

Community Participation...

The *Mount Airy Environs Community Comprehensive Plan* update process provided many opportunities for the community to participate in each part of the process.

A mailing list of all property owners in the 13th election district outside of the Mount Airy town limits was created using State property data. **Newsletters** were sent to all property owners on this list in December 2002, July 2003, and June 2004. The first described the process and upcoming community meetings. The second provided the results of the first set of community workshops. The third newsletter, sent prior to the second set of community workshops, included recommendations to consider adding to the draft plan.

A **survey** was mailed out in December 2002 to all property owners. It asked questions about various issues important to the community. Approximately 31 percent (442 out of 1,414) of the surveys were returned. Community leaders representing various aspects of the community were **interviewed** throughout the Fall of 2002 to provide additional direction.

Community workshops were held on March 4, 2003, March 12, 2003, and June 22, 2004. The first two workshops addressed the vision and goals for the community. Participants at the third workshop gave feedback on potential recommendations and prioritized them.

Questions and comments were taken on the draft plan recommendations at a **community information meeting** held on October 5, 2004. A community information meeting will be held on the current draft on April 7, 2005.

The **60-day review period** allows the State, neighboring jurisdictions, and citizens to comment on the Planning Commission proposed draft plan. The Commission will hold a **public hearing** following the review period. ☆

If you have comments regarding the Planning Commission's draft *Mount Airy Environs Community Comprehensive Plan*, please mail them to:

Carroll County Planning Commission
Attn: Matthew Simmont, Planning Manager
225 North Center Street, Room 204
Westminster MD 21157

Community Information Meeting...

Activities Building
Mt. Airy Vol. Fire Dept.
Carnival Grounds
Thursday, April 7, 2005
6:30 PM

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 Carroll County Planning Department at the following address, phone number, or e-mail address: 225 North Center Street, Room 204, Westminster, MD 21157; 410-386-2145 [phone]; 410-386-2120 [fax]; or ccplanning@ccg.carr.org [e-mail].

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

Presorted
First-Class Mail
U.S. Postage Paid
Westminster, MD
Permit No. 347



Mount Airy Environs Community Comprehensive Plan

Newsletter #4

Issued Winter 2005

The 60-Day Review Period Begins...

The update of the *Mount Airy Environs Community Comprehensive Plan* is nearing completion. The Carroll County Planning and Zoning Commission released a draft for public comment on February 7, 2005. The review period will last 60 days, ending on April 8. Copies of the draft *Mount Airy Environs Community Comprehensive Plan* are available at the Carroll County Public Library (the Mount Airy branch is located at 705 Ridge Avenue). The plan text and associated maps can also be viewed on the Carroll County web page at: <http://ccgov.carr.org/plan-d/mtairy/index.html>. Written comments can be submitted anytime throughout the 60-day public review period.

A community information meeting will be held on **April 7, 2005** at 6:30 pm at the Activities Center located at the Mount Airy Volunteer Fire Department Carnival Grounds. The purpose of the meeting is to answer any remaining questions so

that individuals will be able to provide informed and constructive comments to the Commission during the public hearing.

Shortly after the 60-day review period ends, a public hearing will take place to solicit both oral and written comments on the plan. Once the date, time, and location of the public hearing is finalized, this information will be provided to the media and will be available on the web site or by contacting the Bureau of Comprehensive Planning. The County Planning Commission will review the comments received during the 60-day review and from the public hearing and determine how to address them. Revisions will be made to the draft plan based on the Commission's decisions. When they are satisfied with the revised plan, the Planning Commission will approve the plan and forward it to the Board of County Commissioners with a recommendation for adoption. ☆

Plan Purpose...

The *Mount Airy Environs Community Comprehensive Plan* serves as a guide in helping the community and its decision-makers to shape future growth. It is a source of basic information regarding current and anticipated conditions in the community. The *Mount Airy Environs Community Comprehensive Plan* also identifies, in conjunction with the 2004 *Town of Mount Airy Master Plan*, where and how the Town will grow, how that growth might be managed, and how the area will achieve its desired future.

