

ANNUAL REPORT

2017



TOWN OF BEL AIR PLANNING COMMISSION

EXHIBIT A

TOWN OF BEL AIR PLANNING COMMISSION

AND THE

DEPARTMENT OF PLANNING

ANNUAL REPORT

2017

This Annual Report summarizes the activities of the Planning Commission and the Department of Planning and Community Development serves as a resource for land use changes, projects future planning needs, and meets the requirements of Division 1, Title 1-207 of the Land Use Article of the Annotated Code of Maryland.


TOWN OF BEL AIR PLANNING COMMISSION
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF ADOPTION

IN ACCORDANCE WITH DIVISION 1, TITLE 1-207 OF THE LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND, THE PLANNING AND ZONING ENABLING ACT, THE TOWN OF BEL AIR PLANNING COMMISSION OFFICIALLY ADOPTS THE FOLLOWING 2017 ANNUAL REPORT, FILING THE SAME WITH THE BEL AIR TOWN BOARD OF COMMISSIONERS AND THE SECRETARY OF STATE PLANNING.

TOWN OF BEL AIR PLANNING COMMISSION

BY:


Lois Kissinger Kelly, Chair

April 5, 2018

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EXECUTIVE SUMMARY

The Land Use Article of the Annotated Code of Maryland requires the Planning Commission to prepare, adopt, and file a report summarizing the past year planning and development activity. This report serves as the principal mechanism for monitoring the progress made in implementing the Comprehensive Development Plan.

The following citizens served on the Town of Bel Air Planning Commission during 2017:

Mr. Philip Raub, Chair
Ms. Lois Kissinger Kelly, Vice Chair
Mr. Keith Powell
Mr. Peter Schlehr
Mr. Don Coates
Joseph Higinbothom, Alternate

The following citizens served on the Town Board of Appeals during 2017:

Mr. Greg Adolph, Chair
Ms. Fran Johnson, Vice Chair (Term expired January, 2017)
Mr. Rick Gerety
Ms. Diann Stumpf
Mr. Philip Hosmer
Mr. Thomas G. Payne (Appointed September, 2017)

The following citizens served on the Historic Preservation Commission during 2017:

Ms. Jennifer Mainster Hanna, Chair
Mr. Brian Payne, Vice Chair
Mr. Timothy Coale
Ms. Peg Lucas
Mr. Paul D. Edmeades
Mr. Scott Farley
Mr. Steve Lober (Appointed September, 2017)

This report provides an overview of the Town's zoning and development activities during the past year. A synopsis of planning commission, board of appeals and historic preservation cases are outlined. In addition, a summary of changes to code and legislation adopted in 2017 are included.

DEVELOPMENT ACTIVITIES

COMPREHENSIVE PLAN

In June, 2016, the Town Planning Commission and Board of Town Commissioners completed its update of the Bel Air Comprehensive Plan. During 2017, the Planning Commission reviewed the Development Regulations (Chapter 165 of the Town Code) in order to implement policy changes adopted through the Comprehensive Plan process. These revisions were recommended by the Planning Commission on February 2, 2017 and adopted by the Board of Town Commissioners on April 3, 2017. In summary, the amendments to the development regulations are as follows:

- Measurement of building height by feet (removal of stories)
- Removal of minimum parking requirements downtown for small retail and service uses

- Reduction of front yard setbacks in several business districts to allow for parking in the rear and increase small parcel utilization
- Adjust the side yard setback for most residential lots to allow flexibility for existing homes
- Add more objective requirements to the Landscape Requirements
- Add regulations for lighting, loading/unloading, refuse and recycling and use of outdoor space
- Modify parking ratios to address changes to specific uses related closely to how they operate
- Amendments to Performance Standards related to:
 - Taverns & liquor stores, light and heavy industrial uses, drive-thru services and outdoor dining/bar and pharmacy & hospital uses
- Change of the Public Amenity requirement to clarify and limit its application
- Rework the temporary sign requirements to address recent court interpretations that do not allow signs to be regulated on their content
- Adjustment of Shopping Center regulations to better reflect the size of the center
- **Sections 165-13 & 165-75** – removal of Special Development and Special Exception uses as a basis for Concept Committee review to streamline the development process
- **Section 165-24** – addition of text outlining Requirements associated with the use of outdoor space, service of refuse and recycling, loading and unloading and exterior lighting in Article VII be applicable to all referenced uses in the General Regulations
- **Section 165-51** –Retail and Service uses are exempt from minimum parking requirements in the B2 District
- **Section 165-53.C** Tavern with Entertainment – add a minimum distance of 300 feet from a school building unless a reduction is granted by the Board of Appeals
- **Section 165-53.C** Tavern – add that Special Exception review is required when a Tavern is proposed within 300 feet of a school building to provide additional public input
- **Section 165-53.H** Liquor Store – add a requirement of a minimum distance of 300 feet from a school building unless a reduction is granted by the Board of Appeals
- **Table 3-1** Permitted Uses – change Micro-Brewery/Winery/Distillery in B2/B2A, B3/B3A & M1 to Special Development and change Warehouse to Special Exception in the M1 district and change Liquor Store to Special Exception in B2/B2A, B3/B3A & M1

ZONING ACTIVITIES

DEVELOPMENT REGULATIONS

The Planning Commission reviewed staff recommendations for changes to the Development Regulations through the fall of 2016 during several public meetings (along with zoning reclassification) and through the spring of 2017. Final approval of these recommendations was accomplished on April 3, 2017.

LAND USE

Land Use activity in Bel Air is monitored by the Town Planning Commission and the Department of Planning and Community Development. Approved uses must be consistent with the Comprehensive Plan and adhere to the Bel Air Development Regulations.

