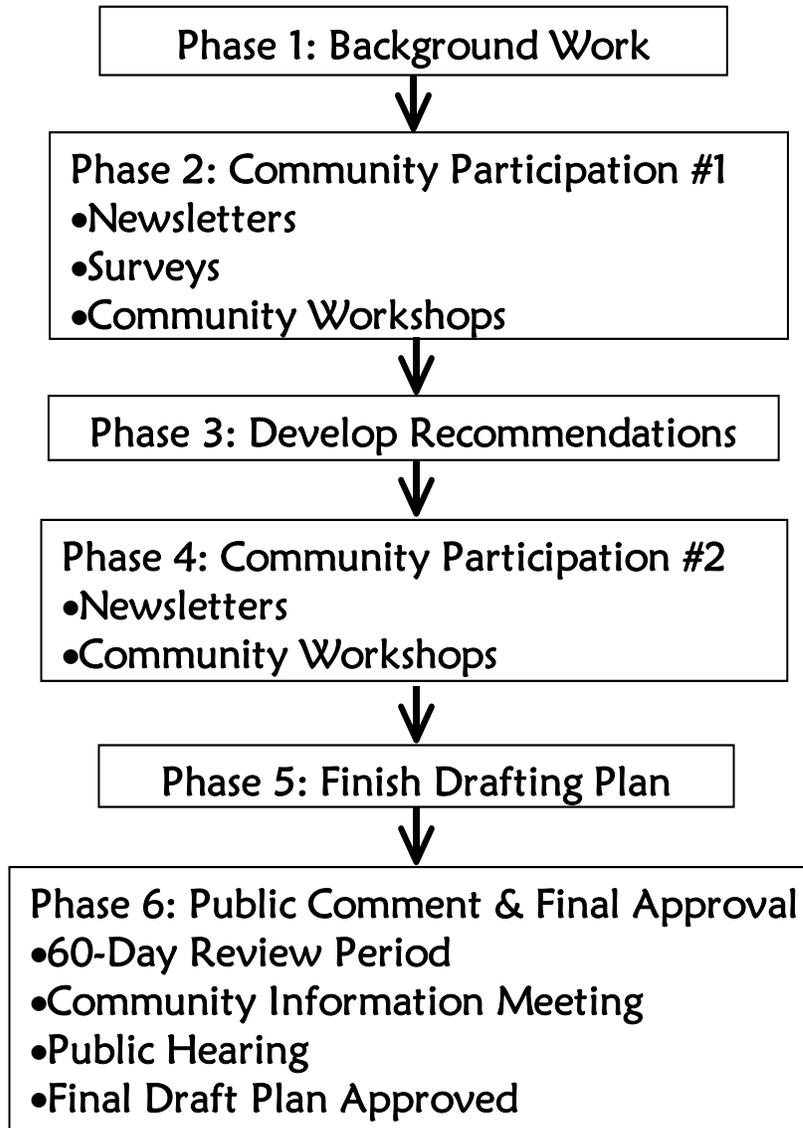
recommendations, is prepared and sent out to give the community the opportunity to review the recommendations prior to the next set of workshops. These workshops allow the community to give feedback on these

recommendations and make additional suggestions before finishing a draft plan.

During **Phase 5**, a draft plan incorporating the workshop results is developed.

In **Phase 6**, the draft plan is available for a 60-day public review period. State agencies and neighboring jurisdictions also review the draft. A community meeting is held toward the end of this review period to allow community members to ask any questions needed to fully understand the draft plan and to be able to provide well-informed

written or verbal comments at the public hearing. Following the public hearing, the County Planning Commission will review the comments and prepare and approve a final draft plan. They forward this draft to the elected officials for adoption. ☆



achieve the goals. Any proposed land use designation changes or additions needed to accomplish these goals are mapped.

**Phase 4** is the second Community Participation Phase. A newsletter, which includes all the

## Did you know....?

❖ In 2001, the estimated population of the Town of Mount Airy was 7,431, and the surrounding area of the Mount Airy Election District was 4,347.

❖ The Mount Airy Environs Study Area is comprised of approximately 13.78 square miles. Its population is growing at a slightly higher rate than the county as a whole. From 1990 through 2000, the population of the election district (minus the town) grew approximately 24 percent. The overall county population grew by 22 percent during the same time period.

❖ According to the 2000 Census, the estimated number of persons per household in the Mount Airy Election District was



