

ANNUAL REPORT

2018



Town of Bel Air

Planning Commission

EXHIBIT A

TOWN OF BEL AIR PLANNING COMMISSION

AND THE

DEPARTMENT OF PLANNING

ANNUAL REPORT

2018

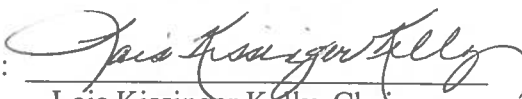
This Annual Report summarizes the activities of the Planning Commission and the Department of Planning and Community Development serves as a resource for land use changes, projects future planning needs, and meets the requirements of Division 1, Title 1-207 of the Land Use Article of the Annotated Code 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 2018 ANNUAL REPORT, FILING THE SAME WITH THE BEL AIR TOWN BOARD OF TOWN COMMISSIONERS AND THE MARYLAND SECRETARY OF THE DEPARTMENT OF PLANNING.

TOWN OF BEL AIR PLANNING COMMISSION

BY: 
Lois Kissinger-Kelly, Chair

April 4, 2019

TABLE OF CONTENTS

	<u>Page</u>
Executive Summary	1
Development Activities	1
Zoning Activities	2
Historic Preservation Activities	3
Community Facilities	4
Future Activities & Plans	6

APPENDICES

- A Planning Activity Map
- B Comprehensive Plan Project Status Report
- C Adequate Public Facilities Legislation
- D Annual Report Worksheet

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 2018:

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

The following citizens served on the Town Board of Appeals during 2018:

Mr. Greg Adolph, Chair
Mr. Rick Gerety
Ms. Diann Stumpf
Mr. Philip Hosmer
Mr., Thomas G. Payne

The following citizens served on the Historic Preservation Commission during 2018:

Ms. Jennifer Mainster Hanna, Chair
Mr. Brian Payne, Vice Chair
Mr. Timothy Coale (Resigned July, 2018)
Ms. Peg Lucas
Mr. Paul D. Edmeades
Mr. Scott Farley
Mr. Steve Lober

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 is outlined. In addition, a summary of changes to code and legislation adopted in 2018 are included.

DEVELOPMENT ACTIVITIES

COMPREHENSIVE PLAN

The Town began the process of updating the Strategic Plan for the next five years. The structure of this plan asks each Board, Commission and Committee associated with Bel Air to provide a list of priorities and establish responsibilities, stakeholders and a tentative schedule for accomplishing the desired goal or objective. The plan is designed to begin the fiscal year of 2020 (July 1, 2019).

ZONING ACTIVITIES

DEVELOPMENT REGULATIONS

The Planning Commission made no changes to the development regulations in 2018.

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
140 N. Main Street	PW Campbell	Site Plan, Special Development and Landscape Plan for People's Bank with drive thru	Approved
319 S. Main Street	Alecraft Brewery Co.	Site Plan, Special Development and Landscape Plan for an outdoor patio	Approved
48 E. Gordon Street	Marta E. Noe	Site Plan & Landscape Plan for a 2,325 SF, two story addition to an existing office building	Approved
306-312 S. Main Street	Looney's Pub	Site Plan, Landscape Plan & Special Development for outdoor dining and bar w/6 seats.	Approved
121 S. Bond Street	121 S. Bond LLC	Site Plan, Landscape Plan & Special Development for a 24 unit Apartment building and 5,640 sf retail space	Approved
418 N. Main Street	Independent Brewing Co.	Site Plan and Special Development for expansion of outdoor dining area	Approved
400 S. Main Street	400 S. Main Street LLC	Site Plan for a 12 unit townhouse development	Approved
500 Upper Chesapeake Drive	UM-Upper Chesapeake Medical Center	Special Development, Site Plan, Subdivision Plan and Landscape Plan for a 78,780 sf expansion to the existing Cancer Center	Approved
655 W. MacPhail Road	UM-Upper Chesapeake Medical Center	Site Plan and Landscape Plan for 50,250 sf Ambulatory Surgical Center and parking for the hospital	Approved
500 Upper Chesapeake Drive	UM-Upper Chesapeake Medical Center	Site Plan, Landscape Plan and Special Development to expand parking and re-align internal public road.	Approved

BOARD OF APPEALS CASES

ADDRESS	APPLICANT	PROJECT	STATUS
100 N. Tollgate Road	100 N. Tollgate Road LLC	Special Exception for a Liquor Store	Postponed
205 E. Broadway	Robert J. Reier	Variance to side yard setback	Withdrawn
319 S. Main Street	Bradley Street/Alecraft	Special Exception to allow Tavern with Entertainment	Approved
100 N. Tollgate Road	100 N. Tollgate Road LLC	Special Exception for a Liquor Store	Approved
603 N. Hickory Avenue	Harry & Mary Plack	Special Exception for Commercial Use	Approved
309 George Street	Maddie Park Management	Special Exception for Commercial Use	Approved

