
CHAPTER FIVE: MUNICIPAL GROWTH ELEMENT

INTRODUCTION:

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.

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.

MUNICIPAL GROWTH

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 44% 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.

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. Although the future

annexation areas have expanded, the land use designations of these areas reduce the potential residential development that would be generated as compared to the 2003 Master Plan. Rather than retracting the outer growth boundary the Town has opted to retain these areas in the outer growth boundary in this master plan cycle. The vision for these outlying areas is to allow the opportunity for surrounding farmland to retain its agricultural character while providing low density residential growth, rural buffering, and open space. Although density will be reduced, it is the Town's intent to follow the guiding principles of Smart Growth to ensure the most efficient use of land. Development of the vast majority of these land areas is expected to occur beyond the scope of this master plan. This is largely in response to 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.

Accordingly, 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 limitations 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 slowed down significantly in the Baltimore-Washington Regional job market in 2006 and affected the pace of development of approved residential lots. The Town continues to be classified as a commuter suburban area of this market.

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 order with the Maryland Department of the Environment in order to meet water supply for approved pipeline development within the current Town limits. The Town was released from the consent order in Fall 2013, but continues to carefully track the average daily demand of water supply capacity, along with water and sewer capacity allocations for approved development projects. The chart below represents an inventory of buildable lots. This inventory does include infill and redevelopment areas, but does not include any future annexation areas that will be designated in this Master Plan update. The following chart illustrates the current land inventory, current zoning, proposed zoning changes to each of these areas as recommended in this master plan update, as well as the unit yield and projected water usage.

| AVAILABLE LAND INVENTORY “INFILL DEVELOPMENT” | | | | | |
|--|--------------|-----------------------|------------------------|-------------------|------------------------------------|
| 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 |
| 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 | R-2 | 32 | 8,000 |
| Eaves | .08 | 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 | CC | 0 | 9,300 |
| Beck | 13 | R-3 | R-3 | 45 | 11,250 |
| Beck | 36 | R-7 | R-7 | 140 | 31,500 |
| Beck | 18 | I | I | 0 | 4,500 |
| Pank | 40.00 | I | I | 0 | 10,000 |
| Pank | 10.00 | I | I | 0 | 2,500 |
| Beck- Center St | 23.00 | CC | CC | 0 | 4,250 |
| Center Street- Redevelopment | | CC/I | CC/I | 0 | 20,850 |
| Downtown Zone Redevelopment | | DTZ/CC/I | DTZ | 0 | 16,000 |
| Other Redevelopment | | CC/I | CC/I | 0 | 31,100 |

Source: Town of Mount Airy, Maryland. Water and Sewer APFO Document. Dec 2013

The residential portion of this chart represents 482 units of additional residential growth within the Town infill properties. This figure is slightly more than projected in the previous chapter of this plan. The “*Buildable Land Inventory and Potential Population*” chart, located in the Land Use and Zoning Chapter, represents the gross developable acreage assuming a density yield of 75%. The above chart takes into account specific site constraints and increased density provision to project realistic development scenarios for each individual property. Such scenarios are provided below for a few of the more significant infill and redevelopment opportunities.

INFILL AND REDEVELOPMENT OPPORTUNITIES:

Center Street Corridor (Beck): This opportunity includes several parcels of land located along MD 27 at Center Street that are currently owned by the Beck Family and offers medium to high density residential, commercial, or mixed use development capabilities. One of the parcels, containing 36 acres, is currently zoned R-7 residential and located on the east side of MD 27 at Center street. The topography and heavily forested areas will likely restrict this property from achieving permitted development density. The Town estimates this parcel could possibly yield 140 townhomes. The property owner has requested commercial rezoning of this property during the 2013 Master Plan Update, but was not supported at this time. Rather, this property has been identified to be among potential candidates 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, and totals 23 acres. Adjacent to the west is a parcel residentially zoned that totals approximately 13 acres and is zoned R-3 residential, and could yield approximately 39-45 residential units depending on exact acreage and site restrictions.

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. This property has been recommended for a rezoning classification change to CC – Community Commercial to allow consideration of this property for future commercial development.

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.