PLANNING COMMISSION CASES

ADDRESS	APPLICANT	PROJECT	STATUS
144 N. Hickory Avenue	ALFBA, LLC.	Site Plan and Landscape Plan for addition to existing Assisted Living use	Approved
402-414 Baltimore Pike	Wilimar, LLC.	Subdivision Plan to consolidate properties	Approved
24/32 Ellendale St	Chavis Enterprises	Site & Landscape Plan for a vehicle/equipment storage and an Agricultural Processing use.	Approved
331 Baltimore Pike	John & Stefanie Cain	Special Development for an Indoor Recreation use.	Approved
408 Baltimore Pike	Chick-fil-A	Special Development, Site and Landscape Plan for a Restaurant with drive-thru service	Approved
120 S. Bond Street	MaGerk's Pub & Grill	Special Development for expansion to outdoor dining	Approved
306-312 S. Main Street	Looney's Pub	Special Development, Site & Landscape Plan to expand outdoor dining and bar area	Withdrawn
500 Upper Chesapeake Drive	UM-Upper Chesapeake Medical Center	Special Development, Site Plan, Subdivision Plan and Landscape Plan to expand hospital and parking, and realign an existing public road	Approved
319 S. Main Street	Alecraft Brewing Co.	Special Development and Site Plan for a Retail use and Micro-brewery use	Approved
502 Baltimore Pike	McGill Development Popeye's Chicken	Special Development, Site & Landscape Plans for a restaurant with drive-thru service and modification to a shopping center	Approved
227 Gateway Drive	Gateway Business Center LLC	Site Plan, Subdivision Plan & Landscape Plan for 70 condominium apartments (Phase II)	Approved
400 S. Main	400 S. Main LLC	Site Plan & Landscape Plan for 42 multi-family apartment units	Approved

BOARD OF APPEALS CASES

ADDRESS	APPLICANT	PROJECT	STATUS
306-312 S Main Street	B&S LLC Looney's Pub	Special Exception to expand bar use by 24 seats to an outdoor patio	Approved with reduction to 6 seat bar (Appealed to Circuit Court by adjacent property owner – result pending)

ADDRESS	APPLICANT	PROJECT	STATUS
200 N. Shamrock Road	Matt Felton	Special Exception for a cottage house	Approved
227 Gateway Drive	Gateway Business Center, LLC.	Parking Waiver to reduce required parking by 16 spaces for proposed condominium apartments (Legacy at Gateway)	Approved

HISTORIC PRESERVATION COMMISSION ACTIVITIES

HISTORIC PRESERVATION COMMISSION CASES

HA #	ADDRESS	ACTION	APPROVED
281	119 S. Main Street	Review: Painted mural	Denied; Instructed applicant to return with results of paint removal test. (result pending)
1840	103 Powell Avenue	Review: 2 story addition	Approved
1502	108 W. Gordon Street	Review: Concrete parking pad & walkways	Approved
1840	103 Powell Avenue	Review: Porch	Approved
1744	325 Franklin Street	Review: Roof replacement	Approved
218	20 W. Courtland Street	Review: Window Repair	Approved
1791	122 W. Gordon Street	Review: Painting, porch, fence removal	Approved

The Historic Preservation Commission (HPC) reviewed seven projects for alterations to the exterior in the past year and approved two tax credit requests. To promote the historic preservation program, the commission conducts an annual poster contest, sells Christmas ornaments featuring a local historic structure and develops brochures and background materials to assist historic property owners.

PRESERVATION MONTH PROGRAM

The HPC sponsored its annual Preservation Month Poster contest. Fourth graders from local elementary schools participated by submitting drawings of local historic sites. The winners of the contest received prizes and awards at a Board of Town Commissioners meeting, which was followed by a reception at Rockfield Manor. Each of the winner's artwork submissions was then made into placemats and distributed to local restaurants for use during May (Historic Preservation Month).

HOLIDAY ORNAMENT

For the 18th year, the HPC sponsored a holiday ornament program. In 2017, the ornament featured The Bel Air Station for MA and PA Railroad which was built in 1885, and was in service until 1958. Bel Air was one of the busiest stations on the line. It is anticipated that one more ornament will be produced and the program will be retired after 2018.



COMMUNITY FACILITIES

TRANSPORTATION

The Town, County and State Highway Administration work together to address issues related to traffic congestion and pedestrian safety. The primary focus for 2017 and the following years will be the implementation of the 2015 Route 22/US 1 Corridor Study sponsored by the Baltimore Metropolitan Commission.

WATER, SEWER & STORMWATER MANAGEMENT

The Town water service is provided by Maryland American Water Company (MAWC) with interconnections with the Harford County system. Maryland American experienced capacity issues due to the lack of a backup water supply if the intake from Winters Run is interrupted. A proposed water impoundment is under construction in an area next to the Winters Run Treatment Plant (just outside of Town limits). Maryland American entered in to a Consent Agreement with MDE to ensure water is supplied to new projects until the impoundment is completed. MAWC has met all of its construction milestones as of this date.

The Town maintains the sanitary sewer system inside the corporate limits including 11 pumping stations. This system connects to Harford County's system and is treated by several sewer treatment plants. The sewerage is metered through water usage data and selected meter locations under an existing agreement with Harford County.

PARKS AND RECREATION

Rockfield Horticultural Gardens continue to expand with educational sponsors for all the gardens. Participants include Bel Air High School, Fallston High School, C. Milton Wright High School, North

Harford High School, Harford Technical High School, Harford Community College, Harford Master Gardeners and the Lions Club. As the gardens mature, less planting will be needed and other features can be installed such as public art and site amenities.

ENVIRONMENT

The Town continued to implement the Sustainable Bel Air Plan. This plan was approved in January of 2013 and will expire at the end of 2018. It has guided Town efforts regarding energy, water, air quality, economic development, and health, cultural and historic resources. A recertification for Sustainable Maryland Certified (SMC) was completed by the Town and approved in 2017.

Johnson Controls performed an Energy Audit of the Town resulting in a performance contract to improve facilities. The main focus of the improvements will be to retrofit all the Town street lighting to LED and upgrade Town operated buildings. Improvements were made during 2017 and monitoring is set to start April of 2018. A Garden Mart to promote environmentally sensitive landscapes has been established as an annual event.

The Town works closely with the Department of Natural Resources, Forest Service, through its Tree Committee. The Tree Committee updated a Tree Canopy Plan and sponsors an annual tree giveaway at the local farmer's market as part of the Arbor Day Celebration.



SUSTAINABILTY



The Sustainability Committee (Green Team) continues to oversee programs and services by the Town. The Town continues to participate in Sustainable Maryland Certified (SMC) programs using the technical resources to create a sustainable community. Community gardens and storm water management were a focus of efforts in 2017.

The Town also continued its participation in the HEAL Community (Healthy Eating Active Living) in 2017. HEAL resources and advice were applied to initiate healthy vending machines, community gardens and gym memberships for employees which resulted in a Gold leadership award at the annual fall MML conference.