HISTORIC PRESERVATION COMMISSION ACTIVITIES

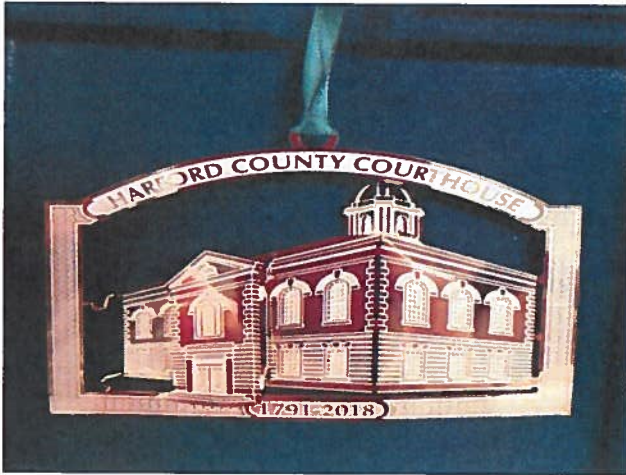
HISTORIC PRESERVATION COMMISSION CASES

HA #	ADDRESS	ACTION	APPROVED
1791	122 W. Gordon Street	Review Tax Credit: porch/ chimney Repairs	Approved
1744	325 Franklin Street	Review Tax Credit: roof replacement	Approved
1744	325 Franklin Street	Review Tax Credit: window replacement	Approved
1835	321 E. Broadway	Review Tax Credit: patio, fence, wall	Approved
1840	103 Powell Avenue	Review Tax Credit: building addition	Approved
1803	315 Webster Street	HA Approval for roof shingle replacement	Approved
1817	338 E. Broadway	HA Approval: roof repair (tree damage)	Approved
281	119 S. Main Street	HA Approval: Application of mural (2017 application revisited)	Approved

The Historic Preservation Commission (HPC) reviewed several projects for alterations to building exteriors in the past year and also approved associated tax credit requests. Also, receipts were reviewed and approved for tax credit for five projects. 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

The HPC's 20th ornament featured the Harford County Courthouse. Built after the first courthouse burned in 1858, the building was designed by architect J. Crawford Neilson. The Italianate-style building had front and rear blocks added in 1904. A further addition was added in 1981.

COMMUNITY FACILITIES

TRANSPORTATION

The Town, County and State Highway Administration work together to address issues related to traffic congestion and pedestrian safety. The implementation of the 2015 Route 22/US 1 Corridor Study took an additional step with the implementation of a double left turn along east bound Marketplace Drive at the Maryland Route 24 intersection. This addressed the excessive queuing from commercial uses. The Town is now looking at traffic calming in the downtown area through review by a Traffic Study Work Group.

Parking was a priority in Bel Air during 2018. The Town initiated a parking app through ParkMobile to provide convenient and easy parking at meters. In addition, free parking was offered in the garage during December to assist seasonal shoppers.

WATER, SEWER & STORMWATER MANAGEMENT

The Town water service is provided by Maryland American Water Company (MAWC) including interconnections with the Harford County system. Maryland American may experience capacity issues due to the lack of a backup water supply should the intake from Winters Run be interrupted. A proposed water impoundment completed construction in 2018 to address this issue. Any limitations to the supply of water for the Town in the near future are now addressed. The Consent Agreement with MDE to ensure the necessary improvements are made has now been removed. MAWC has met all of its construction milestones and will supply adequate water to the Town for the foreseeable future.

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

Horticultural Gardens located in Rockfield Park provide for educational sponsors to maintain the gardens. These sponsors 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. Work by students has been moved from the spring to the fall to avoid conflicts with testing. As the project matures and planting is no longer a priority, the participation of the schools will become less critical. Other features are planned such as public art and site amenities.



Rockfield Park was also improved by the addition of a pavilion/amphitheater adjacent to the Rockfield Manor. This facility will provide for gatherings as small as a family picnic to the Harford County Wine Festival. This facility named after the Schlehr family will be the centerpiece to the park for years to come.

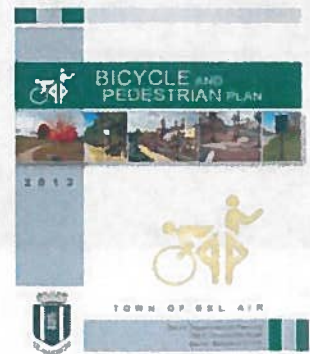
Shamrock Park also was upgraded with the addition of a covered shelter adjacent to the existing playground. This small gazebo will provide shade to parents watching children and seating for those of all ages.

Many areas around Bel Air were enhanced by the addition of 'Little Free Libraries'. These small cabinets offer free books and provide a mechanism to share literature. Libraries were added to Shamrock Park playground, Rockfield playground, Plumtree Park and downtown Bel Air. Others are planned in locations where residents and visitors may gather.

ENVIRONMENT

The Town concluded its implementation of the Sustainable Bel Air Plan. This plan was approved in January of 2013 and approximately 75 percent of the goals have been achieved. Town efforts regarding energy, water, air quality, and economic development, and health, cultural and historic resources have been isolated for inclusion in the Bel Air Strategic Plan for 2019 - 2024.

The Town worked with Johnson Controls to conclude work towards energy and water conservation improvements. The first evaluation of the results of the work will be performed in early 2019. The main focus of the improvements is to retrofit all the Town street lighting to LED and upgrade Town operated buildings. Monitoring started in April of 2018 and will last for three years. A Garden Mart to promote environmentally sensitive landscapes has also 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 sponsored a tree giveaway at the seasonal opening of the local farmer's market as part of the Arbor Day Celebration.

