

RESOLUTION NO. 1152-20

A RESOLUTION ACCEPTING THE TOWN OF BEL AIR
PLANNING COMMISSION ANNUAL REPORT FOR 2019

WHEREAS, Section 1-207 of the Land Use Article of the MD Annotated Code, requires municipalities to file a Report outlining all adopted ordinances, implementation of state visions, compliance with the Town's Comprehensive Plan, and current and proposed development annually; and

WHEREAS, the Report includes information on growth and density of growth both inside and outside the priority funding areas, newly created lots, residential and commercial building permits and development capacity analysis; and

WHEREAS, the Report also includes local goals to increase growth within the priority funding area, a timeframe for reaching that goal and incremental progress towards the local goals; and

WHEREAS, the Bel Air Planning Commission formally approved the Report on May 7, 2020 and forwarded it to the Bel Air Board of Town Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the 2019 Planning Commission Annual Report, shown as Exhibit A and attached hereto, shall be officially accepted by the Bel Air Board of Town Commissioners.

AND BE IT FURTHER RESOLVED by the Bel Air Board of Town Commissioners that this Resolution has been received by the Board on May 18, 2020.

AYES:

NAYS:

ABSENT:

Amy G. Chmielewski, Chair
Board of Town Commissioners

Michael L. Krantz, Town Clerk

ANNUAL REPORT

TOWN OF BEL AIR

2019



EXHIBIT 'A'



**TOWN OF BEL AIR
PLANNING COMMISSION**

and

**DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

ANNUAL REPORT

2019

Bel Air 1874

This Annual Report summarizes the activities of the Planning Commission and the Department of Planning & 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 & 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 2019 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:  May 8, 2020
Lois Kissinger Kelly, Chair

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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 2019:

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

The following citizens served on the Town Board of Appeals during 2019:

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

The following citizens served on the Historic Preservation Commission during 2019:

Ms. Peg Lucas, Chair
Mr. Paul D. Edmeades, Vice Chair
Ms. Jennifer Mainster Hanna
Mr. Brian Payne
Mr. Steve Lober
Ms. Megan Greco

This report provides an overview of the Town zoning and development activities during the past year. A synopsis of Planning Commission, Board of Appeals and Historic Preservation Commission cases is outlined. In addition, a summary of changes to code and legislation adopted in 2019 are included.

PLANNING ACTIVITIES

The Town completed 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 based on the goals and objectives of the Comprehensive Plan. The Strategic Plan was adopted by the Town Board on June 3, 2019 and became effective on July 1, 2019 and will encompass Fiscal Years 2020 thru 2024.

DEVELOPMENT REGULATIONS

The Planning Commission made several amendments to the development regulations in 2019.

Ordinance No. 790-19 on July 15, 2019 amending Chapter 210, Floodplain Management.

Most of the floodplain in Bel Air is identified as Special Flood Hazard Area. This designation prohibits the placement of structures which may restrict the flow of flood waters. The intent of this regulation is to preclude structures which may block passage of flood water and associated debris creating a ‘dam’ and altering the flood carrying capacity of the floodplain. It also serves to eliminate the possibility that structures might break loose and be carried downstream damaging other property or harming people.

A recent examination of Chapter 210 indicated that several sections are vague and require interpretation to enforce. The changes will amend the definition of Accessory Structure to include fences and sheds as defined by the development regulations. In addition, the threshold for review of structures will be changed to be more uniform and allow a more consistent application of the code.

Ordinance No. 791-19 on August 19, 2019 amending Chapter 165, Development Regulations, Table 3-7 and Article VII, X & XIV

- Revise **Table 3-7, Service Uses** to allow a Communication Tower and Platform use, to be permitted subject to the Special Exception regulations in the B-1 (Limited Business District) Zoning District. The current code prohibits this use in the B-1 Zoning District.
- Revise **Section 165-53.I Use category performance standards and guidelines: service uses. (2)(b) Communications tower(s)/platform. [1] Performance standards. [b]**, to the following –
 - [b] The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential ~~district~~ use, dwelling, school, church, or institution for human care in any other district shall be the tower height.*
- Revise **Section 165-53.I Use category performance standards and guidelines: service uses. (2)(b) Communications tower(s)/platform. [1] Performance standards. [c]**, to add a date to the lot of record text as a date of adoption –
 - [c] The structure shall be located on a lot of record as of [date of enactment] with a minimum of two acres.*

Ordinance No. 792-19 on September 3, 2019 amending Chapter 165, Development Regulations, Articles II, III, VII, IX, X, XI, XII, XIV, XV & XVI.

- Revision to **Table 3-5, Residential Uses** to separate Group Homes into Large and Small based upon new definitions. A Small Group Home would be permitted in the same districts as a Single Family Home and a Large Group Home would be permitted similar to Multi-Family uses. Multi-Family also changes to enable Special Development review in the R-3 and R-O zones.
- Revision to **Table 165-34, Lot requirements for the M-1 Industrial District** providing for a reduction of side yards and rear yards similar to the reduction made for the front yard in 2018. This change would be *30' to 10' for one-story structures, 40' to 15' for two-story and 50' to 20' for three stories*. A 50' setback from residential still remains.
- Revision to **Section 165-21, Annual Growth Report** to allow approval for development in school districts over capacity if adjoining attendance areas are still under capacity. Also, allow for extension of approvals during the deferral period.
- Revision to **Section 165-30 B-2 District Parking** by changing *adjacent* to *abutting* to clarify that offsite parking needs to be contiguous with the project.
- Revision to **Section 165-31 B-2A District** to add the requirement for a coordinated sign plan since the same requirement exists in the B-2A & B-3A Districts for the same use.
- Revision to **Section 165-51 Parking & Loading** to add the ability to provide parking on an abutting B zoned parcel that does not permit the associated use. In addition, correct a mistake in 2018 changes that eliminated sections of the code related to Refuse/Loading connected to time of service. This change would restore those sections in this Article.
- Revise **Section 165-53 Group Homes (Large & Small)** to expand the requirements for both uses. Small Group Homes would be required to provide a resident manager at all times, require submission of rules/procedures for the facility, prohibit on-site invasive medical care, require counseling of non-residents to be off-site for small facilities and would address mixing of defined groups. A Large Group Home would keep the requirements above and permit counseling for non-residents and require a qualified supervisor at all times.
- Revise **Section 165-53 Multi-Family** to add review of refuse/recycling enclosures, fire official review, reference setbacks as applicable and require provision of additional active open space for dense developments.
- Revision of **Section 165-53 Shopping Center** to add review of a parking plan and require that parking meet a peak demand for the uses in the center and those proposed.
- Revise **Section 165-53 Communication Tower** to reference the recently enacted Chapter 465 for Small Cell Facilities when applicable
- Revise **Section 165-53 Outdoor Dining** to allow for amplified music, PA systems, live entertainment and recreational games provided they end at 10pm
- Revision to **Section 165-63 Side & Rear Yards** to clarify the ability to average yards.
- Revision to **Section 165-68 Accessory Uses** to allow for the possible storage of recreational vehicles and trailers in a front yard when a lot has multiple road frontages and no other option exists provided screening is installed