FUTURE ACTIVITIES & PLANS

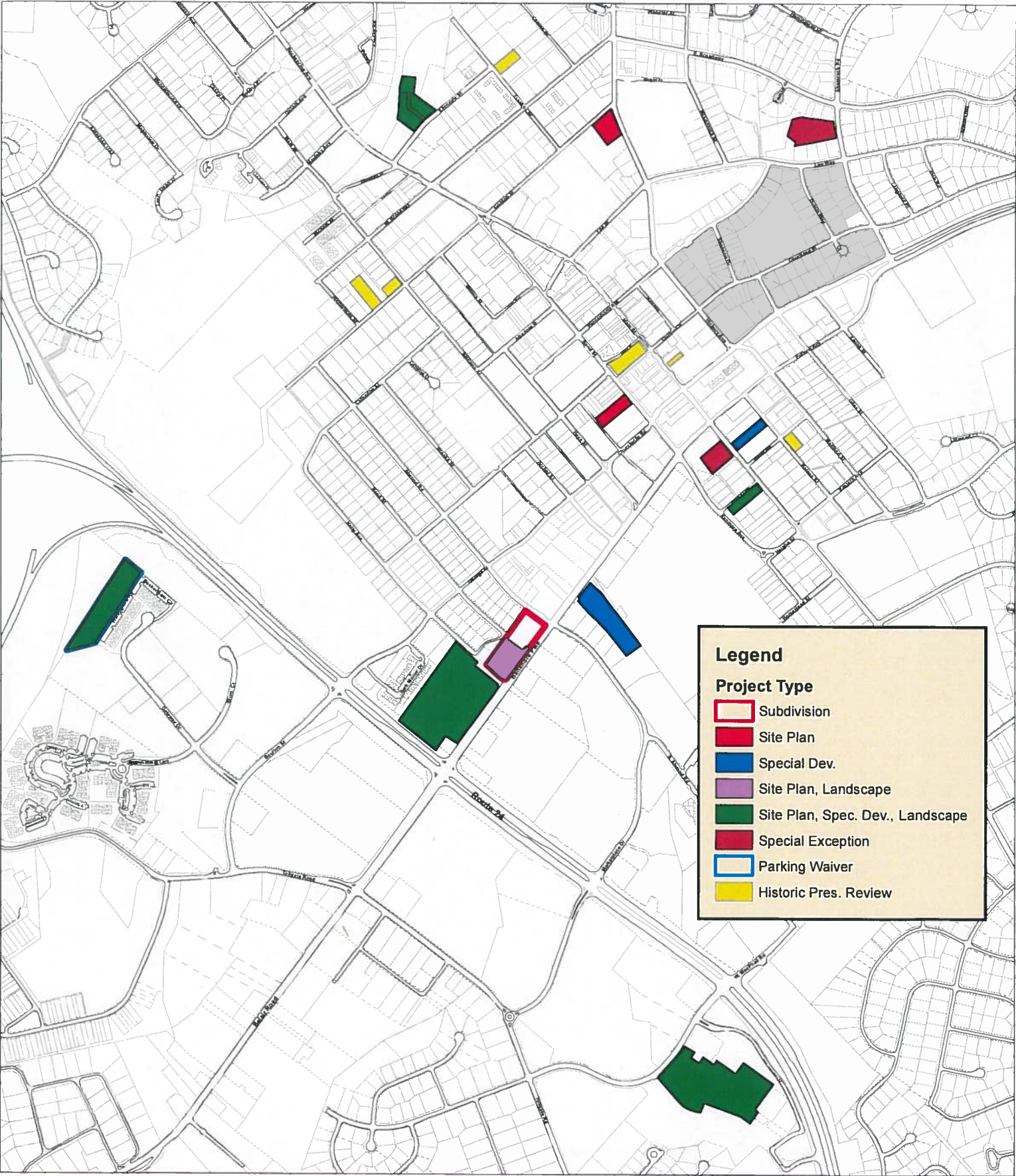
A Wayfinding Study was completed in 2015 to provide coordinated and organized signage and graphics for the Town. The implementation of the study is ongoing and yielded four kiosk locations in 2017 showing maps of the Town along with historic interpretive panels.

The engineering for the Thomas Street Walkway that connects the Ma & Pa Trail with the downtown was completed in 2017. The construction plans will result in changes to the streetscape providing traffic calming and pedestrian amenities. The next step is to apply for grant funding for construction.

APPENDIX A

PLANNING ACTIVITY MAP

Planning Activity 2017



Legend

Project Type

- Subdivision
- Site Plan
- Special Dev.
- Site Plan, Landscape
- Site Plan, Spec. Dev., Landscape
- Special Exception
- Parking Waiver
- Historic Pres. Review




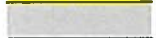
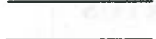
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APPENDIX B