SUSTAINABILITY

The Town continues to participate in Sustainable Maryland Certified (SMC) programs using the technical resources to create a sustainable community. Storm water reduction through public works projects have improved streams in Town and provided much needed runoff mitigation. Improvements to walking and biking in Bel Air continued through installation of a developer installed connection to the Ma & Pa at 'Overlook at Gateway' condominiums, a trail connection through Rockfield Park and Boy Scout initiated work on forest trails in Rockfield Park.



The Town also continued its participation in the HEAL Community (Healthy Eating Active Living) in 2018. HEAL resources and advice was applied to all aspects of the Town operations which resulted in a Platinum leadership award at the annual MML conference.

The Community Collection event held each September continues to expand. The event now includes collection of books, bicycles, hearing aids, eyeglasses, sports equipment, toys, dehumidifiers/window AC's along with shoes, textiles, home goods and paper shredding.

FUTURE ACTIVITIES & PLANS

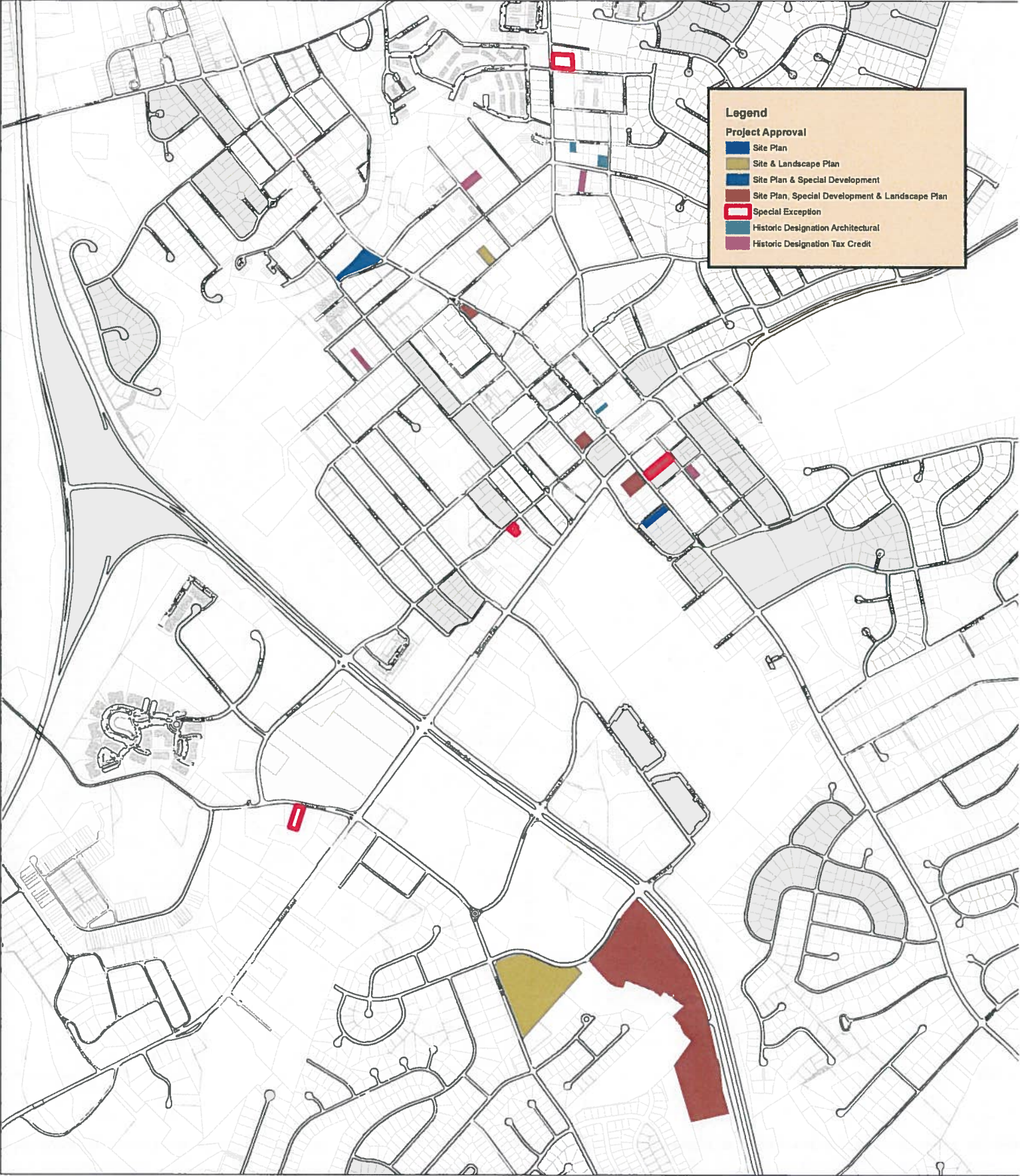
A Wayfinding Study was completed in 2015 to provide coordinated and organized signage and graphics for the Town. The implementation of the study is ongoing and yielded identification signs for the parking garage in 2018. Directional signage is designated for early 2019.



The engineering for the Courthouse Square project located on Office Street and Courtland Street adjacent to the County Court House in downtown was completed in 2018. The construction plans will result in changes to the streetscape providing pedestrian amenities and improved landscape. The next step will be Phase I construction in 2019.