- Revision to **Section 165-76 Preliminary Plan** to require a traffic analysis if necessary
- Revision to **Section 165-78 Subdivision** to allow the Zoning Administrator to review minor changes in property lines
- Revise **Section 165-79 Landscape Plan** to clarify the surety requirement
- Revise **Section 165-82 Building Permit** to clarify text
- Revision to **Section 165-84 Use and Occupancy Certificate** to clarify official titles and to refine the corporate office identification to match definitions
- Revise **Section 165-90 Board of Appeals & Section 165-94 Special Developments** to require only one advertisement in a local paper prior to a hearing
- Revise **Section 165-104 Definitions** to change the definition of Family and add Group Home (Large & Small), add vaping as part of Smoking Lounge use and clarify the explanation of Front, Side and Rear Yards.
- Revision of **Section 165-106 Signs** to provide for three additional temporary signs (not exceeding 6 sf) ninety days prior to a primary or general election. Also, changes to allow for an additional ½ square foot per one lineal foot of rear building facade for properties with rear frontage along a public street/alley or public parking.
- Revise **Section 165-118 Circulation System** to include a more consistent reference to Level of Service (LOS) as the standard for intersection capacity, provide for clarity regarding scope of a Traffic Impact Analysis (TIA) and add references to accepted traffic measurement programs. In addition, provide flexibility to require operational analysis of traffic such as queuing and on-site vehicle circulation. Also, add the ability to study pedestrian movement and enforce improvements to increase pedestrian safety.

Ordinance No. 794-19 on October 21, 2019 amending Chapter 165, Development Regulations, Articles X & XIV

- Revision to **Section 165-68, Accessory Uses** to eliminate the 1 ½ story limit of an accessory structure and clarify that the accessory building height is restricted with regard to the portion of a gable or hip roof that may be included at 35% of the total height of the structure.
- Revision to **Table 165-104, Definitions** to provide for a clear meaning of the term ‘Adjoining Property’ to agree with the current practice of Town for development review and to align with the policy of Harford County. This will provide for notification of properties that share property lines, those that would share a property line except for intervening roads or easements and those properties that border land that is owned by or controlled by the development applicant.

LAND USE

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

ZONING ACTIVITIES

PLANNING COMMISSION

ADDRESS	APPLICANT	PROJECT	STATUS
45 E. Gordon Street	Bel Air Academy LLC	Site Plan and Landscape Plan for 12 Townhomes and 8 Apartments	Approved January 3, 2019
502 Baltimore Pike	McGill Development, Bel Air Town Center	Subdivision Plan for five commercial lots	Approved February 7, 2019
331 Baltimore Pike	Tricia Miller, The Crabby Axe	Special Development for Amusement Use	Approved April 4, 2019
29 S. Main Street	The Main Street Tower Restaurant	Site Plan & Special Development for Roof-top deck	Approved September 5, 2019
20 N. Main Street	SARC	Site Plan and Landscape Plan for 2 story addition	Approved September 5, 2019

BOARD OF APPEALS

ADDRESS	APPLICANT	PROJECT	STATUS
105 E. Broadway	105 E. Broadway LLC.	Special Exception for a Professional Office use in a Transition Overlay Zone	Approved, June 26, 2019
615 Belair Road, Tollgate Marketplace	JBST Enterprises, Cork, Wine & Spirits	Special Exception for a 9,400+ sf Liquor Store	Approved November 26, 2019

HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission (HPC) reviewed several projects for alterations to building exteriors in the past year and approved associated tax credit requests. Also, receipts were reviewed and approved for tax credit for two projects. To promote the historic preservation program, the commission conducts an annual poster contest and develops brochures and background materials to assist historic property owners.

HA #	ADDRESS	ACTION	STATUS
1836	327 E. Broadway	HA Review: Replace roof shingles & insert chimney liner w/cap	Approved January 24, 2019

1836	327 E. Broadway	Review Tax Credit: roof shingles & insert chimney liner w/cap	Approved January 24, 2019
281	119 S. Main Street	HA Review: Paint removal	Approved February 28, 2019
HA #	ADDRESS	ACTION	STATUS
281	119 S. Main Street	Review of receipts for tax credit for paint removal	Approved February 28, 2019
1803	315 Webster Street	Review of receipts for tax credit for new roof shingles	Approved February 28, 2019
281	119 S. Main Street	HA Review: Sign	Approved March 28, 2019
281	119 S. Main Street	HA Review: Replace existing light marquee box, gooseneck light fixtures & minor repairs	Approved March 28, 2019
1365	58 E. Broadway	HA Review: Replacement windows, doors & siding	Approved April 25, 2019
1375	139 E. Broadway	Review Tax Credit: porch repair	Approved April 25, 2019
1816	333 E. Broadway	HA Review: Replace roof shingles on the house & garage	Approved August 8, 2019
1311	20 N. Main Street	HA Review: Two-story addition	Approved August 8, 2019
1803	315 Webster Street	HA Review: Painting of house	Approved November 14, 2019

CERTIFIED LOCAL GOVERNMENT

The Town continues to foster historic preservation awareness through the school poster contest which 4th grade students draw their favorite building in Town and the submissions are judged by the HPC and awards presented at a meeting of the Board of Town Commissioners during the month of May.

COMMUNITY FACILITIES

TRANSPORTATION

The Town investigated traffic calming in the downtown area with a focus on pedestrians and cyclists through review by a Traffic Study Work Group. The report of this group is due in 2020.

Parking was a priority in Bel Air during 2019. Early in 2019, the Town installed two Electric Vehicle (EV) stations in the Hickory Parking Garage to provide sustainable options for our visitors. The Town offers free parking 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 has full capacity for the Town supply 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.