2.92. This number is also slightly higher than the estimated 2.8

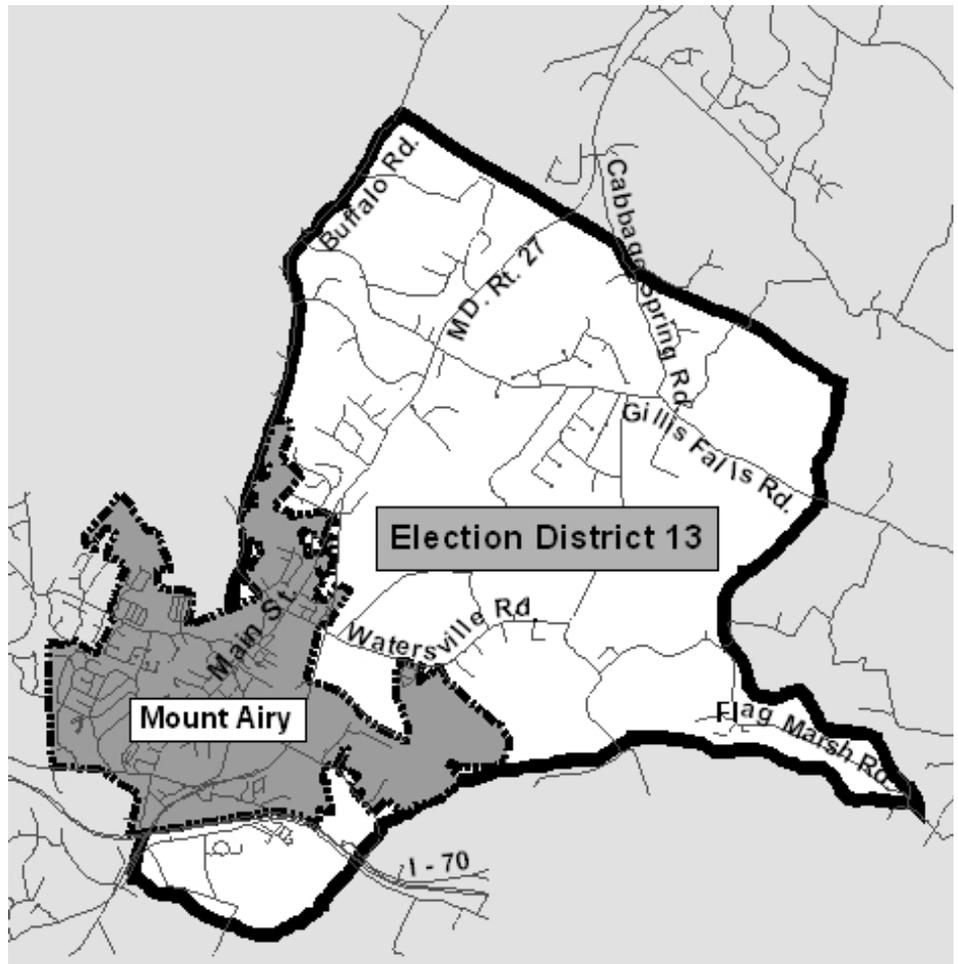
persons per household for Carroll County over all.

❖ The 2000 Census indicates that family households represent about 80 percent of the total election district. An estimated 86 percent of the family households were married-couple families. The majority of those households contained 2, 3, or 4 family members.

❖ In 2001, there were more than 2,411 acres of agricultural zoned land in the 13th election district, while commercial and industrial uses accounted for less than 36 acres combined. ☆

## Area Overview

It has been twenty years since the comprehensive plan for environs outside the Town of Mount Airy has been updated. The population of the town and the environs area has grown significantly since that time. Due to Mount Airy's proximity to both the Baltimore and Washington regions, what was once a rural area has become a rapidly growing suburban community. Because of the expansion of the Mount Airy corporate limits, age of the current adopted plan for the environs area, and continued population growth and development pressure, a full update of the plan for the environs area will provide an opportunity to evaluate remaining developable land, as well as create a plan that is consistent in format and content to other community plans in the county. ☆



## Community Participation Sought...

(Continued from Page 1)

at the County Office Building.

The community workshops and

the survey are designed to provide every household in the Mount Airy Environs community with the opportunity to provide its input in this process.

community participation effort a success! ☆



It's up to you to help us make this

### For more information...

If you have questions regarding anything you have read in this newsletter or about the process in general, please feel free to contact the planners for your community, Sandy Baber and Scott Graf. Sandy and Scott work with the areas within the 13th Election District. As the project managers for this process, Sandy and Scott can be contacted at the following address, phone number, and e-mail address:

Sandy Baber / Scott Graf  
Carroll County Planning Department  
225 North Center Street, Rm 204  
Westminster MD 21157  
410-386-2145 [phone]  
410-386-2120 [fax]  
[ccplanning@ccg.carr.org](mailto:ccplanning@ccg.carr.org)

Information may also be found on the County website:

<http://www.carr.org>

### What is Carroll Transit...

Carroll Transit is a private non-profit corporation providing a specialized transportation service called "demand-response". While its primary function is to meet the needs of the elderly, mentally and physically challenged, and the transportation disadvantaged, the service is available to anyone. Carroll Transit operates Monday through Friday from 7:00 AM to 5:00 PM. Advanced reservations are necessary. Fares for the general public are \$2.00 per zone traveled. For more information or to schedule a ride, please call (410) 876-7433.



### Upcoming Community Workshops...

◆ **Introduction & Vision for the Future** (snow dates will apply if schools are closed or evening activities are cancelled on the night of a scheduled workshop)  
Tuesday, February 18th  
7:00-9:00 pm  
Mount Airy Middle School

◆ **Goals & Specifics on Issues**  
Wednesday, February 26th  
7:00-9:00 pm  
Mount Airy Middle School

◆ **Snow Dates (if necessary)**  
Tuesday, March 4th  
Wednesday, March 12th



Carroll County Bureau of Planning  
225 North Center Street  
Westminster MD 21157

ADDRESS SERVICE REQUESTED