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. A special exception for senior housing is approved on the property and will allow up to 60 units may be constructed on this parcel; however the development can only go forward with adequate water supply.

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.

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.

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 | Low Scenario | Mid Scenario | High Scenario |
|-------------------|------------------------------------|------------------------------------|------------------------------------|
| Year | Population (15 units/yr) | Population (20 units/yr) | Population (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 482 total units and is expected to add 1,446 persons to the town population. Using the low scenario of residential growth at fifteen units per year, it would take approximately 30 years to reach the build out capacity of existing residential land. The projected population for the Town at build out would be a total of 10,734. The future allocation of available water and sewer capacity yield for residential growth will be a predominant factor in the future pace of residential growth for the 10-year scope of this master plan cycle.

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.

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. Largely, the peripheral areas of the Town that have not been developed will be considered to reflect a conservation land use designation until a better suited land use classification is available. The desire is for these land areas to provide open space amenities and a physical 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 as guided by the Town's recently revised water allocation ordinance

FUTURE ANNEXATION AREAS

The ultimate Town boundary as defined in the 1994 and 2003 Master Plans will be modified during this master plan cycle. The outer growth boundary will be expanded east to include land areas in Carroll County. Three separate parcels known as the Doubs Property, Springwood (Stavish Property), and the Spicer Property totaling 203 acres have been included among the Town's Future Annexation Areas. Annexation of one or more of these parcels would allow for residential development pursuant to the Town's Conservation Zoning. The Mount Airy Water Service Area Map will categorize all potential annexation areas as future planned service areas. The new outer growth boundary reflects a total of three retractions of the adopted growth boundary. As delineated in the adopted 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. The "Warfield Property" consisting of 50-acres abutting the northern portion of the Knill Property will also be removed from the Town's growth boundary. Located in Frederick County, the "Zeltman Property" containing 153 acres of agricultural land will be removed as a future annexation area in the 2013 Comprehensive Master Plan update.

The following chart lists the potential annexation properties identified in this master plan cycle. The large majority of the properties designated in the defined outer growth boundary in the 2003 Master Plan will remain the same with the exceptions as noted above. Several of these areas have now been classified with a Conservation land use designation as opposed to a residential land use designation. This change in land-use designations, along with the retraction of previous outer growth areas, has reduced projected future growth compared with the growth patterns experienced in the most recent past twenty years. The chart below reflects current Master Plan designation, future Master Plan designation and the projected water yield under the proposed land use designation. Following this chart is a more detailed description of the property and explanation as to the proposed land use and projected density.

| CARROLL COUNTY – FUTURE ANNEXATION AREAS | | | | | | | | | |
|---|----------------------|-------|-----------------|--|-------------------------|----------------------------------|------------------------------|----------|----------------------------|
| Area | Property | Acres | Current Zoning | Comprehensive Land Use Plan Designations | | | Projection of Dwelling Units | | Proposed Water Yield (gpd) |
| | | | Carroll County* | Adopted | | Proposed | Current | Proposed | |
| | | | | County** | Town*** | Town**** | *** | **** | |
| A. | Knill Farm | 189 | R-40,000 | Employment Campus/Medium Density Residential | Mixed Use | Conservation | 200 | 63 | 25,000 |
| B. | Leishear Farm ***** | 162 | R-40,000 | Low Density Residential | Low Density Residential | Office Park Employment/Park Land | 160 | 0 | 40,000 |
| | Harrison Farm***** | 83 | | | | | 300 | | |
| C. | Myers Property | .46 | R-40,000 | Low Density Residential | n/a | Office Park/ Employment | n/a | 0 | 0 |
| D. | Harne Property | 6 | R-40,000 | Medium Density Residential | Low Density Residential | Low Density Residential | 12 | 6 | 1,500 |
| E. | Full Property | 8 | R-40,000 | Medium Density Residential | Low Density Residential | Low Density Residential | 8 | 8 | 2,000 |
| F. | Dorsetown | 13 | R-40,000 | Low Density Residential | Low Density Residential | Low Density Residential | 14 | 14 | 3,500 |
| G. | Doubs Property | 123 | AG/Conservation | Agriculture | n/a | Conservation | n/a | 41 | 10,250 |
| H. | Springwood | 52 | Agriculture | Agriculture | n/a | Conservation | n/a | 17 | 4,250 |
| I. | Spicer Property | 28 | Agriculture | Agriculture | n/a | Conservation | n/a | 9 | 2,250 |
| J. | Twin Arch Associates | .45 | R-40,000 | Low Density Residential | n/a | Industrial | n/a | 0 | 350 |