Several stream restoration projects along Plumtree Run have been initiated by the Public Works Department within the Town to address storm water runoff and the requirements of the recently issued MS4 Permit. Once finished, the Town will be close to achieving the goal of 20 percent management in a municipality that is almost 150 years old.

PARKS AND RECREATION

During 2019, the Town received a grant from National Recreation & Parks Association (NRPA) to construct a play experience at Rockfield that is designed to heighten the senses through water themed play and provide education of the Chesapeake Bay watershed. This play area is primarily designed for ages two to five but will provide meaningful experience for older kids. The construction is expected to be completed in 2020.

Bel Air High School, Fallston High School, C. Milton Wright High School, North Harford High School, Harford Technical High School, John Carroll School, Harford Master Gardeners and the Lions Club each sponsor gardens in Rockfield Park that are themed to a particular type of vegetation. As the project matures and planting is no longer a priority, the participation of the schools will become maintenance oriented. Other features are planned such as public art and site amenities.

ENVIRONMENT

The Town implemented a new five-year Strategic Plan to focus on Sustainability (Environment & Social issues), Resiliency (Emergency Planning) and Vitality (Economic Development).

The Town continues to monitor the performance contract with Johnson Controls to reduce energy and water consumption. The first evaluation of the results of the work reviewed in early 2019 are promising with achievement of all the anticipated savings goals in the first year (2019). Monitoring will continue through April of 2021. A Garden Mart to promote environmentally sensitive landscapes has also been established as an annual event.

The Town sponsors a seasonal farmers market from April thru December at the corner of Bond Street and Thomas Street. The Town also works closely with the Department of Natural Resources, Forest Service, through its Tree Committee to sponsor a tree giveaway on the first day 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 has improved streams in Town and provided much needed runoff mitigation. Improvements to walking and biking in Bel Air continued through installation of the Share the Road effort to give a better connectivity for our communities to the downtown area. Connectivity is also provided through 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.



The Bel Air Farmers Market continues to operate providing locally grown produce along with sampling of wine, beer and whiskey. Music, Art, food demonstrations and public service groups also provide vendor opportunities. The Town also continued its participation in the HEAL Community (Healthy Eating Active Living) in 2019. HEAL resources and advice will cease in 2020 due to funding issues.

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

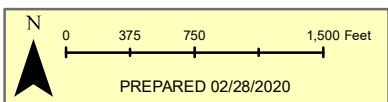
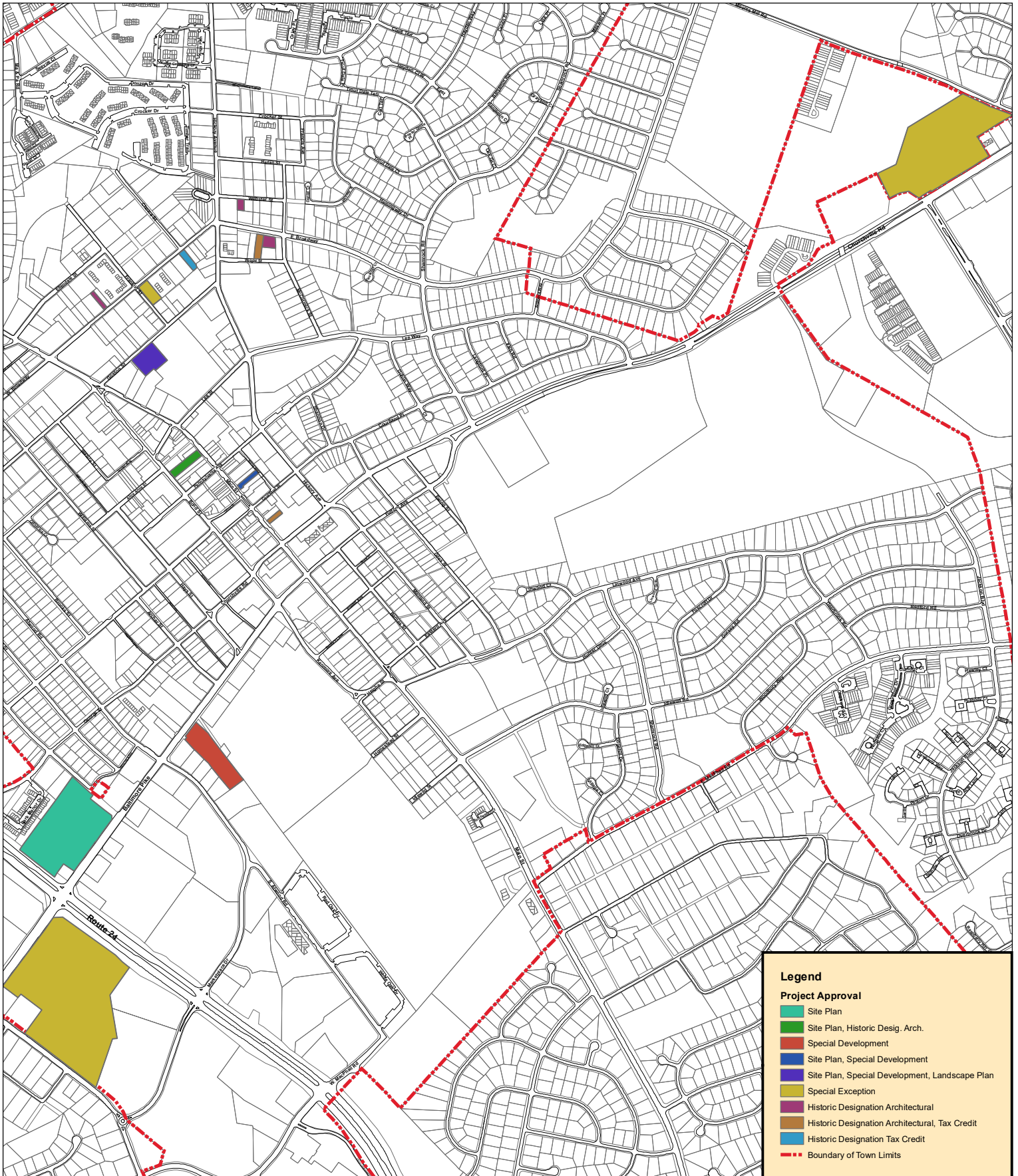
FUTURE ACTIVITIES & PLANS

The Bel Air Town Board decided in 2019 to begin design and engineering of an expansion to this effort to the police department facilities. This effort will extend to 2021 including the construction and occupation of the facility.

