



Mount Airy Environs Community Comprehensive Plan

Newsletter #3

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Process and Progress Update

The process of updating the *Mount Airy Environs Community Comprehensive Plan* is now moving into its second community participation phase. A vision statement and a set of goals were developed based on the results of the first set of workshops held in March 2003. Those vision and goals appeared in the newsletter sent out to the community in the summer of 2003.

Since that time, the Town of Mount Airy has adopted a revised *Town of Mount Airy Master Plan* in April 2004. The Mount Airy Master Plan helped to further delineate and define an ultimate growth area boundary for the Town and the proposed land uses within the growth area. The County incorporated the recommendations from the recently adopted town plan into the draft *Mount Airy Environs Community Comprehensive Plan* to better coordinate our efforts and achieve the vision and goals of the

community. The maps prepared depicting proposed land use designations and facilities as part of this phase of the process also reflect and are consistent with the desires of the *Town of Mount Airy Master Plan*.

The Towns and the County have established a strong spirit of cooperation in developing comprehensive plans for each community. Therefore, the proposed text recommendations included in this newsletter are a combination of those shown in the *Town of Mount Airy Master Plan* and some additional recommendations that will help to enhance the Town's implementation of the plan. The recommendations adopted as part of the *Town of Mount Airy Master Plan* have already been examined through the public process. The additional recommendations shown in bold will be one of the subjects of the next community workshop.

As the next step in the process, the community is invited to participate in a community workshop — the date, time, and location of which is shown on page 4 of this newsletter. We hope that you will be able to attend. During this workshop, opportunity will be provided for the participants to learn more information on the recommendations in the text for achieving the goals. The maps with land use recommendations and proposed facilities will also be reviewed at this workshop.

After the workshop, the Planning staff will incorporate comments from participants as appropriate and present its recommendations in a complete draft of the plan to the County Planning Commission.

During the last phase of the process, the draft plan is made available for a public review period. State agencies, the Town, and neighboring jurisdictions also review the draft at this time. Copies of the plan will be available for public review during this 60-day period. Once a draft of the *Mount Airy Environs Community Comprehensive Plan* is completed, it will be available for review on the web at <http://ccgov.carr.org/plan-d/complan.htm> and at all branches of the Carroll County Public Library. A community information meeting will be held toward the end of this time to again 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. The public hearing is generally the final opportunity before the adoption of the plan for the community to provide input and comments.

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

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Potential Recommendations for Achieving the Vision and Goals

Growth Management and Land Use

- Comply with the requirements of the 1992 Planning Act and the 1997 Smart Growth Legislation for Priority Funding Areas.
- Take a leading role in discussions with all four counties regarding growth management in the Mount Airy region. Adhere to the principles of the State mandated “Smart Growth” legislation.
- Advocate support for County policies that concentrate growth around existing centers, and, therefore, plan for growth.
- Maintain the current Growth Area Boundary and ultimate water and sewer service areas as approved in the *1994 Water and Sewerage Master Plan* with adjustments made for recent annexations.
- Continue to assign transitional zoning categories between residential uses and more intensive commercial and industrial classifications.
- Continue to require buffer areas between residential uses and more intensive commercial and industrial uses.
- Work with Mount Airy and Frederick County to establish a Growth Area Boundary and ultimate population growth limits for the Town that are beneficial to the Town and match future infrastructure improvements.
- Continue to require 10 percent open space dedications on useable ground as part of the subdivision approval process.
- Plan for additional commercial growth only where planned or existing infrastructure can support it.
- Provide comprehensive adequate public facilities analysis at the concept plan stage in order to completely evaluate new development proposals for residential, commercial, or industrial development.
- Encourage the “master planning” of large parcels of ground at the development stage to ensure maximum efficiency of land density, open space, and adequate infrastructure improvements.
- **Identify appropriate locations for future employment campus use.**
- **Implement subdivision and site design guidelines that promote a**

more compact style of development, give greater emphasis to preserving open spaces, and environmental and agricultural resources.

Transportation

- Plan for current and increased traffic on the Town’s street system, and to use the street system to foster and retain community character. The Town should continue to pursue the construction of an interconnected street system.
- Continue to explore and implement alternative modes of transportation. These alternatives may include, but are not limited to, carpool/vanpool or mass transit and coordination of bicycle/pedestrian paths proposed as an element of the *1998 Carroll County Land Preservation, Parks, and Recreation Plan* to serve as a safe transportation option within town.
- [The Town will] continue to monitor the level of service on all secondary roads within the town and implement improvements to those roads to maintain a level of service of “C” or higher.
- [The Town will] encourage the use of “traffic calming techniques” in new subdivision design and retrofit of older sections of town. Techniques such as landscaping improvements, pavement design, and roundabouts should be suggested.
- Continue to require sidewalks in all new projects, but emphasis should also be placed in providing safe pedestrian access in older areas of town and filling in sidewalk locations where they currently do not exist. All sidewalk installations shall provide for adequate separation distance from the road travel way.
- [The Town will] continue to work with the Maryland State Highway Administration to monitor the traffic conditions of MD 27 and work closely with the State on future improvements to that road to help maintain an acceptable level of service.
- [The Town will] continue to update a complete inventory of roads for the Town (as mandated by GASB-36),

which would include physical condition, paving width, storm drainage characteristics, sidewalk locations and width, mileage, and needed improvements to those roads. This information should be compiled and updated by the Town Streets and Roads Department to assist in the yearly improvements done to the town street system.