* Carroll County Zoning Map - 2014 <http://webgis.ccg.carr.org/Website/Zoning/viewer.htm>

** Bureau of Comprehensive Planning – 2006 Mount Airy Environs Community Comprehensive Plan. Proposed Land Use

*** Town of Mount Airy – 2003 Comprehensive Master Plan Update. Chapter Four. Land Use and Zoning. Future Annexation Areas.

**** Town of Mount Airy – 2013 DRAFT Comprehensive Master Plan Update. Chapter Five. Municipal Growth Element

***** Potential total water allocation for all parcels comprising Leishear and Harrison Properties combined that will be zoned OPE District, or equivalent, to be allocated in amounts and at times pursuant to any annexation and water sharing agreements entered into with developer and/or as allocated by the Planning Commission pursuant to Town's water allocation ordinance. Additional allocations may be made for any park land dedicated to the Town and/or for the Harrison Leishear properties if applied for and allocated under the Town's water allocation ordinance."

| FREDERICK COUNTY – FUTURE ANNEXATION AREAS | | | | | | | | | |
|---|-------------------|-------|-------------------|--|-------------------------------------|----------------------------|---|----------|----------------------------|
| Area | Property | Acres | Current Zoning | Comprehensive Land Use Plan Designations | | | Projected Dwelling Units Based on Town of Mount Airy Land Use Designations | | Proposed Water Yield (gpd) |
| | | | Frederick County* | Adopted | | Proposed | Current | Proposed | |
| | | | | County** | Town*** | Town**** | *** | **** | |
| K. | Kraft Farm | 128 | Agricultural | Agricultural/ Rural | Low Density Residential /Open Space | Conservation | 42 | 26 | 6,500 |
| L. | Rigler Property | 25 | Agricultural | Low Density Residential | Low Density Residential | Low Density Residential | 24 | 24 | 6,000 |
| M. | South Main Street | 130 | Agricultural | Office/ Research/ Industrial | Office Park/ Employment | Office Park/ Employment | 0 | 0 | 18,000 |

* Frederick County Government. Community Development Division. 2012 Comprehensive Plan & Zoning Review. New Market Region Plan. September 13, 2012.

** Frederick County Government. Community Development Division. 2012 Comprehensive Plan & Zoning Review. New Market Region Plan. September 13, 2012.
http://www.frederickcountymd.gov/documents/7/1092/NewMarketCompMap_201209141428035325.pdf

*** Town of Mount Airy – 2003 Comprehensive Master Plan Update. Chapter Four. Land Use and Zoning. Future Annexation Areas.

**** Town of Mount Airy – 2013 DRAFT Comprehensive Master Plan Update. Chapter Five. Municipal Growth Element

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. Leishear Property: This parcel contains 162 acres of property all within Carroll County bordering MD 27 and Watersville Road. Carroll County recently purchased this out of long-standing litigation. In this plan update, the land has been slated for Office Park/Employment with a portion (roughly 85 acres) for open space and significant recreational opportunities. This property is located directly adjacent to the Harrison Farm and will be developed in close proximity to the Harrison Property. The County has designated this property with an “Employment Campus” Land Use Designation in its 2014 Carroll County Master Plan.

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. The Town has identified the land use designation of this property as Office Park/Employment.

- C. Myers Property: This parcel, located on the northeast corner of Watersville Road and MD 27, contains .46 acres of land. Carroll County recently purchased this property for potential use at such time as the Harrison Property develops. The Town has identified the land use designation of this property as Office/Park Employment.
- D. 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 land use designation identified in this master plan cycle for this property is Low Density Residential. The property could possibly be zoned to conservation or open space upon annexation if the residential development is severely restricted.