The area around the Harford County Court House will be improved with replacement of street and sidewalk paving, new streetlights, landscape and site amenities. This effort will likely be a multi-year endeavor in order to spread out the cost of construction. This is a Town and County partnership.

APPENDIX A
PLANNING ACTIVITY MAP
2019

Planning Activity 2019



APPENDIX B
COMPREHENSIVE PLAN PROJECT STATUS
2019



STATUS REPORT 2015 - 2026 COMPREHENSIVE PLAN DECEMBER 2019

		Completed Actions Partially Completed Items Incomplete Items			
STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS		
LAND USE					
Ongoing	Invest in infrastructure improvements, environmentally sound building techniques, transit options, landmark preservation, monuments and parks to emphasize a sense of place.	Capital Improvement program	Upgrade infrastructure, improve parks and expand public art program		
2013	Incorporate requirements for sustainable building construction and renovation in Town Regulations; e.e. green roofs, capture and reuse of rain water, high efficiency lighting, recycle building components, environmentally friendly building materials.	Development Regulations & Building Codes	Development Regulations Revision		
Ongoing	Encourage retention of Federal, State and County facilities within the downtown core.	Planning Department	Coordinate with County, State and Federal offices on leased space and existing building improvements.		
2013	Develop committee to evaluate and track accommodations and/or a conference center/hotel in Bel Air.	Economic & Community Development Commission	Incorporated into Economic & Community Development Commission Action Plan		
2013	Develop marketing campaign to encourage people to livenear their work and to buy local products.	Planning Department	Develop brochure to address incentives and opportunities		
2010	Evaluate form based zoning and other alternative zoning methodologies that emphasize sound, efficient development patterns.	Planning Department	Development Regulations Revision		
2011	Adopt new zoning regulations which are easier to understand, more efficient and create a streamlined development process.	Development Regulations	Development Regulations Revision		
2010	Develop an architectural review system to assure quality design.	Development Regulations	Development Regulations Revision		
2010	Take a pro-active approach to encourage appropriate uses and amenities in and adjacent to the Town.	Planning Department	Monitor County DAC Agenda		
2014	Evaluate potential to create incentives for annexation of parcels important to Bel Air's growth and development	Planning Department	Review Code and Administrative Policy		
2014	Develop a long term annexation strategy to encourage more logical Town boundaries.	Administrative Policy	Review Code and Administrative Policy		
2010	Support development of a cultural center and associated services, i.e.B62 visual and performing arts programs and facilities.	Cultural Arts Commission	State Arts & Entertainment District designation		
2012	Develop gateway amenities to improve all Town points.	Public Works & Planning Departments	Review "gateway" opportunities		

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2010	Evaluate transition zoning areas to assure compatibility between uses.	Planning Department	Development Regulations Revision
MUNICIPAL GROWTH			
Ongoing	Create more logical Town boundaries	Planning Department	Monitor Annexation Opportunities
TRANSPORTATION			
2011	Evaluate and enhance the Transportation Impact Analysis requirement in the Development Regulations.	Development Regulations	Development Regulations Revision
2012	Improve bypass functionality of Route 24 and east-west traffic movement around the Town: Extensions of W. MacPhail Road and Route 22 could provide alternatives to using the US 1 Business corridor as a connection to Route 24; and improved close-in "by-passes" with connections to the US 1 Bypass are needed to serve traffic generated in the northern and western sectors of Bel Air and its environs. These bypasses include the Moores Mill/Vale road Corridor and the Prospect Mill/MD 23 corridor.	Planning & Public Works Departments	Continue to work with County and State towards improvements
2012	Emphasize the use of feeder routes from the residential communities to commercial areas that promote safe vehicular, bicycle and pedestrian travel.	Planning Department	Develop bike paths and review grant opportunities for alternative funding
2012	Encourage walking by providing a safe and prominent sidewalk and crosswalk system. This should include when possible the Safe Routes to School and other programs to enhance pedestrian safety and opportunities in Bel Air.	Economic Development & Planning Departments	Continue working on Safe Routes to School Grant request - Ongoing
Ongoing	Improve sidewalk system by assuring adequate design standards. These should address grade, cross slope, width, passing space, vertical clearance, grates, gaps, drainage, obstacles and surface requirements.	Department of Public Works	DPW Sidewalk Improvement Program
2012	Identify funding sources for transportation network improvements.	Public Works & Planning Departments	Research funding sources
2015	Update the Development Regulations requirements for bike racks and bicycle-related amenities to encourage bicycle use.	Development Regulations	Development Regulations Revision - 2010 and Alliance Design Committee action plan
2014	Develop a parking authority to control leased and purchased commercial parking.	Parking Authority Ordinance memorandum of Understanding	Work with County and State representatives on necessary agreement and legislation
2012	Evaluate and determine the impact of permitted on-street parking in areas adjacent to commercial districts.	Parking Committee	Analyze issue with regard to economic and physical constraints
2012	Evaluate a Town trolley for workday transportation between downtown and the malls.	Administration & Public Works Departments	Review engineering constraints and research funding sources
2012	Work with Harford County to integrate the existing transit system into Town and investigate the possibility of additional park and ride locations within Town limits.	Planning Department	Continue to participate in County transit programs/meetings
Ongoing	Encourage local citizen use of current transit services and alternative transit options.	Administration & Planning Departments	Add information on Town website and create strategy for dissemination of information

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2013	Work with the County and State to develop expanded transit services and park and ride opportunities to meet area citizens' needs.	Planning Department	Continue to participate in County transit programs/meetings
Ongoing	Continue to emphasize use of the Town's Neighborhood traffic calming program as a means of reducing traffic speed and volume.	Planning, Police & Public Works Departments	Continue Neighborhood Transportation Management Program initiatives
2012	Coordinate development plans with pertinent State and County agencies to assure road improvements are designed and implemented in a timely and efficient manner.	Planning, Police & Public Works Departments	Share plans and recommendations with State and County agencies
Ongoing	Schedule, coordinate and implement identified transportation improvements in a timely and efficient manner to assure the transportation network meets the Town's mobility, accessibility, safety, economic and quality of life needs.	Planning Department	Regularly attend State/County transportation meetings