- [The Town will] encourage the incorporation of safe pedestrian and bikeways in the design of new roads and the upgrading of existing roads.
- Delineate future proposed road alignments in the outer growth areas of town to ensure the reservation of the right-of-way areas and to minimize the impact on environmentally sensitive areas.
- Support efforts to pursue State or Federal funding for non-highway transportation improvements.
- [The Town will] evaluate primary intersections within town on a regular basis to effect changes to signal phasing in order to maintain an acceptable level of service at those intersections.
- Work to establish the “Rails to Trails” path from the downtown to Watkins Regional Park.
- Provide coordination between the County and Town to develop a connecting rail-trail south to the Twin Arch Bridge. A trail should be developed alongside the South Branch of the Patapsco River. This trail should also be coordinated Howard County and the State of Maryland to reflect the “Greenways” corridor for the regional area.
- Encourage a pedestrian route interconnecting the west and east sides of town south of Prospect Road. This route should utilize sidewalks within existing road rights-of-way. If sidewalks along this route are not adequate, they should become priority projects when the Town considers such improvements.
- Require major subdivisions to have multiple access points to the Town of Mount Airy network.
- **Implement the 1998 Carroll County Land Preservation, Parks, and**

Recreation Plan recommendations in the Mount Airy environs.

- **Create a link between the town and the Gillis Falls Regional Park.**
- **Construct the Mount Airy area portion of the bicycle/pedestrian trail known as the Patapsco Regional Trail.**
- **Work with SHA and the Town of Mount Airy to limit future access points along MD 27.**
- **Identify locations where existing access points along MD 27 could be redirected to interconnected driveways between existing uses or to new parallel service roads.**
- **Connect Watersville Road West to Century Drive.**
- **Promote sidewalks and other pedestrian amenities wherever possible and identify both developed and undeveloped areas outside of town where sidewalks are absent and plan for the construction of these segments.**
- **Require developers to construct pedestrian/recreational amenities during the first phase of construction.**

Community Facilities

- Add to the water system well #9 (Town Well) and #10 (Flickinger Property) as recommended by the Hyder Associates Water Study, 2000.
- Construct and complete the new water storage tank to supplement the Town storage reserve of water.
- Continue to require well site development as part of the annexation process for new residential land development.
- Institute water conservation policies when necessary during drought conditions.
- Continuously monitor the WWTP flow according to current MDE standards.
- Reach agreements between the Town and the County regarding the phasing of growth so that both jurisdictions work in cooperation to effect orderly growth policies and the provision for adequate facilities and services.
- Continue to work with the Carroll County Board of Education to identify appropriate and feasible school improvements and new construction to serve the resident school population.

- Actively require land dedication for future school sites as part of the approval process of new subdivisions.
- [The Town will] expedite the Town development review process for any school-related projects.
- Promote the coordination of the Town and Board of Education to share school athletic facilities.
- Create policies that require developers to provide parking facilities with the parkland requirements for residential subdivisions.
- Determine a location for an additional 40- to 50-acre regional park in close proximity to Watkins Regional Park. This would be developed as a Town “regional facility” where multiple recreational facilities could be built to serve the town and surrounding population.
- Continue to provide pedestrian ways and bikeways within subdivisions to dedicated open space areas.
- Do not allow any dedication of “unusable” open space to fulfill the Town of Mount Airy parkland dedication requirements.
- Work with the fire companies and their association in both counties to determine a logical dispatch location to make the response time to alarms the most expedient.
- Require that all private nursing home and assisted-living facilities have private ambulance and EMT services on site at all times.
- Continue to consider the needs of the Fire Department when reviewing commercial and industrial site plan layouts and residential subdivisions.
- Evaluate the criteria that determine the number of resident troopers that is adequate to serve the resident population. Ensure that the proper ratio of officers to population is maintained at all times.
- Continue to educate the public about the advantages of recycling.
- [The Town will] make biannual bulk trash pickup financially feasible for the town.
- [The Town will] enforce fines for illegal yard waste dumping throughout town.
- [The Town will] find improved ways to deliver trash and recycling services to town residents.

- Develop an infrastructure balance sheet to determine deficiencies in public infrastructure prior to approving new development.

Natural Resources

- Consider adoption of stream buffer standards based on the Carroll County Water Resource Management Standards and other available resources.
- Facilitate goals of the Forest Conservation Act by identifying priority forestation areas in the town and making available appropriate additional public property for offsite forestation.
- Consider adoption of the Water Resource Management Standards developed by Carroll County or other legislation to better protect groundwater resources.
- Support Carroll County efforts to develop the Gillis Falls Reservoir.
- Follow the guidelines for the State NPDES program and track the sources of local illicit discharge points.
- Require additional well exploration and development for any future expansion of the Town boundaries because the current well system is obligated to existing planned development.
- **Complete land acquisition for and preserve the Gillis Falls Reservoir site as a potential future water supply.**
- **Work with the Town on adoption of the environmental ordinances and associated manuals adopted in the Spring of 2004 by the Board of County Commissioners and identify enforcement responsibilities.**

Economic Development

- Continue to attract commercial and industrial development to provide a tax base necessary for balanced growth as a regional center.
- **Prioritize extension of water and sewer to industrial or commercial areas and/or investigate possibility of on-site well and septic systems in developable areas that the Town doesn’t intend to serve.**

Historic/Cultural Resources Goal

- Employ all available tools to protect and enhance the Town’s cultural and historic resources and structures.