The plan proposes to establish a Growth Area Boundary (GAB) for the community. This GAB is the limit to which the Town intends to annex in the future and to which more intense land uses or development will extend. The GAB is strengthened by promoting land preservation efforts and using less intense zoning districts. The Community Planning Area (CPA) is that area which is within the GAB. ☆

Inside...

Page 2 > Proposed Comprehensive Plan Map
Page 4 > Community Participation

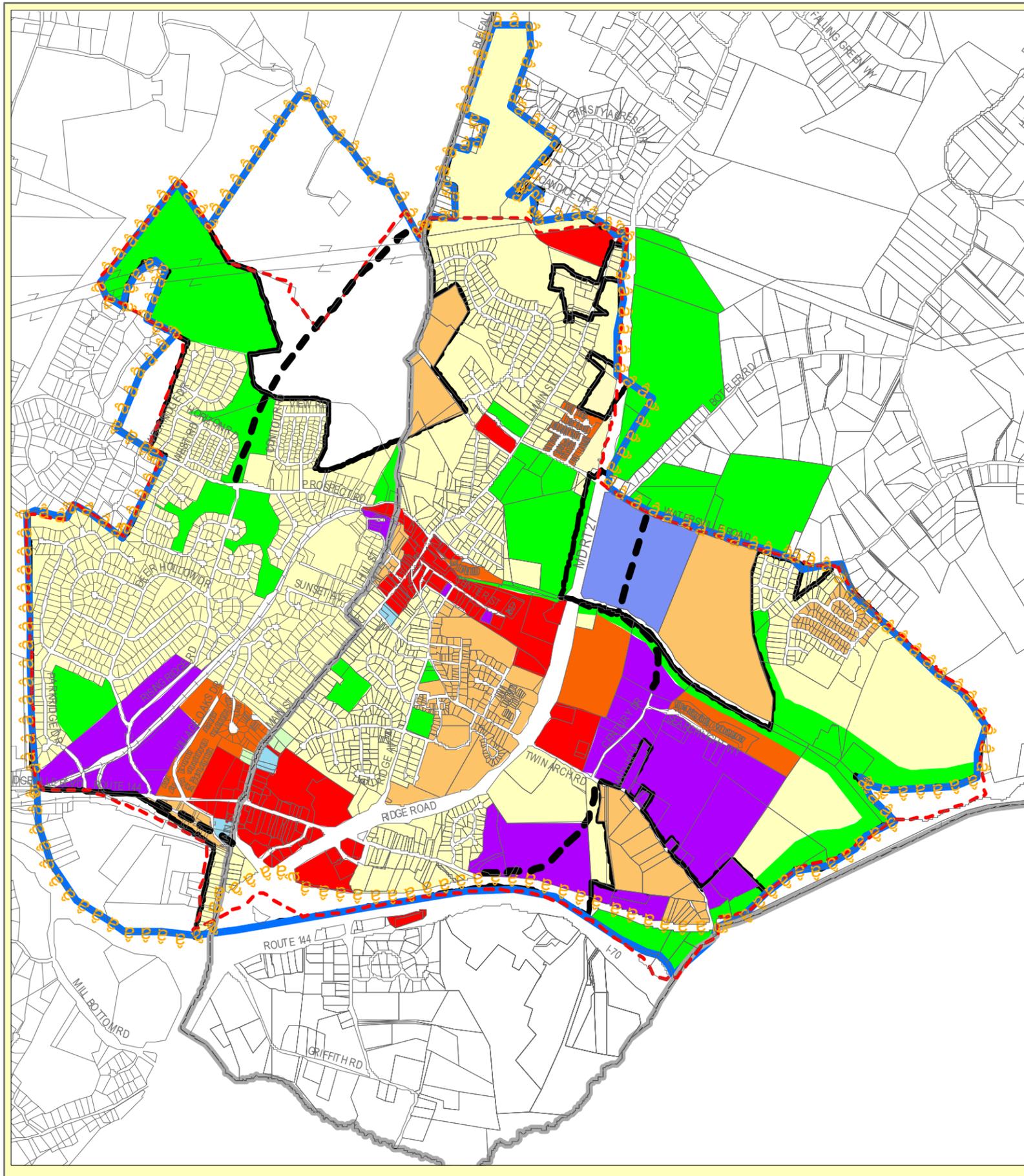
Vision for the Community...