COMMUNITY FACILITIES

Ongoing	Work with the local medical community to assure quality, accessible health services to meet citizen's needs throughout their life cycle.	Administration & Planning Departments	Create network of medical representatives to assess needs
2013	Work with the local public health agency to address public health issues and emergency needs.	Administration & Planning Departments	Discussions and coordination with medical network
Ongoing	Encourage development of medical facilities that compliment the existing medical complex and add to patient services.	Economic Development & Planning Departments	Review needs assessed and tailor Economic & Community Development Commission strategy
2013	Support the medical/science magnet program at Bel Air High School to assure development of future health care professionals.	Harford County Public Schools & Town Administration	Meet with Bel Air school officials

WATER RESOURCES

2012	Implement the Maryland Department of the Environment source water protection plan for the MD American Bel Air water system.	Water Source Protection Ordinance	Work towards this goal with County and Maryland American Water Co.
2012	Identify alternate water supply options.	Water Source Protection Ordinance	Work towards this goal with County and MD American Water Co.
2010	Correct existing sewage inflow and infiltration situation.	Department of Public Works	Apply IDDE program according to study
Ongoing	Coordinate with Harford County to develop measures to protect Winters Run watershed.	Department of Public Works	Continue DPW Sewage Improvement projects
2012	Improve stormwater quality in existing developments.	Public Works & Planning Departments	Identify areas of opportunity for retrofit of uncontrolled runoff
2012	Encourage development of innovative stormwater management programs to collect surface runoff, treat and return it back to aquifer.	Stormwater Management Ordinance	Apply revised Ordinance to new development
2010	Adopt requirements for riparian and in-stream habitat restoration.	Development Regulations and Grant Opportunities	Development Regulations Revision and Plumtree Run stream improvements

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2011	Implement headwater retrofit program, including non structural alternatives to manage water resources, i.e. stream day lighting.	Public Works & Planning Departments	Evaluate Improvement needs/Seek funding sources
2012	Develop measures necessary to meet Total Maximum Daily Load (TMDL) non point source reduction targets.	Stormwater Management Ordinance	Work with County on Watershed Implementation Program and apply actions identified
2012	Encourage "green building" initiatives to minimize impacts on Town water, sewer and stormwater facilities	Development Regulations and Grant Opportunities	Development Regulations Revision
SENSITIVE AREAS			
2011	Identify storm water outfall areas that require upgrading and investigate the possibility of day-lighting piped streambeds.	Public Works & Planning Departments	Continue work on Plumtree improvements, evaluate improvement needs and seek funding sources
2012	Identify a network of streams, wetlands and other natural areas which connect and protect sensitive areas and other environmental features.	Planning Department	Work with County on Watershed Implementation program
2011	Protect 100-year floodplains through deed restrictions to assure safety of the community and integrity of the environment.	Floodplain Ordinance	Prepare ordinance to protect streams
2013	Encourage street tree plantings and the creation of a regional greenway system to protect streams and associated floodplains and to maximize environmental benefits.	Development Regulations & Tree Committee	Development Regulations Revision
2013	Identify areas suitable for wetland mitigation.	Planning Department	Research and develop Report
2011	Employ flexible development regulations, innovative site design, Best Management Practices, and mitigation measures in order to protect the natural environment and sensitive areas.	Development Regulations	Stormwater Management/Floodplain regulations amendments
2013	Integrate and coordinate sensitive areas protection with other locally and regionally adopted environmental and growth management programs.	Development Regulations	Review sensitive areas protections
2013	Investigate the possibility of obtaining easements or purchasing sensitive areas for protection in conjunction with other locally adopted environmental and growth management programs.	Capital Improvement Plan	Identify projects and properties for easements and improvements and fund thru Capital Improvement Programs along with grant opportunities
2013	Limit Environmentally sensitive area use to visual or recreational open space, greenways or undisturbed open area.	Development Regulations	Development Regulations Revision
2013	Develop usage, landscape and maintenance plans for publicly owned sensitive areas and work with private property owners to do the same.	Capital Improvement Plan	Review public land sensitive areas

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2011	Protect sensitive habitats and other unique areas following both State and Federal species lists and protection guidelines. Impacts to potentially viable habitats of listed threatened and endangered species, or natural systems that are otherwise unique should be avoided altogether. Development Regulation measures should be reviewed and updated to assure adequate protection of identified sensitive areas and habitats.	Development Regulations	Development Regulations Revision
Ongoing	Where possible, restore stream buffers to native riparian vegetation.	Capital Improvement Plan	Start with public lands and park to remove invasions
LAND DEVELOPMENT REGULATIONS			
2010	Evaluate current regulations and alternative zoning methodology to assure revised Development Regulations satisfy the goals and objectives of the Comprehensive Plan.	Development Regulations	Development Regulations Revision
2010	Incorporate architectural review process in revised Development Regulations.	Development Regulations	Development Regulations Revision
2010	Incorporate alternative zoning measures needed to encourage redevelopment and mixed use projects.	Development Regulations	Development Regulations Revision
2011	Modify transportation impact procedures to address Bel Air's transportation issues and needs.	Development Regulations	Development Regulations Revision
2012	Re-evaluate parking requirements to assure adequacy and flexibility	Development Regulations	Development Regulations Revision
2010	Evaluate the use of form based zoning option for Route 1, Gateway and Town Center Overlay districts.	Development Regulations	Development Regulations Revision
2010	Simplify and update performance standards.	Development Regulations	Development Regulations Revision
2010	Revise Development Regulations Intent statements to more specifically identify purpose of zoning districts and regulatory measures.	Development Regulations	Development Regulations Revision
2010	Revise concept plan review proces to address applican't design assistance requirements more effectively.	Development Regulations	Development Regulations Revision
2010	Improve regulatory language to assure compatibility of uses and design.	Development Regulations	Development Regulations Revision
2010	Evaluate and revise, as necessary, all development related regulations and processes, i.e. building permit, property maintenance, livability code, etc. to assure more stringent enforcement of building quality in Town.	Town Code	Update Impact Fee legislation
2011	Maintain updated regulations to assure compliance with state stormwater management regulations and to encourage effective, innovative applications.	Town Code	Update Stormwater Management Regulations
2010	Minimize multiple layers of regulations.	Town Code & Development Regulations	Development Regulations Revision
2012	Incorporate "green" development requirements in Development Regulations.	Development Regulations	Development Regulations Revision