COMPREHENSIVE PLAN PROJECT STATUS REPORT
2017



**STATUS REPORT
2015 – 2026 COMPREHENSIVE PLAN
DECEMBER 2017**

Completed Action Items	
Partially Completed Items	
Incomplete Items	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>SENSITIVE AREAS</p> <p>Protect existing environmentally sensitive areas</p> <ul style="list-style-type: none"> – Direct development away from ecologically fragile areas and provide for adequate protection measures when construction is in close proximity – Assure protection of wetlands, floodplains, and existing stream channels with adequate buffers and mitigation measures through examination of existing regulations. – Protect existing floodplains from new construction and ensure adequate mitigation when impacts are necessary – Investigate park maintenance and improvements to reduce mowing and limit impervious surfaces so impacts to sensitive areas are mitigated <p>Restore Sensitive areas impacted by development and upgrade the health of areas in poor condition.</p> <ul style="list-style-type: none"> – Support efforts to install stream, wetland and steep slope improvements and programs to clean up watersheds – Implement improvement measures outlined in the “Town of Bel Air Flood Mitigation Plan” – Continue the removal of invasive species and the installation of native species to manage the natural development of forest areas. <p>Expand and manage the streetscape with appropriate and beneficial improvements.</p> <ul style="list-style-type: none"> – Continue membership in ‘Tree City USA’ and expand the practices resourced in this program 	<p>Planning & Public Works Departments</p> <p>Planning Department</p> <p>Planning & Public Works Departments</p> <p>Public Works</p> <p>Planning & Public Works Departments</p> <p>Planning & Public Works Departments</p> <p>Public Works</p> <p>Planning Department & Tree Committee</p>	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>SENSITIVE AREAS CONTINUED:</p>		
Complete	<ul style="list-style-type: none"> Review the Landscape section of the development code to address the need for suitable plantings and address sustainable goods and objectives 	<p>Planning Department & Planning Commission</p>	<p>Change to the Development Regulations 2017</p>
Ongoing	<ul style="list-style-type: none"> Ensure that unnecessary impervious surface is removed and appropriate landscape is included with all new development or redevelopment 	<p>Planning Department & Planning Commission</p>	<p>Change to the Development Regulations 2017</p>
	<p>Support efforts to restore the Chesapeake Bay by upgrading the condition of the drainage basins within the Town.</p>		
	<ul style="list-style-type: none"> Prepare a Nonpoint Source Analysis to estimate changes in nutrient loads resulting from land use changes 	<p>Planning & Public Works Departments</p>	
Ongoing	<ul style="list-style-type: none"> Implement stream improvement measures outlined in the 'Plumtree Run Small Watershed Action Plan' 	<p>Public Works</p>	<p>Projects implemented in 2014 & 2017</p>
	<ul style="list-style-type: none"> Establish a comprehensive Storm Water Management Plan outlining potential areas for retrofit of facilities to treat runoff from developed areas 	<p>Planning & Public Works Departments</p>	
	<ul style="list-style-type: none"> Identify additional areas suitable for stream day-lighting or removal/replacement of culverts to aid in the proper and natural conveyance of storm water 	<p>Planning & Public Works Departments</p>	
	<p>Emphasize sustainable environmental practices within the Town.</p>		
Complete	<ul style="list-style-type: none"> Continue implementation of the 'Sustainable Bel Air Plan' approved in 2013 	<p>Planning Department & Sustainability Committee</p>	<p>Most projects complete – remaining work will be continued in the next strategic plan</p>
Ongoing	<ul style="list-style-type: none"> Expand programs and activities resourced by Sustainable Maryland Certified (SMC) 	<p>Planning Department & Sustainability Committee</p>	<p>Recertified in 2017</p>
	<ul style="list-style-type: none"> Emphasize the responsibility of municipal facilities and services to provide innovative demonstrations of sustainable practices 	<p>Planning Department</p>	
	<ul style="list-style-type: none"> Recognize those residents and businesses that provide a positive example and leadership in the protection of the environment 	<p>Planning & Economic Development Departments</p>	
	<ul style="list-style-type: none"> Partner with Harford County and the State of Maryland to take advantage of similar programs and cooperative relationships that benefit sustainable goals 	<p>Planning Department</p>	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>HISTORIC PRESERVATION</p> <p>Recognize those who have contributed to the preservation of historic properties in the Town and increase awareness of the historic heritage of Bel Air and the need for it to be documented.</p> <ul style="list-style-type: none"> - Expand the recognition provided by the Town to owners with historically designated properties - Develop techniques to publicize the history of the Town and the stories of its many significant institutions, persons and events - Consider a historic dimension to other public amenity and facility regulations in the Town Code <p>Safeguard the architectural and historic character of the Town.</p> <ul style="list-style-type: none"> - Increase the number of inventoried and designated properties in the Town - Review properties in Bel Air to create a record of historically significant structures in need of protection - Review and document the benefits of designating a historic property - Review the Development Regulations to simplify and encourage the adaptive reuse of older buildings <p>Continue and expand educational initiatives promoting historic awareness and preservation in the Town.</p> <ul style="list-style-type: none"> - Work with Harford County and associated organizations on mutually supportive historic programs - Enhance projects managed by the Historic Preservation Commission encouraging historic appreciation of the Town. - Pursue a stronger relationship with area schools to support historic education with local dimension 	<p>Planning Department</p> <p>Planning Department & HPC</p> <p>Planning Department</p> <p>Planning Department & HPC</p> <p>Planning Department</p> <p>Planning Department & HPC</p> <p>Planning Department</p> <p>Planning Department</p> <p>Historic Preservation Commission</p> <p>Planning Department & HPC</p>	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
Ongoing	<p>COMMUNITY FACILITIES</p> <p>Promote environmentally sound solid waste disposal maximizing recycling and reuse opportunities.</p> <ul style="list-style-type: none"> - Work with Harford County to expand recycling of paint, clothing, textiles, electronics and hazardous materials at locations within the Town - Ensure that all solid waste collected by the Town is disposed of properly and explore possible alternatives to improve the sustainability of yard and household waste management - Continue the Community Collection event each fall as a partner with Harford County focusing on reuse of unwanted items <p>Ensure public safety by providing adequate fire, rescue and EMS services.</p> <ul style="list-style-type: none"> - Improve the working relationship with the Bel Air Volunteer Company - Support BAVFC through review of traffic issues associated with response times and hazardous material information related to business uses <p>Emphasize a proficient and safe law enforcement environment.</p> <ul style="list-style-type: none"> - Maximize the efficiency and professionalism of the existing force through education, awareness and community relations - Support the existing collaborative atmosphere with State and County agencies through communication and cooperation - Encourage the inclusion of women, minorities and Spanish speaking applicants when seeking new officers and other employees <p>Support development and maintenance of the Town park system.</p> <ul style="list-style-type: none"> - Work with Harford County Parks & Recreation Department on mutual goals and emphasize a close relationship with the Bel Air Recreation Council 	<p>Planning & Public Works Departments</p> <p>Public Works</p> <p>Planning Department</p> <p>Administration Department</p> <p>Administration Department</p> <p>Police Department</p> <p>Administration & Police Departments</p> <p>Administration & Police Departments</p> <p>Planning & Public Works Departments</p>	<p>Expansion of the 'Community Collection' event established 2013</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
