

ANNUAL REPORT

TOWN OF BEL AIR

2020





**TOWN OF BEL AIR
PLANNING COMMISSION**

and

**DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

ANNUAL REPORT

Bc 2020 *57A*

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 2020 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: , 2-5, 2021
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.

Planning Commission consists of five (5) members and one alternate serving five (5) year terms
The following citizens served on the Town of Bel Air Planning Commission during 2020:

Ms. Lois Kissinger Kelly, Chair
Mr. Peter Schlehr, Vice Chair
Mr. Keith Powell
Mr. Philip Raub
Mr. Don Coates
Mr. Joseph Higinbothom, Alternate (resigned May 6, 2020)
Mr. Daniel Gray, Alternate (appointed November 16, 2020)

The Board of Appeals consists of five (5) members and one alternate serving three (3) year terms
The following citizens served on the Town Board of Appeals during 2020:

Mr. Rick Gerety, Chair
Mr. Greg Adolph, Vice Chair
Mr. Robert Preston
Mr. Thomas G. Payne
Mr. Shannon Abel, (appointed March 16, 2020)
Mr. Brendan Hopkins, Alternate

The Historic Preservation Commission consists of seven (7) members serving three (3) year terms
The following citizens served on the Historic Preservation Commission during 2020:

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

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 2020 are included.

PLANNING ACTIVITY

CAPITAL IMPROVEMENTS

A sign easement was acquired from the owner of 636 Rockspring Road which allowed the Town to finish the second part of Phase III of the Wayfinding Plan with directional signs leading into the Town business/downtown area.

The Town approved a contract with Centennial Contractors for upgrades to Court House Square encompassing the area around the Circuit Court (as pictured on the cover). Phase I of this effort include improvement to Office Street between Main Street and Bond Street. This area has been slowly deteriorating from the concentrated traffic and intense use it receives as the hub of activity in the downtown area. These enhancements include repaving of the travel way; replacement of curb and sidewalk; upgrades to the landscape; replacement of lighting, benches and refuse bins; and the elimination of steps and railings where possible with the addition of bollards, pavement markings and signage. Handicapped access is provided to all properties and deliveries will be directed to the rear to avoid damage to the sidewalk.



Chesapeake Sensory Plaza was completed in the spring of 2020. This amenity engages visitors by featuring the function and power of our water resources. Interactive elements will allow park goers to experience and explore the unique characteristics of the Chesapeake watershed while graphic elements will educate on the role of water in daily life. The Playground will showcase our delicate ecosystem and highlight the importance of water conservation and environmental stewardship. Located next to the existing creative playground in Rockfield Park, the sensory targeted

experience will be built to maximize play activities by providing creative and highly interactive ways for children and their families to connect with nature and understand the Chesapeake Bay watershed. To start the flow of water, visitors will manually operate hand pumps or water switches and channels will carry the water throughout the play area where it will encounter a variety of features including water wheels, lock gates, flaps and dams to allow the participant to manipulate its passage.

DEVELOPMENT REGULATIONS

The Planning Commission made recommendation for several amendments to the development regulations in 2020.

Ordinance No. 795-20, An Ordinance to Amend Development Regulations Chapter 165 Performance and Standards, Parking and Loading to limit impervious surfaces in the front yard of residential areas. It also clarifies the limitations on front yard parking dependent upon the road designation.

§ 165-51 Parking and loading. ...

F. Parking lot/driveway design, construction and maintenance.

(1) General Requirements.

- (h) Parking of vehicles in areas other than a driveway, garage, parking pad, parking lot or other Town-approved parking area shall be prohibited. Further, the parking of vehicles or trailers on any grass or pervious area in any yard area shall be prohibited unless part of an approved site plan.
- (i) Parking and vehicular access shall be clearly identified. A plan indicating proposed traffic-calming devices, such as speed limits, parking area signage and speed humps, shall be included on the site plan to be submitted for review and approval.
- (j) Vehicular access shall be from the side streets, where possible, provided that traffic is not directed through an abutting residential district. Traffic mitigation measures designed to minimize or eliminate negative impacts

(2) Residential district requirements.

- (a) In a residential district, driveways shall not exceed 20 feet in width, except in the R-O District, where driveways shall not exceed 24 feet in width.
- (b) The remaining required front yard area must be maintained in grass, ground cover or other landscape material.
- (c) No more than 25% of the front yard area on a collector road shall be impervious surface and no more than 50% of the front yard area on local roads shall be impervious surface.

(3) Nonresidential district requirements.

- (a) A parking management plan shall be submitted for all parking areas designed to accommodate 25 vehicles or more. This plan shall specify the proposed layout, circulation, signage, drainage, access, traffic arrows (if applicable).

Resolution No. 1141-20 designating of Code Enforcement Officer's to enforce building and zoning related violation that may require action by the Town. The Director of Planning and Director of Public Works were given the authority to issue a citation for violation of selected code.

Resolution No. 1142-20 designating Bel Air Town Counsel to prosecute a municipal infraction when necessary. This action would no longer require the State Attorney to be part of the enforcement process for zoning of building related violations.

Resolution No. 1149-20 amending the previous Resolution 990-12, which designates approved Stop Sign locations in Bel Air. This legislation updates and clarifies stop sign locations to accurately reflect existing signs and locations in Town and add a location to facilitate the Ma&Pa Trail through Bel Air.

Resolution No. 1156-20 amending the previous Resolution 636-01, which designates Prohibited Through Truck Routes in Bel Air. This is an administrative effort to update designated roads in Town based on a current review of neighborhood land use and associated road conditions.