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2010	Include design standards necessary to protect the character of various districts, assuring appropriate , attractive transition between districts.	Development Regulations	Development Regulations Revision
ECONOMIC DEVELOPMENT			
Ongoing	Encourage development of entertainment facilities, e.g. cultural arts center, movie theatre, etc.	Economic Development	Work with local businesses and arts groups to meet goal.
2012	Encourage development of a hotel and/or bed and breakfast facilities to meet the lodging needs of the community.	Economic & Community Development commission, Economic development & Planning Departments	Contact potential facility owners
2012	Organize a business assistance team to help new businesses through the development process.	Economic Development & Planning Departments	Meet with businesses and conduct appropriate training and intervention thru the Alliance
Ongoing	Encourage development of a more diverse mix of restaurants, entertainment and retail opportunities in the Town Center to meet the needs of residents, the local work force and visitors.	Economic Development & Planning Departments	Identify potential entrepreneurs and provide background materials. Develop Business Incubator in garages at Armory.
2012	Investigate property tax abatement program to encourage renovation.	Administration & Finance Departments	Review Tax Issues and funding ramifications
Ongoing	Encourage development of small offices or retail spaces in the "rear" of Main Street buildings fronting on Bond Street.	Planning, Public Works & Economic Development Departments	Develop "alleys" as streets
2013	Develop a critical mass of specialty retail shops, such as antique shops, craft stores, ethnic and specialty restaurants and grocery stores.	Economic & Community Development commission, Economic development & Planning Departments	Encourage Specialty Retail
2012	Target specific businesses that will enhance the Town Center and approach them directly providing statistical information and marketing packages.	Economic Development Department	Develop database
2012	Develop a business incubator program.	Planning & Economic Development Departments	Finalize design of Armory Marketplace--garages behind the Armory
2014	Convert the garages at the Armory into boutique shops and incubator spaces.	Planning & Economic Development Departments	Finalize design and initiate development
Ongoing	Support and encourage efforts of the Bel Air Downtown Alliance.	Planning & Economic Development Departments	Work with efforts of Organization, Promotions, Design and Economic Restructuring.
Ongoing	Work with local business owners to strengthen the climate for existing businesses.	Economic Development Department	Provide assistance and information wherever possible
Ongoing	Encourage continued interaction between the Town businesses and the Small Business Resource Center.	Economic Development Department	Continue coordinated efforts
2012	Implement recommendations made by the Route 1 Task Force.	Planning & Public Works Departments	Initiate construction
2012	Identify an economic development resource team, such as the ECDC, to meet regularly with local business people, both individually and in a round table forum.	Economic & Community Development Commission	Initiate action plan

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2011	Capitalize on the Community Reinvestment Act (CRA) by contacting local banks requesting an opportunity to submit project requests at their annual CRA meetings.	Planning Department	Coordinate Community Reinvestment Act
2010	Establish necessary dialogue to ensure retention of government, legal and financial firms in the Town Center.	Planning Department	Coordinate with County, State & Federal
Ongoing	Promote development of a parking garage in the Town Center, disseminate information about parking availability and develop parking facilities as needed.	Planning & Economic Development Departments	Continue parking committee effort. Seek support of State representatives for funding
Ongoing	Market Bel Air's assets, including its demographics, its community and cultural activities and its safe, small town atmosphere.	Economic Development	Continue marketing efforts, advertising and coordination with county Economic Development Office
Ongoing	Retain local events that provide entertainment opportunities for residents throughout the year, including, but not limited to, an expanded lunchtime concert series, a film series, concerts, dance and theatre products at the proposed community arts center. Develop and identify new events that could be accommodated at the Center for the Arts.	Economic Development	Continue working with Alliance, Arts agencies and Foundations to support these events
2012	Identify one or two events that will draw regional crowds and recruit volunteers for development in conjunction with the Cultural Arts Commission, the ECDC and the Bel Air Downtown Alliance.	Economic & Community Development Commission, Economic Development & Planning Departments	Identify potential events
2010	Create a Bel Air Film Festival to draw visitors to Downtown during the "off-season" such as February, March or April	Economic Development Department	Continue to support and expand Festival
2012	Increase tourism opportunities via the County's Tourism office, The Historical Society, the Hays House and promote the Visitor's Center at the Armory.	Economic Development & Planning Departments	Continue coordinated effort between Economic & Community Development Commission and Historic Preservation Commission
2013	Increase the visibility of the Visitors Center via advertising or marketing tools, promote it as a social center and an accessible place for tourists/visitors to obtain information about Bel Air and its services.	Economic Development	Prepare marketing materials to advertise the facility
2013	Capitalize on the Town's website as an economic development tool by refurbishing the website, adding photos, a list of events, a copy of the Town's Development Regulations and links to local businesses, etc.	Administration and Economic Development Departments	Continue to upgrade website - Ongoing
2012	Consider obtaining easements from property owners at the Town entry points to erect distinctive gateway markings.	Planning & Public Works Departments	Review "gateway" opportunities
2012	Evaluate development of a Town Trolley system.	Administration & Public Works Departments	Study feasibility
2010	Develop architectural guidelines for the commercial and industrial areas.	Development Regulations	Expand guidelines to include commercial and industrial areas
2010	Establish an Architectural Review Board or process.	Development Regulations	Policy for architectural review process
2010	Develop attractive, accessible outdoor areas to sit and have lunch in the Town Center	Planning & Economic Development Departments	Work with businesses in Bel Air to provide opportunities to expand to an outdoor seating