Ongoing	<p>COMMUNITY FACILITIES CONTINUED:</p> <ul style="list-style-type: none"> - Promote the development of sustainable improvements to the park system stressing the importance of multiple use facilities and low maintenance. - Provide linkages and connections to existing neighborhoods utilizing the initiatives outlined in the 'Bicycle & Pedestrian Plan' - Encourage the creation of green space and urban parks in commercial areas - Provide both passive and active recreation opportunities with an emphasis on facilities accommodating all age groups <p>Maintain a strong relationship with faith based institutions and non-profit organizations within the Town.</p> <ul style="list-style-type: none"> - Work with Harford County and related groups to enhance programs and facilities that provide services to youth and seniors - Strengthen the relationship with non-profit organizations to provide improved services for housing and employment - Support the services of organizations that provide assistance to the poor, homeless, unemployed, mentally impaired and those fighting addiction <p>Provide educational opportunity through robust and diverse public and private programs.</p> <ul style="list-style-type: none"> - Sponsor cooperative ventures with higher education institutions to provide 4 local advanced adult learning opportunities in the Town - Maximize the use of local school facilities to leverage opportunities with museums, theater groups and artistic organizations - Strengthen the relationship with Harford Community College to foster business assistance, scientific resources and service projects 	<p>Planning & Public Works Departments</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning & Administration Departments</p> <p>Planning & Administration Departments</p> <p>Planning & Administration Departments</p> <p>Economic Development Department</p> <p>Economic Development & CAC</p> <p>Economic Development Department</p>	<p>Implement crosswalks & bike racks in 2017</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>COMMUNITY FACILITIES CONTINUED:</p> <p>Maintain strong cultural and informational resources for Town residents.</p> <ul style="list-style-type: none"> - Compliment the Bel Air Library programs and services where appropriate - Support existing cultural, ethnic and historic organizations and encourage the development of new or updated programs - Emphasize use of the Bel Air High School auditorium for Town events and productions - Expand public amenities and art in the Town to emphasize Bel Air is an Arts & Entertainment District <p>Support the provision of convenient and high quality medical care for the Town and its environs.</p> <ul style="list-style-type: none"> - Work with University of Maryland Upper Chesapeake Health to efficiently expand and improve facilities and related medical services - Promote Bel Air High School and its Biomedical Science program - Strengthen the relationship with Healthy Harford and expand the Healthy Eating Active Living (HEAL) policies and programs 	<p>Administration Department</p> <p>Administration Department</p> <p>Administration Department</p> <p>Economic Development & CAC</p> <p>Planning & Administration Departments</p> <p>Administration Department</p> <p>Planning Department</p>	
	<p>WATER RESOURCES</p> <p>Assure an adequate and safe water supply for current and future residents and businesses.</p> <ul style="list-style-type: none"> - Work with Harford County to implement the recommendations of the 'Source Water Protection Plan' developed by Maryland Department of the Environment in 2014 - Partner with Maryland American Water Company to assess water capacity including water impoundments, existing wells and surface sources to evaluate the long range development potential in Town 	<p>Planning Department</p> <p>Planning & Public Works Departments</p>	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>WATER RESOURCES CONTINUED:</p> <ul style="list-style-type: none"> - Continue the Water Advisory Committee to coordinate stakeholders that are a part of ensuring a sustainable water source for the Town <p>Provide adequate sanitary sewer services for the Town.</p> <ul style="list-style-type: none"> - Continue the inflow and infiltration (I&I) remediation projects initiated several years ago to mitigate treatment needs - Continue aggressive repair and slip lining of sewer infrastructure to address the aging sewer system owned by the Town - Cooperate with Harford County and other municipalities in the future examination of a regional authority for water and sewer services <p>Enhance the management of storm water within the Town.</p> <ul style="list-style-type: none"> - Enhance the measures instituted by the Town to address the Watershed Implementation Plan (WIP) - Create a Master Storm Water Management Plan for the Town to control runoff from older areas which do not provide property treatment - Minimize impervious surface and maximize the use of pervious paving and structural water quality facilities to enhance groundwater recharge and address the treatment of storm water run off - Continue to provide resources and incentives for private landowners to contribute to the management of storm water through individual facilities for homes and businesses 	<p>Public Works Department</p> <p>Public Works Department</p> <p>Public Works Department</p> <p>Planning & Public Works Departments</p> <p>Public Works Department</p> <p>Planning & Public Works Departments</p> <p>Planning & Public Works Departments</p> <p>Planning & Public Works Departments</p>	
	<p>TRANSPORTATION</p> <p>Improve the existing road network to address safe and efficient vehicle movement.</p> <ul style="list-style-type: none"> - Provide for proactive evaluation of vehicle speed and volume to address traffic calming and vehicle distribution 	<p>Planning Department & NTMP Committee</p>	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>TRANSPORTATION CONTINUED:</p> <ul style="list-style-type: none"> - Work with Harford County and the State to implement recommendations from the ‘Business US 1 & MD 22 Multi-Modal Corridor Study’ - Continue and enhance the Neighborhood Transportation Management Program designed to locally address resident and business owner traffic issues <p>Encourage the use of alternative modes of transportation.</p> <ul style="list-style-type: none"> - Implement the recommendations from the ‘Town of Bel Air Bicycle & Pedestrian Plan’ - Coordinate with the County and the State regarding connectivity, wayfinding standards, walking and cycling improvements - Work with Harford County Transit on enhancements to the Route 3 Orange Line to improve bus stop amenities, ridership and connections - Work with the State to implement the remainder of recommended improvements from the ‘Pedestrian Safety Study’ for downtown Bel Air - Partner with the State to provide Park and Ride Facilities, Commuter Bus connections and Car Pool coordination - Continue to provide for pedestrian safety through education, enforcement measures, and implementation of traffic calming devices <p>Address the need for appropriate commercial and residential parking.</p> <ul style="list-style-type: none"> - Evaluate parking requirements for new development and the capacity to address current and future business and residential needs - Address the awareness of the cost, location and use of public parking for visitors to downtown Bel Air - Coordinate with the County and business owners on the availability and awareness of parking currently unused in the evening and weekends and enhance the opportunity for shared parking between uses 	<p>Planning & Public Works Departments</p> <p>Neighborhood Transportation Management Program Committee</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning & Police Departments</p> <p>Planning Department & Planning Commission</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p>	<p>Changes to the Development Regulations 2017</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>TRANSPORTATION CONTINUED:</p> <ul style="list-style-type: none"> - Address the security of public parking areas and roads - Review public parking for possible changes to time limits to be consistent with area uses <p>Improve the infrastructure for Town, County and State Roads and associated right-of-way improvements.</p> <ul style="list-style-type: none"> - Coordinate with the County and State on the safe pedestrian road crossings associated with the Ma & Pa Trail, access to Town Parks and routes to local schools - Review APF Requirements to place an emphasis upon alternative transportation such as walking, cycling and transit 	<p>Public Works & Police Departments</p> <p>Planning & Administration Departments</p> <p>Planning & Public Works Departments</p> <p>Planning & Public Works Departments</p>	
	<p>HOUSING</p> <p>Provide equal housing opportunity in the Town.</p> <ul style="list-style-type: none"> - Increase affordability by reviewing densities and required improvements for appropriate areas of Bel Air - Work with Harford County to coordinate services and programs for those with housing challenges - Work with the appropriate agencies to address emergency homeless accommodations and a shelter for families in the Town - Implement residential recommendations in the 2016 Bel Air Market Study 	<p>Planning Department</p> <p>Planning & Administration Departments</p> <p>Planning & Administration Departments</p> <p>Planning & Economic Development Departments</p>	
	<p>Encourage residential in and near the downtown area.</p> <ul style="list-style-type: none"> - Review the Development Regulations to allow for flexibility in co-locating commercial and residential uses 	<p>Planning Department & Planning Commission</p>	