APPENDIX A
PLANNING ACTIVITY MAP

Planning Activity 2018



Legend

Project Approval

- Site Plan
- Site & Landscape Plan
- Site Plan & Special Development
- Site Plan, Special Development & Landscape Plan
- Special Exception
- Historic Designation Architectural
- Historic Designation Tax Credit



03/27/2019

APPENDIX B

COMPREHENSIVE PLAN PROJECT STATUS REPORT
2018



**STATUS REPORT
2016 COMPREHENSIVE PLAN
DECEMBER 2018**

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>		
Review	<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 	Planning & Public Works Departments	Requirements for developments adding stream/floodplain
	<ul style="list-style-type: none"> – Assure protection of wetlands, floodplains, and existing stream channels with adequate buffers and mitigation measures through examination of existing regulations. 	Planning Department	
Review	<ul style="list-style-type: none"> – 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 	Planning & Public Works Departments Public Works	Requirements for developments adding stream/floodplain
	<p>Restore Sensitive areas impacted by development and upgrade the health of areas in poor condition.</p>		
Projects	<ul style="list-style-type: none"> – Support efforts to install stream, wetland and steep slope improvements and programs to clean up watersheds 	Planning & Public Works Departments	Plumtree stream restoration efforts
Ongoing	<ul style="list-style-type: none"> – Implement improvement measures outlined in the “Town of Bel Air Flood Mitigation Plan” 	Planning & Public Works Departments	Plumtree stream restoration efforts
Ongoing	<ul style="list-style-type: none"> – Continue the removal of invasive species and the installation of native species to manage the natural development of forest areas. 	Public Works	Use of goats and participation in ‘Good Green’ program
Ongoing	<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 	Planning Department & Tree Committee	Tree Plan and Forest Restoration

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>	
Ongoing	<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>	<p>Community Collection</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>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>	<p>List created for HPC review</p> <p>Review of Ornament for other projects</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
	<p>COMMUNITY FACILITIES</p> <p>Promote environmentally sound solid waste disposal maximizing recycling and reuse opportunities.</p>		
Partial	<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 	<p>Planning & Public Works Departments</p> <p>Public Works</p>	<p>Work with Harford County Office of Efficiency & Innovation</p>
Ongoing	<ul style="list-style-type: none"> - 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>	<p>Planning Department</p> <p>Administration Department</p> <p>Administration Department</p>	<p>Expansion of the 'Community Collection' event established 2013</p>
Ongoing	<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 	<p>Police Department</p> <p>Administration & Police Departments</p>	<p>Community Policies</p>
Partial	<ul style="list-style-type: none"> - 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>	<p>Administration & Police Departments</p>	<p>Two Spanish speaking and one female</p>
Ongoing	<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>Dedication of benches and opening of dialogue</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
<p>Ongoing</p> <p>Ongoing</p> <p>Partial</p>	<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 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> <p>Installation of trails in Rockfield and Ma & Pa</p> <p>Dialogue with Harford County</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
<p>Ongoing</p> <p>Partial</p> <p>Partial</p>	<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>Agreement with HCPS</p> <p>Public Art projects in downtown</p> <p>Community Gardens</p>
<p>Project</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>	<p>Chesapeake Sensory Plaza</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Complete</p>	<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>Annual Budget item</p> <p>Annual Budget item</p> <p>Community Rating System</p> <p>Development Regulations</p>
<p>Partial</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>	<p>SHA and Town review as part of work group</p>

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
TRANSPORTATION CONTINUED:			
Complete	<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’ 	Planning & Public Works Departments	Achieved both capital projects for near future
Partial	<ul style="list-style-type: none"> – 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>	Neighborhood Transportation Management Program Committee	Committee meets as needed
Ongoing	<ul style="list-style-type: none"> – Implement the recommendations from the ‘Town of Bel Air Bicycle & Pedestrian Plan’ 	Planning Department	Plan partially achieved
Partial	<ul style="list-style-type: none"> – Coordinate with the County and the State regarding connectivity, wayfinding standards, walking and cycling improvements 	Planning Department	Primary bike route connection
Complete	<ul style="list-style-type: none"> – Work with Harford County Transit on enhancements to the Route 3 Orange Line to improve bus stop amenities, ridership and connections 	Planning Department	Installation of bus stop shelter
Complete	<ul style="list-style-type: none"> – 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 	<ul style="list-style-type: none"> Planning Department Planning & Police Departments Planning Department & Planning Commission 	<ul style="list-style-type: none"> 90% recommendations achieved Changes to the Development Regulations 2017
Ongoing	<ul style="list-style-type: none"> – 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 	<ul style="list-style-type: none"> Planning & Economic Development Departments Planning & Economic Development Departments 	<ul style="list-style-type: none"> Work with Alliance on parking