- E. The Full 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. The land use designation for this property remains Low Density Residential for this master plan cycle. Low-level residential development may be possible, but the topography of the parcel will limit the overall development capacity of the property.
- F. Dorsetown: 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 land use designation for this annexation area is Low Density Residential.
- G. Doubs Property: This 123-acre parcel abuts the eastern portion of the Woodlands Subdivision. Currently undeveloped, this parcel is zoned Agricultural and Conservation in Carroll County. The Doubs Property has approximately one mile of frontage along the South Branch of the Patapsco River. Along this one mile stretch, lies the original “B&O Old-Line Spur” branching from the main line heading to downtown Mount Airy. The land is mostly wooded with a rolling topography with a stream extended north to south bisecting the property. This property has the strong potential to provide additional passive parkland and is an important component in the Town’s vision for trail connectivity. The Doubs Property has been depicted as a future recreation area in both the 1994 and 2003 Master Plans. Due to the physical features of the property and the environmentally sensitive areas along the river, this property a land use designation of Conservation has been proposed.
- H. Springwood Property: This 52-acre parcel lies north of the Doubs Farm. Currently under Agricultural Use, the property is surrounded by the Doubs Property to the south and west. The western boundary of this property is bordered by a 50’ fee simple strip owned by the Doubs Property. The Springwood Property has the potential to expand the Town’s trail network and passive recreation areas. This property is not contiguous to the Town limits and would therefore only be eligible for annexation if the Doubs Property is annexed. A land use designation of Conservation has been applied to this future annexation parcel.
- I. Spicer Property: This 28-acre parcel lies east of the Springwood Property and north of the Doubs Property. This parcel is currently being farmed under Agricultural Zoning in the County and has the potential to serve as an agricultural buffer between the Town and

County jurisdictional border. A land use designation of Conservation has been applied to this parcel. There is no contiguity between this parcel and the existing Town limits. This property would only be eligible for future annexation if the Doubs Property and Springwood Property are annexed.

- J. Twin Arch Associates Property: This small parcel measures just under one-half acre, and adjoins Twin Arch Business Park, one of the Town's industrial subdivisions. This parcel will most likely serve as part of the business park upon future annexation.

FREDERICK COUNTY ANNEXATION AREAS:

- K. Kraft Properties: This parcel is 128 acres. It has also been considered for annexation in previous Master Plans as conservation/open space usage. These land use designations 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.
- L. The Rigler Property on Prospect Road: This parcel totals 25 acres and is currently zoned for Agricultural use in Frederick County. The property is proposed for low-density residential development by the County. 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. The vast majority of the properties lying in Frederick County west of the Town boundaries are zoned R-1 Residential while the predominant zoning of properties to the east is Agricultural. This property is identified in this plan with a Low Density Residential land use designation.
- M. 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.

OPPORTUNITIES AND CONSTRAINTS OF FUTURE ANNEXATION AREAS

As previously stated there are 1,191 acres of land between the current Town limits and the ultimate Town boundary identified in this master plan cycle. The Town recognizes that the future growth area is significant. Certain parcels may serve as a water recharge area for existing Town wells and have been retained in the outer growth area for this purpose. To ensure the most efficient use of land, future development of these areas should, at minimum, cluster residential units, generate open space, and create a “physical edge” of the community.

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 and constraints of each land area. Opportunities that a parcel may offer include additions to the planned road or open space networks, potential well sites or protection of well recharge areas.

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 and wastewater capacity will likely continue to be the most reoccurring constraint when considering the annexation of land into the incorporated limits.

COMMUNITY FACILITIES ELEMENT

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 replaced the Consent Agreement dated September 28, 2005, and it incorporated updates to the language and water demands. The Consent Order was satisfied in Fall 2013, however, the Town will continue to track Water Allocations given for each development. 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. Accordingly, the Town adopted changes to water allocation provisions shortly after being released from the Consent Order. 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.