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>HOUSING CONTINUED:</p> <ul style="list-style-type: none"> - Consider reducing costs associated with permit based parking for existing residential located above commercial in the downtown - Review potential incentives for mixed-use development <p>Provide a wide range of housing types to allow for economic diversity.</p>	<p>Planning & Administration Departments</p> <p>Planning & Economic Development Departments</p>	
Complete	<ul style="list-style-type: none"> - Review the development regulations to provide flexibility for unique family situations and the ability to provide accommodation for individual circumstances 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
Complete	<ul style="list-style-type: none"> - Develop procedures for purchase of threatened or deteriorating structures for resale, rehabilitation or redevelopment - Review the Development Regulations related to the buffering, setbacks and parking to allow for performance based solutions 	<p>Planning & Economic Development Departments</p> <p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
	<ul style="list-style-type: none"> - Address the need for accessible housing opportunities for those with disabilities, those in protected classes and the elderly 	<p>Planning Department</p>	
	<p>Provide amenities for residents of the Town</p>		
	<ul style="list-style-type: none"> - Provide visual and physical access to employment, shopping, schools, parks, open space and government services 	<p>Planning & Economic Development Departments</p>	
	<ul style="list-style-type: none"> - Provide cultural, educational, artistic, recreational and natural amenities within easy access to residents 	<p>Planning & Economic Development Departments</p>	
	<ul style="list-style-type: none"> - Enhance the streetscape of the Town by working with home owners and business owners on shared improvements 	<p>Planning & Economic Development Departments</p>	
Complete	<ul style="list-style-type: none"> - Reduce visual and sensory blight through landscape, architectural and graphic solutions 	<p>Planning Department</p>	<p>Changes to the Development Regulations in 2017</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>ECONOMIC DEVELOPMENT</p> <p>Assure a sound, balanced and diverse business foundation that will meet the needs of the community and ensure periodic downturns to the economy.</p> <ul style="list-style-type: none"> – Work with the Bel Air Downtown Alliance on innovative strategies to attract new business to the Town based upon the “2016 Bel Air Market Study” including preparation of a Strategic Plan to implement recommendations – Leverage the Armory Marketplace to incubate new businesses that will contribute to the variety of commercial uses in Town – Target the acquisition of hotel or bed & breakfast at an appropriate location within Town – Encourage the development of educational medical services to help diversify the Town economy – Support the continued innovative redevelopment of the Harford Mall into an economically vibrant shopping destination <p>Provide incentives for new businesses to come to Bel Air and for existing businesses to remain.</p> <ul style="list-style-type: none"> – Relax the parking requirements in the development regulations within the downtown area and provide for future public parking in specific areas of need – Expand the existing Business Assistance Team in coordination with the Bel Air Downtown Alliance to provide resources to existing business and aid new businesses as they become established – Investigate development strategies and incentives for the renovation of older structures and development of infill parcels <p>Support evening and weekend activity in downtown Bel Air.</p> <ul style="list-style-type: none"> – Promote Mixed Use development with incentives and accommodation within the development code 	<p>Economic Development Department & ECDC</p> <p>Economic Development Department</p> <p>Economic Development Department & ECDC</p> <p>Economic Development Department & ECDC</p> <p>Economic Development Department & ECDC</p> <p>Planning & Economic Development Departments</p> <p>Economic Development Department</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p>	<p>Changes to the Development Regulations in 2017</p> <p>Changes to the Development Regulations in 2017</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
Ongoing	<p>ECONOMIC DEVELOPMENT CONTINUED:</p> <ul style="list-style-type: none"> - Endorse the accommodation of residential uses in the downtown area with zoning code and building code review of possible development hindrances - Work with the Downtown Alliance to educate the public on parking accommodations and alternative transportation through wayfinding graphics and social media <p>Support existing State and County Government services in the Downtown area</p> <ul style="list-style-type: none"> - Assist the development of accessory uses such as professional office and non-profit aid organizations - Provide appropriate retail and service uses to meet the needs of government employees - Assure the appropriate infrastructure to satisfy the needs of government services and their related supporting services <p>Market Bel Air as a cultural, artistic and recreational destination for visitors and residents.</p> <ul style="list-style-type: none"> - Establish a gallery and additional artist living quarters in the downtown area - Encourage the performing arts through events and education along with establishment of a performance venue in the Downtown area such as a black box theater venue in the Armory Marketplace - Strengthen connections with the Ma & Pa Trail, locate parks and locate event venues to capitalize on the evening and weekend activity 	<p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p> <p>Public Works Department</p> <p>Economic Development Department</p> <p>Economic Development Department</p> <p>Planning & Economic Development Department</p>	<p>Changes to the Development Regulations in 2017</p>
Complete	<p>LAND USE</p> <p>Address the long term applicability of the Industrial District to emphasize a focus on employment based uses.</p> <ul style="list-style-type: none"> - Review the Development Regulations to highlight technology based businesses that over time will have a reduced environmental and neighborhood impact 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>LAND USE CONTINUED:</p>		
Complete	<ul style="list-style-type: none"> - Connect the Ma & Pa Trail and use this amenity as a catalyst for development of the Ellendale Street Area - Encourage the consolidation of parcels to allow for a coordinated development that will provide for proper planning of growth <p>Target specific areas in Town for redevelopment and infill of underutilized properties.</p> <ul style="list-style-type: none"> - Encourage business development along Bond Street and the connector roads leading to Main Street - Support development of 'back door' businesses along Burns Alley to enhance the connection between Reckord Armory and Courtland Street <p>Protect existing residential areas from the incremental incursion of commercial use and traffic.</p>	<p>Planning & Public Works Departments</p> <p>Planning Department</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p>	<p>Changes to the Development Regulations in 2017</p>
Complete	<ul style="list-style-type: none"> - Review zoning regulations to address transitional relationships between districts and land uses 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
Ongoing	<ul style="list-style-type: none"> - Allow the commercial areas to grow in place through development incentives, less restrictive bulk regulations and practical parking requirements 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
Complete	<ul style="list-style-type: none"> - Explore possible adjustments to the Residential Office District and Transition Overlay Zone <p>Strengthen coordination with the County, State and other municipalities.</p> <ul style="list-style-type: none"> - Review land use and zoning to coordinate conflicts and assess potential community needs - Review Adequate Public Facilities ordinances to assess functional and practical mitigation from the impacts of new development - Work with the County on review of development plans in insure compatible development with emphasis on traffic impacts 	<p>Planning Department & Planning Commission</p> <p>Planning Department</p> <p>Planning Department</p> <p>Planning Department</p>	<p>Changes to the Development Regulations in 2017</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
<p>Ongoing</p>	<p>MUNICIPAL GROWTH</p> <p>Extend the Bel Air corporate limits with an approach that makes sense based upon the transportation network, utility infrastructure, natural features and existing development.</p> <ul style="list-style-type: none"> - Review the existing boundary of the Town to eliminate enclaves and create a consistent and discernable edge - Identify the capacity limits of roads and utilities to determine what projected densities are appropriate - Ascertain the needs of property owners in areas of potential annexation in order to understand needed services - Work with the State of Maryland to achieve Smart Growth goals such as utilizing existing infrastructure and providing a range of housing types <p>Create a policy for acquisition of land consistent with the vision of Greater Bel Air.</p>	<p>Planning Department</p> <p>Planning & Public Works Departments</p> <p>Planning Department</p> <p>Planning Department</p>	
<p>Complete</p>	<ul style="list-style-type: none"> - Coordinate with Harford County regarding projected growth areas - Review potential services needed for growth area to determine deficiencies and overlap of services - Determine the cost of services for potential growth areas in order to assure fiscally sound development - Identify Policies to support annexation of properties along the gateway corridors into town 	<p>Planning Department</p> <p>Planning, Public Works and Police Departments</p> <p>Planning & Finance Departments</p> <p>Planning Department</p>	<p>Coordinate during Harford County update to Comp Plan 2017</p>
	<p>LAND DEVELOPMENT REGULATIONS</p> <p>Review the existing sign regulations to identify positive changes and reduce the clutter of graphics along the public roads.</p>		