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2011	Develop the green space area adjacent to the Armory's south side as a Town plaza and activity spot.	Planning Department	Upgrade appearance of rear of Armory
2013	Develop and encourage small alley-way shops and side street boutiques.	Planning Department	Develop "alley" as streets and apply for funding to improve
2013	Improve side streets, alleys and sidewalks in the Town Center to encourage interaction between commercial areas and institutional/residential areas by pedestrian traffic.	Capital Improvement Plan	Work with volunteer committees to identify needs and include in Capital Improvement Plan and smaller grant opportunities
2012	Implement a façade improvement program in the Town Center.	Economic Development Department	Process remaining façade grant requests
2010	Review zoning regulations for obstacles to targeted development and evaluate potential for Form Based Zoning in existing Commercial Overlay Districts.	Development Regulations	Development Regulation Revision
2010	Evaluate height restrictions in commercial districts for possible Development Regulation amendments.	Development Regulations	Development Regulation Revision
2010	Facilitate informal meetings between Town Representatives and development professionals, e.g. engineers, lawyers, developers, to identify issues and concerns related to the Town's development process.	Development Regulations	Development Regulation Revision
2011	Periodically review development permitting process to assure it is functioning efficiently.	Development Regulations	Review Development Regulations periodically
2013	Adopt regulations that emphasize sustainable development	Development Regulations	Development Regulation Revision
Ongoing	Explore the possibility of joint incentive programs with the County.	County Planning & Zoning and Town Planning Departments	Evaluate possibilities through quarterly meetings
2010	Coordinate legislation with Harford County, requiring gateway development to be sensitive to the Town's needs in regard to facades, signage and landscaping.	Development Regulations and County Planning & Zoning Department	Development Regulations Revision
Ongoing	Improve County/Town cooperation to encourage earlier notification of developments for areas outside of the Town and to include the Town in pre-development meetings.	County Planning & Zoning and Town Planning Departments	Review Development Advisory Committee requests and make comments
2012	Increase the Town's participation in the County's Tourism program, including the newly formed Tourism Advisory Board.	Economic Development	County Tourism Board participation
2011	Coordinate incentive options with Harford County to attract desired business uses to the community.	Administration & Economic Development Departments	Evaluate possibilities of development review shortcuts and incentives for improvements
HOUSING			
Ongoing	Encourage infill and redevelopment in existing neighborhoods and mixed use residential opportunities in appropriate commercial districts.	Development Regulations	Development Regulations Revision
2013	Evaluate housing needs and potential development sites	Planning Department	Review affordable housing opportunities along with all potential housing types

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2010	Modify development regulations, as needed, to streamline and expedite the review process, promote infill and mixed use development where appropriate, and incorporate a professional architectural review process.	Development Regulations	Development Regulations Revision
2013	Focus on the "sustainability" of new development with an emphasis on reducing the "carbon footprint" for existing and new development.	Development Regulations	Development Regulations Revision
2011	Evaluate property maintenance regulations to assure stringent enforcement of housing quality.	Property Maintenance Ordinance	Work with DPW and Administration to review feasibility of maintenance ordinance
2012	Develop incentives for retaining historic facades and structures and revitalizing older units and neighborhoods.	Planning Department & Historic Preservation Commission	Evaluate options with Historic Preservation Commission
2012	Develop an inventory of potential adaptive reuse properties.	Planning Department & Historic Preservation Commission	Planning Department and Historic Preservation Commission to develop list
2013	Develop procedures for evaluating Town purchase of threatened and deteriorating structures for resale and rehabilitation.	Public Works & Planning Departments	Demolition permit procedures evaluation
Ongoing	Publicize and promote state, federal and local housing assistance programs.	Planning Department	Continue to work with housing agencies and County concerning AI to Fair Housing Choice
2011	Collaborate with public and private sector providers to develop affordable workforce housing and to encourage "sweat equity" programs, thereby allowing homeowners to participate in construction of housing or improvements.	Planning Department	Support efforts of local housing assistance community including Habitat for humanity
Ongoing	Encourage infill and redevelopment in existing neighborhoods and mixed use residential opportunities in appropriate commercial districts.	Development Regulations	Development Regulations Revision
2010	Emphasize the use of landscaping and open space to improve neighborhoods aesthetically and functionally.	Development Regulations	Development Regulations Revision
2012	Assure safe, adequate and convenient access for pedestrians and bicyclists throughout area neighborhoods.	Development Regulations	Development Regulations Revision
HISTORIC PRESERVATION			
Ongoing	Strongly encourage retention or adaptive reuse of historically and/or architecturally significant buildings.	Development Regulations	Development Regulations Revision
2010	Adopt policies that assure sensitive integration of new construction with historic structures.	Development Regulations	Development Regulations Revision
Ongoing	Strongly discourage demolition of historic structures, with relocation considered as a last resort.	Development Regulations	Development Regulations Revision
2010	Propose/facilitate design and development strategies as an incentive for owners of historic properties.	Planning Department and Historic Preservation Commission	Historic Preservation Commission to investigate options
2010	Promote the Town's Historic Tax Credit Program as a tool for economic development, as well as historic preservation.	Planning & Economic Development Departments	Inventory eligible properties
2013	Evaluate potential for a historic district area rather than building-specific historic designation.	Planning Department	Investigate "area" or "district" designations

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
2012	Emphasize the importance of historic preservation in obtaining LEED certification and meeting State sustainability goals.	Development Regulations	Development Regulations Revision
2010	Identify infill development opportunities and develop procedures to minimize its impact on surrounding historic properties by identifying those historic structures within the boundaries of future form-based zoning districts that set the "pattern" for mass, scale, design, etc.	Planning Department	Expansion of Development Regulations efforts to evaluate impact of historic buildings
2010	Educate historic property owners on healthy, energy efficient renovation techniques for historic properties.	Historic Preservation Commission and Planning Department	Distribute brochure
2011	Development educational initiatives focusing on Bel Air's cultural history and the importance of the Town's history and historic preservation efforts.	Historic Preservation Commission	Evaluate options
2010	Minimize the impact of any proposed zoning regulation modifications on identified historic structures.	Development Regulations	Development Regulations Revision

APPENDIX C

**ADEQUATE PUBLIC FACILITIES LEGISLATION
2019**

A RESOLUTION ACCEPTING THE 2018
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, 2019, 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. Homestead-Wakefield Elementary School (111%) and Red Pump Elementary School (111%) are projected to be over capacity within the next three years and will be limited for development of single family and multifamily residential uses. All other school service areas will not be affected by adequacy standards established by the Town.

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the 2018 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 No. 1136-19 has been accepted by the Board on July 15, 2019.

AYES: Commissioners Chmielewski, Einhorn, Richards and Burdette

NAYS: None

ABSENT: Commissioner Hopkins


Susan U. Burdette, Chairman
Board of Town Commissioners


Michael L. Krantz, Town Clerk

A RESOLUTION ACCEPTING THE AMENDED
2018 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 procedures for applying 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 January 2020, 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; and

WHEREAS, Homestead-Wakefield Elementary School (112%), Red Pump Elementary School (113% in 2021), Bel Air Elementary School (113% in 2020) and Bel Air Middle School (115%) are over capacity now or projected to be over capacity within the next three years. However, in accordance with the Town code, abutting attendance areas for all the aforementioned schools contain attendance areas below capacity where pupil populations may be redistricted.