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
<p>Ongoing</p> <p>Ongoing</p>	<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>ParkMobile and Parking Garage</p> <p>Safe Routes to School work group</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
Complete	<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>	<p>Reduction of lease fees and parking garage meters</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 – Develop procedures for purchase of threatened or deteriorating structures for resale, rehabilitation or redevelopment 	<p>Planning Department & Planning Commission</p> <p>Planning & Economic Development Departments</p>	<p>Changes to the Development Regulations in 2017</p>
Complete	<ul style="list-style-type: none"> – Review the Development Regulations related to the buffering, setbacks and parking to allow for performance based solutions 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
Partial	<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>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 – Provide cultural, educational, artistic, recreational and natural amenities within easy access to residents 	<p>Planning Department</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p>	<p>Development Regulations Review</p>
Ongoing	<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>	<p>Keep Maryland Beautiful program with Alliance</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
Ongoing	<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>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>Armory Marketplace</p>
	<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>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
<p>Complete</p> <p>Ongoing</p> <p>Partial</p>	<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 <ul style="list-style-type: none"> - 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> <p>Wayfinding projects via approved <u>plan</u></p> <p>Ma & Pa Connection at Gateway Condos</p>
<p>Complete</p>	<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
Complete	<p>LAND USE CONTINUED:</p> <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 	Planning & Public Works Departments	Changes to the Development Regulations in 2017
Complete	<ul style="list-style-type: none"> – 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 Department</p> <p>Planning & Economic Development Departments</p> <p>Planning & Economic Development Departments</p>	Middle Alley
Complete	<ul style="list-style-type: none"> – Review zoning regulations to address transitional relationships between districts and land uses 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
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 	Planning Department & Planning Commission	Changes to the Development Regulations in 2017
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>	Changes to the Development Regulations in 2017

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	NOTES
Complete	<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> <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 Departments</p> <p>Planning Department</p> <p>Planning Department</p> <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>
Partial	<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>		<p>Development Regulations changed in 2017</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 - Review the Adequate Public Facilities ordinance to address possible changes to the method of review and calculation of necessary improvements - Investigate the public road standards to adjust specifications to unique conditions present in Bel Air 	Planning Department & Planning Commission Planning Department & Planning Commission Planning Department & Public Works Department	Changes to the Development Regulations in 2017 Changes to the Development Regulations in 2017
Complete	<ul style="list-style-type: none"> - Review the code to assure the Federal and State updates or changes are reflected locally 	Planning Department & Planning Commission	Changes to Development Regulations in 2017
Complete	<ul style="list-style-type: none"> - Ensure that vague text or legal ambiguities are addressed 	Planning Department & Planning Commission	Changes to Development Regulations in 2017
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
	<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 <p>Adjust the regulations to reflect the sustainable goals of the Town and encourage green development.</p>	<p>Planning Department</p>	
Complete	<ul style="list-style-type: none"> - Review environmental and landscape regulations to adjust requirements so they are less subjective 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
	<ul style="list-style-type: none"> - Create incentives to allow flexibility to develop green buildings and innovative development 	<p>Planning Department</p>	
	<ul style="list-style-type: none"> - Enhance the code to promote water and energy conservation 	<p>Planning Department</p>	
	<ul style="list-style-type: none"> - Upgrade development regulations to address the Watershed Implementation Plan (WIP) and the need to manage storm water runoff 	<p>Planning & Public Works Departments</p>	
	<ul style="list-style-type: none"> - Safeguard the Town water supply through wellhead protection zones and water conservation provisions 	<p>Planning & Public Works Departments</p>	
	<p>Promote Economic Development with Flexible code requirements.</p>		
Complete	<ul style="list-style-type: none"> - Promote changes that encourage more incentive based development and less punitive regulations 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
Complete	<ul style="list-style-type: none"> - Reduce parking requirements so that they are targeted at a minimum benchmark and not to an optimum standard 	<p>Planning Department & Planning Commission</p>	<p>Changes to the Development Regulations in 2017</p>
	<ul style="list-style-type: none"> - Support the opportunities provided through the Arts & Entertainment District and associated programs 	<p>Economic Development & Planning Department</p>	

APPENDIX C

ADEQUATE PUBLIC FACILITIES LEGISLATION

RESOLUTION NO. 1114-18**A RESOLUTION ACCEPTING THE 2017
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 July 2018, 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 2017 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 16, 2018.

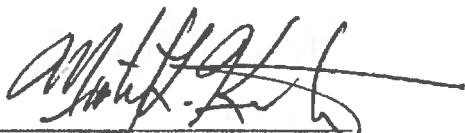
AYES: Commissioners Chmielewski, Einhorn, Hopkins and Burdette

NAYS: None

ABSENT: Commissioner Richards



Susan U. Burdette, Chairman
Board of Town Commissioners



Michael L. Krantz, Town Clerk

RESOLUTION NO. 1123-18

A RESOLUTION ACCEPTING THE
AMENDED 2017
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 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, 2018; and

WHEREAS, in December 2018, the Harford County Department of Planning and Zoning completed an Amendment to the 2017 Annual Growth Report attached hereto, indicating that the utilization rate for Homestead Wakefield Elementary School and Red Pump Elementary School exceeds the 110% rated capacity and the remaining public schools serving the Town of Bel Air are at less than 110% of rated capacity; and

WHEREAS, major residential development in the Homestead Wakefield Elementary School and Red Pump Elementary School attendance area will be restricted by the current adequacy standards established by the Town.

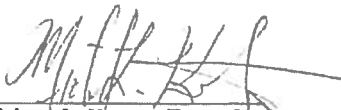

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the Amendment to the 2017 Harford County Annual Growth Report attached hereto, shall provide the basis for review and approval of residential development per Section 165-21 of the Town of Bel Air Development Regulations.

AND BE IT FURTHER RESOLVED by the Bel Air Board of Town Commissioners
that this Resolution has been accepted by the Board on December 17, 2018.