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
LAND DEVELOPMENT REGULATIONS CONTINUED:			
Complete	<ul style="list-style-type: none"> Bring the sign code up to date with the latest legal, technical and economic development 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
Complete	<ul style="list-style-type: none"> Address temporary sign requirements related to use and limitations 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
Ongoing	<ul style="list-style-type: none"> Coordinate applicable recommendations in the 'Bel Air Wayfinding System Plan' with the sign regulations 	Planning Department	Phase II Complete in 2017
Assess the zoning code to eliminate unnecessary and cumbersome regulations and update outmoded requirements.			
Complete	<ul style="list-style-type: none"> Review sections of the code where technology may have progressed to the point where targeted adjustments are necessary 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
Complete	<ul style="list-style-type: none"> Examine the definitions of use and terms to add needed designations and clarify existing descriptions 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
<ul style="list-style-type: none"> Review the Adequate Public Facilities ordinance to address possible changes to the method of review and calculation of necessary improvements 			
<ul style="list-style-type: none"> Investigate the public road standards to adjust specifications to unique conditions present in Bel Air 			
<ul style="list-style-type: none"> Review the code to assure the Federal and State updates or changes are reflected locally 			
<ul style="list-style-type: none"> Ensure that vague text or legal ambiguities are addressed 			
Enhance the development code to make the process less complicated and review procedures that are predictable and reliable.			
<ul style="list-style-type: none"> Coordinate with the County and other review agencies to provide a more cohesive review with less conflicts between agencies 			
Complete	<ul style="list-style-type: none"> Review permits and procedures to ascertain if low impact projects need only to be reviewed at an administrative level 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
Complete	<p>LAND DEVELOPMENT REGULATIONS CONTINUED:</p>		
	<ul style="list-style-type: none"> - Evaluate the overall organization of the development to create a document that is more user friendly 	Planning Department	
	<p>Adjust the regulations to reflect the sustainable goals of the Town and encourage green development.</p>		
	<ul style="list-style-type: none"> - Review environmental and landscape regulations to adjust requirements so they are less subjective 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
	<ul style="list-style-type: none"> - Create incentives to allow flexibility to develop green buildings and innovative development 	Planning Department	
	<ul style="list-style-type: none"> - Enhance the code to promote water and energy conservation 	Planning Department	
	<ul style="list-style-type: none"> - Upgrade development regulations to address the Watershed Implementation Plan (WIP) and the need to manage storm water runoff 	Planning & Public Works Departments	
	<ul style="list-style-type: none"> - Safeguard the Town water supply through wellhead protection zones and water conservation provisions 	Planning & Public Works Departments	
	<p>Promote Economic Development with Flexible code requirements.</p>		
	<ul style="list-style-type: none"> - Promote changes that encourage more incentive based development and less punitive regulations 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
<ul style="list-style-type: none"> - Reduce parking requirements so that they are targeted at a minimum benchmark and not to an optimum standard 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017	
<ul style="list-style-type: none"> - Support the opportunities provided through the Arts & Entertainment District and associated programs 	Economic Development & Planning Department		