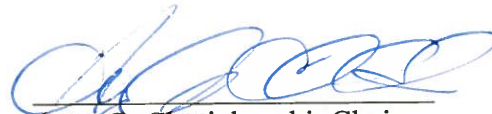
NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the Amended 2018 Harford County Annual Growth Report attached hereto, shall be officially accepted and shall provide the basis for review and approval of residential development per Section 165-21 of the Town of Bel Air Development Regulations.

AND BE IT FURTHER RESOLVED by the Bel Air Board of Town Commissioners that this Resolution No. 1144-20 has been accepted by the Board on February 18, 2020.

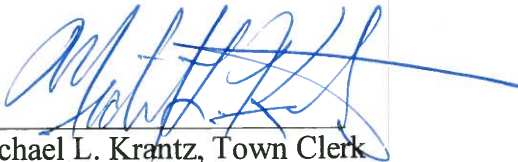
AYES: Commissioners Bianca, Hughes, Kahoe, Richards and Chmielewski

NAYS: None

ABSENT: None



Amy G. Chmielewski, Chair
Board of Town Commissioners



Michael L. Krantz, Town Clerk

APPENDIX D
ANNUAL REPORT WORKSHEET
2019

Section I: New Residential Permits Issued (Inside and Outside the PFA)
(§1-208(c)(1)(i) and (c)(3)(ii))

- (A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2019). Enter 0 if no new residential building permits were issued in 2019.

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

Residential – Calendar Year 2019	PFA	Non - PFA	Total
# New Residential Permits Issued	86	0	86

Section II: Amendments and Growth Related Changes In Development Patterns
(§1-207(c)(1) and (c)(2))

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.

- (A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y N

- (B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y N

Zoning regulations summarized on page 2

- (C) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to of the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans Y N

- (D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y N

Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

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

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

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc. Unaware of this requirement

2. If yes, when was the last DCA submitted? Identify Month and Year:

a. Was the DCA shared with the local School Board Facilities Planner? Y N

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: 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

Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) ([§1-208\(C\)\(1\)iv and v](#))

NOT APPLICABLE

- (A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Example: Transfer of Development Rights		
Example: Building Lot Retirement		
Example: Land Purchase		
Example: Local Land Trust		
Example: Easement		
Example: Other		
Total		

- (B) What is the county'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?
- (F) What are the resources necessary for land preservation outside the PFAs?

Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2019	PFA	Non - PFA	Total
Total # Minor Subdivisions Approved	0	0	0
Total # Minor Subdivision Lots Approved	0	0	0
Total # Minor Subdivision Units Approved	0	0	0
Total Approved Minor Subdivision Area (Gross Acres)	0	0	0
Total Approved Minor Subdivision Lot Area (Net Acres)	0	0	0
Total # Major Subdivisions Approved	0	0	0
Total # Major Subdivision Lots Approved	0	0	0
Total # Major Subdivision Units Approved	0	0	0
Total Approved Major Subdivision Area (Gross Acres)	0	0	0
Total Approved Major Subdivision Lot Area (Net Acres)	0	0	0
Total # Units Constructed in Jurisdiction	86	0	86
Total # Units Demolished*	7	0	7
Total # Units Reconstructed/Replaced*	7	0	7

*Not required.

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

Residential – Calendar Year 2019	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	0	0	0
Total # Approved Lot Area (Major + Minor Subdivisions)	0	0	0

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2019	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	0	0	0
% of Total Units (# Units/Total Units)	0%	0	100%

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2019	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)			
Total Building Square Feet Approved (Gross)			
Total # New Permits Issued			
Total Square Feet Constructed in Jurisdiction (Gross)			

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

Commercial – Calendar Year 2019	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)			
Total Lot Size (Net Acres)			

Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2019	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)			
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	%	%	100%

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#))
(Section VI is only required by jurisdictions with adopted APFOs)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2018 and 2019 are due July 1, 2020. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

- (A) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.) None
- (B) Where is each restriction located? (Identify on a map, including PFA boundary.) N/A
- (C) Describe the nature of what is causing each restriction. N/A
- (D) What is the proposed resolution of each restriction? N/A
- (E) What is the estimated date for the resolution of each restriction? N/A
- (F) What is the resolution that lifted each restriction? N/A
- (G) When was each restriction lifted? N/A
- (H) Addition Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:
1. List the State Rated Capacity for each affected facility. N/A
 2. Identify date local School APFO standards were last evaluated or amended. 2013
 3. Provide a letter from the School Board confirming what actions are being taken by the School Board to remedy each restriction. (This could include a change in State Rated Capacity (SRC); scheduled improvements in the the local Capital Improvement Program (CIP); or redistricting, etc., to address (B) –(G) above.) N/A

Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y N

1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every ____ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y N

1. Plan name
2. Date completed (MM/DD/YY)
3. Has plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every ____ years)

END

BUILDING PERMITS ISSUED - ANNUAL REPORT - 2019

Run Date: 02/04/2020 9:23 AM

Type of Construction	Total Permits	Square Footage	Est Construction Cost
Commercial Alt/Reno	65	242,153	\$8,594,321
Commercial Tenant Occupancy w/o Modifications	3	0	\$0
Demolition of Structure	7	6,048	\$70,000
New Commercial	7	25,104	\$2,740,000
New Residential (Multi-Family Apts/Condos)	40	131,714	\$5,143,000
New Residential SFD	1	2,682	\$200,000
New Residential SFD T.H.	45	101,428	\$9,202,000
Residential Additions/Alterations	104	33,124	\$1,274,044
Tent	7	11,604	\$0

FINAL USE CERTIFICATES ISSUED - ANNUAL REPORT - 2019

Run Date: 02/04/2020 9:24 AM

BUILDING PERMITS ISSUED - ANNUAL REPORT - 2019

Type of Construction	Total Permits	Square Footage	Est Construction Cost
Commercial Alt/Reno	39	155,481	\$22,816,026
Commercial Tenant Occupancy w/o Modifications	22	0	\$0
Demolition of Structure	1	1,700	\$0
New Commercial	1	4,791	\$750,000
New Residential (Multi-Family Apts/Condos)	5	8,487	\$150,000
New Residential SFD	1	2,682	\$200,000
New Residential SFD T.H.	36	86,728	\$6,016,000
Residential Additions/Alterations	106	31,106	\$1,570,955
Tent	4	8,136	\$0