



# TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS  
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## BOARD OF COMMISSIONERS

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February 24, 2026

Bel Air Planning Commission  
39 N. Hickory Avenue  
Bel Air, MD 21014

Dear Commissioners:

The Bel Air Planning Commission will hold its regularly scheduled meeting on **Thursday, March 5, 2026, at 6:00 p.m.** at Town Hall, 39 N. Hickory Avenue. You can view the proposed request by accessing this [link](#). Public comment will be accepted, as directed by the Planning Commission Chair.

The agenda is as follows:

- I. Administrative Matters
  - A. Approval of Minutes – February 5, 2026
- II. New Business
  - A. Review of a Special Development for a Shopping Center along with waivers to Landscape buffers and setbacks from internal property lines for a development located at 540, 550 and 560 W. MacPhail Road for MacPhail Crossing submitted by MacPhail Crossing, LLC.
  - B. Review of a Special Development, for the modification of the existing Mixed-Use Center and a proposed drive-thru service use. This application also requires approval of a Site Plan and Landscape Plan for the development of Phase V, a credit union with drive-thru totaling 2,725 sf located at 600 Belair Road (Baltimore Pike) submitted by Point Breeze Credit Union.
  - C. Review of a Preliminary Subdivision Plan application creating an additional lot for Harford Mall Phase III and Phase IV of the previously approved Harford Mall Redevelopment located at 600 Belair Rd (Baltimore Pike) submitted by Bel Air Marketplace, LLC.

- D. Review of a modification to the previously approved architecture for the Phase II Residential Apartment Use for Harford Mall located at 600 Belair Road.

If you are unable to attend, please let the Department of Planning & Community Development know as soon as possible.

Sincerely,



Kevin L. Small, AICP, RLA  
Director of Planning & Community Development

cc: Bel Air Board of Town Commissioners  
Edward Hopkins, Town Administrator  
Elizabeth Thompson, Town Counsel  
MacPhail Crossing, LLC, Applicant  
Bel Air Marketplace, LLC., Applicant  
Harford Mall Business Trust, Property Owner  
Point Breeze Credit Union, Applicant  
Tom Minor, Frederick Ward Associates