APPENDIX C

ADEQUATE PUBLIC FACILITIES LEGISLATION

RESOLUTION NO. 1093-17

A RESOLUTION ACCEPTING THE 2016
HARFORD COUNTY ANNUAL GROWTH REPORT

WHEREAS, Chapter 759 of the Laws of Maryland: the Smart Growth and Neighborhood Conservation Smart Growth Areas Act of 1997 require municipalities to adopt County standards related to adequate public facilities; and

WHEREAS, Chapter 165 of the Bel Air Town Code, the Development Regulation, Article II, Section 165-21 Annual Growth Report outlines the procedures for complying with the County Adequate Public Facilities requirements for schools; and

WHEREAS, Chapter 165 of the Bel Air Town Code, requires submittal of the Harford County Growth Report to the Bel Air Board of Town Commissioners for acceptance at a public meeting; and

WHEREAS, in June 2017, the Harford County Department of Planning and Zoning submitted the Annual Growth Report attached hereto, indicating that the utilization rates of all public schools serving the Town of Bel Air are at less than 110% of rated capacity; and

WHEREAS, single family and multifamily subdivision development in the service area will not be limited by adequacy standards established by the Town.


NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the 2016 Harford County Annual Growth Report attached hereto, shall be officially accepted and shall provide the basis for review and approval of residential development per Section 165-21 of the Town of Bel Air Development Regulations.

AND BE IT FURTHER RESOLVED by the Bel Air Board of Town Commissioners that this Resolution has been accepted by the Board on July 17, 2017.

AYES: Commissioners Einhorn, Preston and Burdette

NAYS: None

ABSENT: Commissioners Hopkins and Richards


Susan U. Burdette, Chairman
Board of Town Commissioners


Michael L. Krantz, Town Clerk

RESOLUTION NO. 1101-17

A RESOLUTION ACCEPTING THE
AMENDED 2016
HARFORD COUNTY ANNUAL GROWTH REPORT

WHEREAS, Chapter 759 of the Laws of Maryland: the Smart Growth and Neighborhood Conservation Smart Growth Areas Act of 1997 require municipalities to adopt County standards related to adequate public facilities; and

WHEREAS, Chapter 165 of the Bel Air Town Code, the Development Regulation, Article II, Section 165-21 Annual Growth Report outlines the procedures for complying with the County Adequate Public Facilities requirements for schools; and

WHEREAS, Chapter 165 of the Bel Air Town Code, requires submittal of the Harford County Growth Report to the Bel Air Board of Town Commissioners and was accepted and the associated resolution was signed in July, 2017; and

WHEREAS, in December 2017, the Harford County Department of Planning and Zoning completed an Amendment to the 2016 Annual Growth Report attached hereto, indicating that the utilization rates of all public schools serving the Town of Bel Air are at less than 110% of rated capacity; and

WHEREAS, major residential development in the service area will not be limited by adequacy standards established by the Town.

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the Amendment to the 2016 Harford County Annual Growth Report attached hereto, shall provide the basis for review and approval of residential development per Section 165-21 of the Town of Bel Air Development Regulations.

AND BE IT FURTHER RESOLVED by the Bel Air Board of Town Commissioners that this Resolution has been accepted by the Board on December 18, 2017.

AYES: Commissioners Chmielewski, Einhorn, Hopkins, Richards and Burdette

NAYS: None

ABSENT: None



Michael L. Krantz, Town Clerk



Susan U. Burdette, Chairman
Board of Town Commissioners

APPENDIX D

ANNUAL REPORT WORKSHEET

April , 2018

Office of the Secretary
Maryland Department of Planning
Attn: David Dahlstrom, AICP
301 W. Preston St.
Baltimore, Maryland 21201-2305

Re: Annual Report Calendar Year 2017

Dear Mr. Dahlstrom:

The Town of Bel Air Board of Commissioners and Planning and Zoning Commission approved the following Annual Report for the Reporting Year 2017 as required under §1-207(b) of the Land Use Article on ^{Date:} April 5, 18 In addition, this report has been filed with the local legislative body.

1. Number of new Residential Permits Issued inside and outside of the Priority Funding Area (PFA), §1-208(c)(1)(i) and (c)(3)(ii):

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

<u>Residential – Calendar Year 2017</u>	<u>PFA</u>	<u>Non - PFA</u>	<u>Total</u>
# New Residential Permits Issued	112	0	112

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year, as required under §1-207(c)(6) of the Land Use Article? If yes, please submit the 5-Year Report as an attachment. Y N

Note: To find out if your jurisdiction is scheduled to submit this report, please consult the Transition Schedule section located at: Planning.Maryland.gov/OurWork/compPlans/ten-year.shtml

3. Were there any growth related changes, including Land Use Changes, Annexations, Zoning Ordinance Changes, Rezonings, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or map. Y N
Development Regulation changes – See Summary
4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y N
5. **Development Regulation changes – See Summary**
6. Are there any issues that Planning can assist you with in 2018? If yes, please list. Y N

7. Have all members of the Planning Commission/Board and Board of Appeals completed an educational training course as required under under §1-206(a)(2) of the Land Use Article?
The new member of Board of Appeals will complete in 2018 Y N

Sincerely,



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

**Submitting Annual Reports and Technical Assistance
(Please do not return this form)**

- (A) Please scan and email a copy of the Annual Report to david.dahlstrom@maryland.gov
Alternatively, one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report. Before emailing the Annual Report:

1. Was this Annual Report approved by the planning commission/board?
April 5, 2018 Y N
2. Was this Annual Report filed with the local legislative body?
April 16, 2018 Y N
3. Does the cover letter:
- a. Acknowledge that the planning commission/board has approved the Annual Report. Y N
- b. Acknowledge that the Annual Report has been filed with the local legislative body? Y N

c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under [§1-206\(a\)\(2\)](#) of the Land Use Article? Y N
(See Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml for a list having completed the course.)

d. Indicate a point of contact(s)? Y N

(C) You may wish to send an additional copy of your Annual Report directly to your Maryland Department of Planning Regional Office via email or hardcopy.

(D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml

(E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml

(F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.

BUILDING PERMITS ISSUED - FISCAL YEAR 2017

Run Date: 02/28/2018 10:26 AM

Type of Construction	Total Permits	Square Footage	Est Construction Cost
Commercial Alt/Reno	63	178,808	\$5,851,218
Commercial Tenant Occupancy w/o Modifications	22	13,052	\$1,000
Demolition of Structure	2	3,856	\$0
New Commercial	1	7,900	\$575,000
New Residential SFD	2	3,338	\$325,000
New Residential SFD T.H.	12	29,100	\$1,596,000
Residential Additions/Alterations	112	31,344	\$1,559,934