AYES: Commissioners Chmielewski, Einhorn and Burdette

NAYS: None

ABSENT: Commissioners Hopkins and Richards


Michael L. Krantz, Town Clerk
Susan U. Burdette, Chairman
Board of Town Commissioners

AMENDMENT TO 2017 ANNUAL GROWTH REPORT

Background:

In accordance with the Harford County Adequate Public Facilities provisions (Section 267-126) of the Harford County Code, testing for adequate school capacities shall occur on June 1 and December 1 of each year. Amendments to the 2017 Annual Growth Report are required and include updated enrollment figures and projections based on September 30, 2018 enrollment figures. Based on the adequacy standards outlined below, the Annual Growth Report is amended to reflect current enrollments and projections as of September 30, 2018.

Adequacy Standards:

The adopted adequacy standards for the Harford County Public School system are 110% of the rated capacity within 3 years for both elementary and secondary schools. Included with this amendment to the 2017 Annual Growth Report are, Tables 6B, 10B, and 14B, the utilization charts for elementary, middle, and high schools. These tables identify current enrollment figures as of September 30, 2018, and include projections through the 2021/2022 school year. Preliminary plans for new subdivisions of greater than five lots or site plans for multi-family residential development exceeding five units cannot be approved in elementary or secondary school districts where full-time enrollment currently exceeds or is projected to exceed 110% of the capacity within three years.

Elementary Schools:

Twenty-nine of thirty-three elementary schools in Harford County currently meet established adequacy standards. The schools listed below in Table 1 do not meet the adequacy standards established. Subdivision and residential site plans within these attendance areas will not be approved but will continue to be reviewed and placed on a waiting list until capacity is available beginning December 1, 2018.

School	Year	Actual / Projected Students	Utilization Rate
Emmorton	2021/2022	620	114%
Homestead/Wakefield	2021/2022	1,022	113%
Magnolia	2021/2022	579	115%
Red Pump	2021/2022	775	111%

Secondary Schools:

All 18 middle and high schools in Harford County currently meet adequacy standards.

Table 6B

Harford County Elementary Schools 2018 Utilization Chart									
Elementary School	State-Rated Capacity	Actual				Projected			
		2018 - 2019		2019 - 2020		2020 - 2021		2021 - 2022	
		ENROLL	% UTIL.	ENROLL	% UTIL.	ENROLL	% UTIL.	ENROLL	% UTIL.
Abingdon	864	775	90%	765	89%	754	87%	744	86%
Bakerfield	500	427	85%	435	87%	443	89%	451	90%
Bel Air	500	507	101%	510	102%	513	103%	517	103%
Church Creek	793	738	93%	729	92%	720	91%	711	90%
Churchville	388	393	101%	396	102%	399	103%	402	104%
Darlington	157	106	68%	104	66%	102	65%	100	64%
Deerfield	816	765	94%	761	93%	756	93%	752	92%
Dublin	295	238	81%	232	79%	226	77%	220	75%
Edgewood	511	381	75%	373	73%	364	71%	356	70%
Emmorton*	549	610	111%	615	112%	620	113%	625	114%
Forest Hill	568	508	89%	502	88%	496	87%	490	86%
Forest Lakes	546	427	78%	416	76%	406	74%	396	73%
Fountain Green	571	498	87%	490	86%	482	84%	474	83%
G. Lisby at Hillsdale	455	406	89%	404	89%	401	88%	399	88%
Hall's Cross Roads	562	502	89%	506	90%	511	91%	516	92%
Havre de Grace	566	512	90%	523	92%	535	95%	547	97%
Hickory	681	663	97%	665	98%	667	98%	668	98%
Homestead/Wakefield*	907	1,003	111%	1,003	111%	1,010	111%	1,022	113%
Jarrettsville	548	442	81%	438	80%	435	79%	432	79%
Joppatowne	653	594	91%	594	91%	594	91%	594	91%
Magnolia*	518	568	109.7%	577	111%	586	113%	595	115%
Meadowvale	568	520	92%	518	91%	517	91%	515	91%
Norrisville	252	212	84%	214	85%	217	86%	219	87%
North Bend	500	380	76%	382	76%	384	77%	386	77%
North Harford	500	344	69%	337	67%	330	66%	324	65%
Prospect Mill	680	565	83%	567	83%	568	84%	570	84%
Red Pump*	696	753	108%	761	109%	770	111%	775	111%
Ring Factory	548	517	94%	514	94%	510	93%	507	93%
Riverside	522	483	93%	481	92%	479	92%	477	91%
Roye-Williams	703	521	74%	535	76%	549	78%	563	80%
Wm. Paca / Old Post Rd.	954	803	84%	803	84%	803	84%	803	84%
Wm. S. James	522	442	85%	434	83%	432	83%	430	82%
Youth's Benefit	1,120	1,017	91%	1,020	91%	1,023	91%	1,026	92%
TOTAL	19,513	17,620	90%	17,604	90%	17,602	90%	17,606	90%

*Note: preliminary subdivisions and residential site plans of greater than five lots/units will not be approved in attendance areas that are shaded.

Table 10B

Harford County Middle Schools 2018 Utilization Chart									
Middle School	State-Rated Capacity	Actual				Projected			
		2018 - 2019		2019 - 2020		2020 - 2021		2021 - 2022	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,444	1,144	79%	1,160	80%	1,177	82%	1,193	83%
Bel Air	1,318	1,373	104%	1,385	105%	1,397	106%	1,409	107%
Edgewood	1,370	1,118	82%	1,125	82%	1,132	83%	1,139	83%
Fallston	1,105	950	86%	954	86%	957	87%	961	87%
Havre de Grace	775	569	73%	575	74%	582	75%	588	76%
Magnolia	1,073	765	71%	774	72%	782	73%	791	74%
North Harford	1,243	895	72%	879	71%	863	69%	855	69%
Patterson Mill	710	738	104%	739	104%	741	104%	742	105%
Southampton	1,540	1,219	79%	1,212	79%	1,205	78%	1,197	78%
Total	10,578	8,771	83%	8,803	83%	8,836	84%	8,875	84%

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2018.