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, 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.

| 2013 Enrollment - Percent of State Rated Capacity | | | |
|--|-----------------------------|------------------------|----------------------------------|
| Name of School | State Rated Capacity | 2013 Enrollment | Percent Of State Capacity |
| Elementary Schools | | | |
| Parr’s Ridge Elementary (K-2) | 610 | 451 | 73.9% |
| Mount Airy Elementary (3-5) | 598 | 495 | 82.8% |
| Twin Ridge Elementary (K-5) | 674 | 510 | 74.9% |
| Middle Schools | | | |
| Mount Airy Middle (6-8) | 595 | 636 | 105.1% |
| Mount Airy Middle (6-8) New | 850 | 821 | 75.9% |
| Windsor Knolls Middle (6-8) | 924 | 821 | 89% |
| High Schools | | | |
| South Carroll High (9-12) | 1339 | 1091 | 81.5% |
| Linganore* (9-12) | 1600 | 1482 | 93% |

| Projected Enrollments – Percent of State Rated Capacity | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Elementary Schools | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
| Parr’s Ridge Elementary (K-2) | 68.7 | 68.9 | 67.4 | 67.2 | 68.0 | 70.5 |
| Mount Airy Elementary (3-5) | 83.4 | 77.3 | 76.4 | 70.6 | 70.7 | 69.2 |
| Twin Ridge Elementary (K-5) | 73.1 | 73.3 | 70.2 | 68.9 | 69.3 | 70.2 |
| | | | | | | |
| Middle Schools | | | | | | |
| Mount Airy Middle (6-8) | 71.1 | 74.8 | 69.9 | 70.1 | 64.8 | 64.0 |
| Windsor Knolls Middle (6-8) | 82.1 | 81.7 | 83.7 | 81.5 | 80.7 | 74.3 |
| | | | | | | |
| High Schools | | | | | | |
| South Carroll High (9-12) | 83.3 | 80.7 | 84.4 | 84.6 | 82.7 | 82.3 |
| Linganore (9-12) | 92.0 | 91.1 | 88.0 | 85.9 | 83.4 | 83.3 |

Source(s): FCPS. Facilities Services Division. 2013 Enrollment Report. December 2013. September 30, 2013 Enrollments and Capacities
CCPS. Enrollment Projections. Actual and Projected Enrollments – Educational Facilities Master Plan – 2014-23
FCPS: September 2013 Education Facilities Master Plan Annual Update

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.

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.

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 when the program cut by 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 MAVFC 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 MAVFC 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.

WATER AND SEWERAGE 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 was under a consent order for public water supply since from 2006 to 2013. This consent order was 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 production 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 Town's only wastewater treatment facility discharges to the South Branch of the Patapsco River Environmental and physical limitations preclude the plant to further expand beyond the current 1.2 mgd capacity. There are no plans for adding a second wastewater treatment facility at this time. No expansion is anticipated for Mount Airy's WWTP; however, the Town upgraded the plan to ENR or Enhanced Nutrient Reduction in 2010.

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.

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.

PARKS AND RECREATION

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. 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. A current list of Town Parks and Recreational Facilities is provided in the Community Facilities Chapter of this plan.

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.

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 MAVFC 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 two decades. 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. Soon after obtaining the first easement on the Saint Andrews Presbyterian

Church in 2012, a large number of community volunteers and trail enthusiasts have played a pivotal role in establishing the Watkins Park trailhead. 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.

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 |
| | | <hr/> |
| | Total General CIP: | 722.33 |
| | | <hr/> <hr/> |

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.

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, unless specifically mandated by Maryland Department of the Environment in the case of a public health and safety exception. 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.

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 2013 Comprehensive Master Plan Update includes the creation of physical borders and green space to serve as a rural buffer between the municipal growth limits and the Counties as a major goal. Implementation of this goal 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 Towns 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.

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.

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

The 2013 Comprehensive Master Plan update includes changes to the future growth boundary as compared to the 2003 Master Plan. The proposed land use designations have changed from low density residential to conservation in many cases. This results in an overall reduction in the generation of residential development capacity of the future growth areas of the Town. This change in land use designation 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, along with cultural and recreational opportunities that are needed by the community; lastly, maximizing the goal of establishing definitive boundaries from both Carroll and Frederick Counties. The Town will continue to promote the most efficient use of land for all land use designations in accordance with of the State of Maryland's Smart Growth Principles.