While the community comprehensive plans within Carroll County support and implement the *County Master Plan*, it is recognized that each individual community holds values and cherishes characteristics unique to that community. Each community has its own strengths, weaknesses, opportunities, and challenges.

The following vision statement represents the community participants' preferred future for their community. It comes from the *Town of Mount Airy Master Plan* adopted in April 2004. Future decisions and activities of the community should be consistent with this vision. Members of the community need to strive to bring about the changes that will make this vision attainable.

"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 and respectful to the environment." ☆



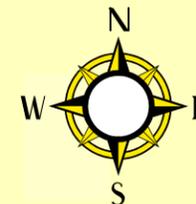


Mount Airy Environs Community Comprehensive Plan Map

60-Day Review Draft

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Open Space / Conservation
- Employment Campus
- Community Commercial
- Limited Commercial
- Neighborhood Professional
- Industrial
- Priority Annexation Areas
- Planned Major Street
- Planned Water & Sewer Service Area
- Priority Funding Area
- Growth Area Boundary
- Incorporated Area
- Carroll / Frederick Co. Line

Scale: 1" = 2500'



This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees do not warrant its accuracy or suitability for any purpose. The user should consult appropriate regulatory agencies to determine accuracy or suitability of the data for a particular use. The Parcel Layer shown here is a Preliminary Data set produced through the current Carroll County Government GIS 911 project using Maryland Property View data, and is subject to change. Prepared by the Carroll Co. Bureau of Comprehensive Planning, 12/04 (SB)

Major Concepts of the Mount Airy Environs Draft Plan

Land Use...

Adopted in April 2004 (Ordinance No. 04-02) as a means to encourage living wage jobs within Carroll County, the **Employment Campus** Zoning District was created to provide opportunity to locate creative, well planned, mixed industrial and commercial development in a campus-like setting. Approximately 66 acres of land is designated for Employment Campus use in the proposed *Mount Airy Environs Community Comprehensive Plan* (please see draft Comprehensive Plan Map to the left).

Transportation...

MD 27 is the primary route for commuter and external vehicular traffic through the Mount Airy area. This state highway also serves as a main north-south travel route in Carroll County. Significant traffic volumes occur during peak-hour periods. Slightly more than half of the trips generated on this portion of MD 27 are external in nature, indicating that a significant amount of local traffic continues to use the highway along with commuters from the northern and central parts of the county.

Signalized and non-signalized intersections often interrupt and slow down traffic flow on MD 27. To address this issue, the draft plan promotes several local roadway connections to provide greater local traffic circulation and options to MD 27 along with seeking feasible improvements to the MD 27 corridor itself.

There is also an absence of bicycle/pedestrian facilities to accommodate and promote non-motorized travel. Within the town, Mount Airy has developed an extensive sidewalk network by requiring pedestrian facilities when processing and approving development plans. In contrast, pedestrian facilities are virtually non-existent in the remainder of the Community Planning Area, even in suburban developments along the edge of town. The draft plan supports several proposals to enhance existing facilities, including a link between the town and the Gillis Falls Regional Park and construction of a portion of the Patapsco Regional Trail.

Community Facilities...

Both the County and the Town currently have their own *Adequate Public Facilities Ordinance*, which reviews subdivision and site plan impact on schools, water, sewer, fire protection, and emergency services.

However, other public services offered within the community, such as the Senior Center, Library, and parks and recreation, were taken into account while assessing the community's needs. The draft plan not only looks at the current area demand for these facilities, but also accounts for the impact that proposed residential, commercial, and industrial development will have within the Growth Area Boundary, assuming all of the land is annexed and built as planned. ☆