Table 14B

Harford County High Schools 2018 Utilization Chart									
High School	State-Rated Capacity	Actual				Projected			
		2018 - 2019		2019 - 2020		2020 - 2021		2021 - 2022	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,679	1,459	87%	1,466	87%	1,473	88%	1,480	88%
Bel Air	1,668	1,544	93%	1,532	92%	1,520	91%	1,508	90%
C. Milton Wright	1,678	1,421	85%	1,412	84%	1,403	84%	1,394	83%
Edgewood	1,743	1,388	80%	1,416	81%	1,444	83%	1,473	85%
Fallston	1,573	985	63%	971	62%	960	61%	955	61%
Harford Technical	920	1,009	110%	1,009	110%	1,009	110%	1,009	110%
Havre de Grace	850	639	75%	651	77%	663	78%	675	79%
Joppatowne	1,126	763	68%	765	68%	766	68%	768	68%
North Harford	1,603	1,212	76%	1,210	75%	1,208	75%	1,206	75%
Patterson Mill	1,013	827	82%	825	81%	823	81%	821	81%
Total	13,853	11,247	81%	11,257	81%	11,269	81%	11,289	81%

Source: Harford County Public Schools & Dept. of Planning and Zoning, November, 2018

APPENDIX D

ANNUAL REPORT WORKSHEET

Annual Report Worksheet Reporting (Calendar) Year 2018

Jurisdiction Name: Town of Bel Air

Planning Contact Name: Kevin Small

Planning Contact Phone Number: 410-638-4540

Planning Contact Email: ksmall@belairmd.org

Section I: Amendments and Growth Related Changes In Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

(B) Were there any growth related changes in development patterns? Y N

(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

(C) Were any amendments made to the zoning regulations? Y N

1. If no, go to (D).
2. If yes, briefly summarize any amendments that resulted in changes in development patterns.

(D) Were any amendments made to the zoning map? Y N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s) and include a copy of the locally approved zoning map following approval of the amendment.

**Annual Report Worksheet
Reporting (Calendar) Year 2018**

Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps?

Y N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*

2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be submitted via email or cd/dvd disk.

No amendments, zoning changes or growth related changes

(B) Were there any growth related changes identified in *Sections I(B)*? Y N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

(C) Were there any zoning map amendments identified in *Section I(D)*. Y N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes.*
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

**Annual Report Worksheet
Reporting (Calendar) Year 2018**

Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, state how the development changes were determined to be consistent with:

1. Each other (if more than one);
2. Any recommendations of the last annual report;
3. The adopted plans of the local jurisdiction;
4. The adopted plans of all adjoining jurisdictions;
5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan.

Annual Report Worksheet Reporting (Calendar) Year 2018

Section IV: Plan Implementation and Development Process (5-Year Report)

(A) Has your community completed a five-year mid cycle review or recently updated its comprehensive plan, as indicated in the Comprehensive Plan 10-Year Transition Schedule under [§1-207\(c\)\(6\) of the Land Use Article](#)?

Y N

*(Note: See Municipal and County Transition Schedules at:
<http://planning.maryland.gov/OurWork/compPlans/ten-year.shtml>
Contact your Regional Planner for additional assistance)*

1. If yes, then skip to (B). Identify year five-year report completed: _____ or;
Identify year of comprehensive plan update: _____
(Note: this date must be between 2012-2018)

2. If no, include a five-year mid cycle review summary of the following:
 - (i). Development trends contained in the previous annual reports filed during the period covered by the narrative;

 - (ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;

 - (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

 - (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

 - (v). Future land use challenges and issues; and

 - (vi). A summary and expected timeframe of any potential updates to the comprehensive plan.

*(Note: A copy of the 5-Year Report Form is available at:
<http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>)*

Annual Report Worksheet Reporting (Calendar) Year 2018

(B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

Y N

1. If no, go to (C).
2. If yes, what were those recommendations?

(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under [§1-201 of the Land Use Article](#)?

Y N

1. If no, go to *Section V: Measures and Indicators*.
2. If yes, what were those changes?

Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in calendar year (2016). Enter 0 if no new residential building permits were issued in 2017.

(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)

(B) In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2017.

Annual Report Worksheet Reporting (Calendar) Year 2018

- (C) In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA.

Enter 0 if no new residential building permits issued outside the PFA in 2017.

Table 1: New Residential Permits Issued (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	66	0	66

(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 in each column.)

- (D) If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

Table 2A: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	66	0	66
# Units Constructed	25	0	25
# Minor Subdivisions Approved	0	0	0
# Major Subdivisions Approved	0	0	0
Total Approved Subdivision Area (Gross Acres)	0	0	0
# Lots Approved	0	0	0
Total Approved Lot Area (Net Acres)	0	0	0
# Units Demolished*	3	0	3
# Units Reconstructed/Replaced*	3	0	3

*Not required.

