



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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March 25, 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, April 2, 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 – March 5, 2026
- II. New Business
 - A. Ordinance 854 - Article XV Sign Regulations: Section 165-106.B(2)(b)[3][c] clarify that freestanding signs can be located within a shopping center or mixed-use center without violating the billboard prohibition as long as they are within the project area and a development agreement is in place.
 - B. Ordinance 855 – Article Attachment 1, Tables 3-6 & 3-7 Permitted Use Tables: Table 3-6 & 3-7 – Corrections regarding the location of cannabis businesses in the permitted use chart to correspond with the type of use in Article VII (performance Standards) section of the code. In addition, to encompass the permitted uses for mixed-use centers in all use categories they may apply.

- C. Ordinance 856 - Article VII Performance Standards and Development Guidelines by use:
 - a. Section 165-53.B(2)(b) – expanding the prohibition of jersey barriers and barbed wire to all districts in Bel Air.
 - b. Section 165-53.H(2)(d)[2][a] – adding allowances for the Planning Commission to waive lot line setbacks, landscape buffers and building restrictions within a shopping center as currently provided in mixed-use centers.

- D. Ordinance 857 - Article II Administration and Enforcement: Section 165-11 – provision of authority and reference to the process to make a recommendation to the Liquor Board when a waiver to the setback from a house of worship or school is requested.

- E. Ordinance 858-26 Amending Bel Air Town Code Chapter 165. Comprehensive Plan and Development Regulations Part 2. Zoning Article IX. Special Provisions and Modifications § 165-64. Special provisions to add Section F. Development Rights and Responsibilities Agreement (DRRA).

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

Sincerely,

Signed by:


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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