Annual Report Worksheet Reporting (Calendar) Year 2018

Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	60	0	60
# Lots Approved	0	0	0
Total Building Square Feet Approved (Gross)	8,446	0	8,446
Total Square Feet Constructed (Gross)	0	0	0

(E) Were more than **50** new residential building permits issued in 2017?

Y N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

(F) **Amount, Net Density and Share of Residential Growth:**

(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)

Table 3: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	66	0	66
# Units Approved	66	0	66
# Units Constructed	25	0	25
Total Approved Subdivision Area (Gross Acres)	0	0	0
# Lots Approved	0	0	0

Annual Report Worksheet Reporting (Calendar) Year 2018

Table 4: Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	66	0	66
Total Approved Lot Size (Net Acres)	8.6	0	8.6

Table 5: Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	66	0	66
% of Total Units (# Units/Total Units)	100%	0%	100%

(G) Amount, Net Density and Share of Commercial Growth:

(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)

Table 6: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	60	0	60
Total Building Square Feet Approved (Gross)	8,446	0	8,446
# Lots Approved	0	0	0
Total Subdivision Area (Gross Acres)	0	0	0

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	8,446	0	8,446
Total Lot Size (Net Acres)	1.3		1.3

Annual Report Worksheet Reporting (Calendar) Year 2018

Table 8: Share of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	8,446	0	8,446
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100%	0%	100%

Section VI: (Locally) Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

0 Acres.

Section VII: Local Land Use Percentage Goal

(A) Is all land within the boundaries of the jurisdiction in the PFA? Y N

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under [§1-208\(2\) of the Land Use Article](#), to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

(B) What is the jurisdiction’s established local land use percentage goal? %

(C) What is the timeframe for achieving the local land use percentage goal? Years.

(D) Has there been any progress in achieving the local land use percentage goal?

(E) What are the resources necessary for infrastructure inside the PFAs?

**Annual Report Worksheet
Reporting (Calendar) Year 2018**

(F) What are the resources necessary for land preservation outside the PFAs?

Annual Report Worksheet Reporting (Calendar) Year 2018

Section VIII: Development Capacity Analysis (DCA)

- (A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

(Note: A DCA is required every 3-years and whenever there is a significant change in zoning or land use pattern. See [§1-208\(c\)\(iii\) of the Land Use Article](#). A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)

Y N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
The last significant change was during 2016 when the Bel Air Comprehensive Plan was adopted and 2017 when Comprehensive rezoning was performed and revisions to the Development Regulations were completed.

2. If yes, skip to (B)

(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.)

- (B) When was the last DCA submitted? Identify Month and Year: 2016 Comprehensive Plan

- (C) Using the DCA, provide the following data on capacity inside and outside the PFA in *Table 9, Residential Development Capacity (Inside and Outside the PFA)*:

Table 9: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	28.2	0	28.2
Residential Parcel & Lots w/Capacity	8	0	8
Residential Capacity (Units)	305	0	305

Annual Report Worksheet Reporting (Calendar) Year 2018

Section IX: Adequate Public Facility Ordinance (APFO) Restrictions (Section IX is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y N

1. If no, skip this Section.
2. If yes, go to (B).

(B) Has your jurisdiction submitted a biennial APFO Report under [§7-104 of the Land Use Article](#)?

Y N

1. If yes, skip this Section.
2. If no, then complete (C) through (I) below for each restriction.

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2016. APFO reports for 2016 and 2017 are due July 1, 2018.)

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.) Schools, Roads, Water, Sewer & Community Facilities

(D) Where is each restriction located? (Identify on a map if possible.) No restriction has been encountered for any proposed development in the last several years

(E) Describe the nature of what is causing each restriction. N/A

(F) What is the proposed resolution of each restriction (if available)? N/A

(G) What is the estimated date for the resolution of each restriction (if available)? N/A

(H) What is the resolution that lifted each restriction (if applicable)? N/A

(I) When was each restriction lifted (if applicable)? N/A

Annual Report Worksheet
Reporting (Calendar) Year 2018

(J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y N

BUILDING PERMITS ISSUED - FISCAL YEAR 2018

Run Date: 04/11/2019 9:40 AM

Type of Construction	Total Permits	Square Footage	Est Construction Cost
Commercial Alt/Reno	61	130,745	\$27,702,873
Commercial Tenant Occupancy w/o Modifications	19	0	\$0
Demolition of Structure	3	4,192	\$0
New Commercial	1	4,791	\$750,000
New Residential (Multi-Family Age Restricted)	39	156,245	\$5,140,000
New Residential SFD	1	2,084	\$140,000
New Residential SFD T.H.	26	62,000	\$3,424,000
Residential Additions/Alterations	93	32,937	\$1,514,465
Tank Installation/Removal	3	0	\$0
Tent	4	4,412	\$0

BUILDING PERMITS ISSUED - 2018 Fiscal Year U & O

Run Date: 03/28/2019 9:56 AM

Type of Construction	Total Permits	Square Footage	Est Construction Cost
Commercial Alt/Reno	37	61,442	\$3,701,810
Commercial Tenant Occupancy w/o Modifications	25	0	\$0
New Commercial	1	7,900	\$575,000
New Residential SFD	1	2,810	\$270,000
New Residential SFD T.H.	24	57,000	\$3,156,000
Residential Additions/Alterations	58	12,127	\$262,208
Tent	4	4,412	\$0