Ordinance No. 796-20, amending rates related to Parking Meters, Leased Parking & Parking Fee-In-Lieu which provides the option of paying a fee instead of vehicle spaces associated with a proposed development. The intent is to use the funds for establishment of public parking where appropriate. Many years have passed since this option was established and the Board of Town Commissioners determined that an increase to \$4,000 is an appropriate fee to equal the cost of constructing a single parking space, the associated drive aisle and other required infrastructure.

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.

DEVELOPMENT ACTIVITY

PLANNING COMMISSION

ADDRESS	APPLICANT	PROJECT	STATUS
144 N. Hickory Ave.	ALFBA, LLC.	Site Plan for expansion of 25 additional assisted living beds to existing facility.	Approved January 9, 2020
29 S. Main St.	The Main Street Tower Restaurant	Site Plan & Special Development review for rooftop outdoor dining - continued from Sept. 2019.	Approved July 9, 2020
500 Upper Chesapeake Dr.	UM Upper Chesapeake Health System	Site Plan, Landscape Plan & Special Development for an expansion of 11,000 sf to the hospital support services; add generator building; & relocate tank farm.	Approved July 9, 2020
515 Tollgate Rd	UM Upper Chesapeake Health System	Site Plan & Landscape Plan for Lot M (ASC) to expand the building by 18,630 sf, including a 16,061-sf additional floor.	Approved July 9, 2020
Catherine Street	LIRIOD, LLC	Annexation of 1.46 acre lot on Catherine Street with R1 zoning.	PC Approved October 1; Town Board Denied December 7, 2020
33 E. Ellendale St.	Corbin Ice & Fuel, Greg Ensor	Site Plan review for a 2 nd Floor Addition of 1,625 sf.	Approved October 1, 2020

BOARD OF APPEALS

ADDRESS	APPLICANT	PROJECT	STATUS
800 Candlelight Ct.	Warwick Apartments	Sign Variance	Withdrawn
1200 Churchville Road	TowerCo 2013 LLC	Special Exception for a Communication Tower	Withdrawn

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.

In September, the Town issued a Request for Proposal (RFP) for Historic Architectural Services related to inventory of selected properties. This RFP was dependent upon application of a grant to the Maryland Historic Trust (MHT) to augment funding for inventory efforts. Marstel-Day LLC was selected to perform the historic inventory consulting assistance.

HA #	ADDRESS	ACTION	STATUS
1461	6 Office St	HA Review: New awning and sign	Approved February 27, 2020
1971	122 W. Gordon St.	HA Review: Above ground pool	Approved June 11, 2020
1815	330 E. Broadway	HA Review: Replace Roof and shed installed prior / no permit	Approved August 27, 2020
1435	143 N. Main St.	HA Review and Tax Credit: Window Restoration	Approved August 27, 2020
224	303 S. Main St.	Zoning Violation review for installation of siding in conflict with Town code	Reviewed August 27 & November 19, 2020

CERTIFIED LOCAL GOVERNMENT

In prior years, the Town fostered a 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. However, with the state restrictions for COVID-19, the contest was cancelled for 2020.

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 2021.

Parking was a priority in Bel Air during 2020. Early in 2019, the Town installed two Electric Vehicle (EV) stations in the Hickory Parking Garage to provide sustainable options for visitors and businesses. The Town offers free parking at selected locations 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 Town sewer charges are based upon the metered water usage 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 exceed the goal of 20 percent management in a municipality that is almost 150 years old.

PARKS AND RECREATION

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 (FY19 to FY24) to focus on Sustainability (Environment & Social issues), Resiliency (Emergency Planning) and Vitality (Economic Development). This plan will concentrate on balancing the needs of all residents and businesses while providing the small-town character and atmosphere that is expressed in the comprehensive plan.

The Town continues to monitor the performance contract with Johnson Controls to reduce energy and water consumption. The second evaluation of the results of the work reviewed in early 2020 are promising with achievement of all the anticipated savings goals through the second full year (2020). Monitoring will continue through April of 2021. A Garden Mart to promote residential beautification and support 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. The tree giveaway in 2020 was cancelled due to the Covid-19 pandemic restrictions.



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. Improvement to walking and biking in Bel Air has continued through installation of the Share the

Road pavement markings and signs. Connectivity is also provided through a developer installed connection to the Ma & Pa at Overlook at Gateway condominiums. Scouts initiated much needed work on park trails, urban landscape and graphics. Bel Air is now recertified as a Sustainable Maryland Certified community through the Fall of 2023.



The Bel Air Farmers Market continues to operate providing locally grown produce along with sampling of wine, beer and whiskey, all while following the State mandated Covid restrictions. This was the first year that dogs were not allowed to join the festivities. Music, Art, food demonstrations and public service groups also augment local producer opportunities.

The Community Collection event held each September has a good showing considering Covid restrictions. Many residents came out to join the shredding event and donate books, bicycles, hearing aids, eyeglasses, sports equipment, toys, along with shoes, textiles, home goods. This year, BGE did not participate by providing dehumidifiers/window AC rebates. The Town expects 2021 will have full participation and possibly expansion to this event.

Bel Air continues to offer other services and programs that promote sustainability including the following:

- Rebates for Rain Barrels and other water conservation measures
- Support for a local Community Garden and investigation into other potential areas
- Use of goats to selectively remove invasive species from Rockfield Park
- Vigorous Workplace Wellness program for Town employees
- Green purchasing policy and Local preference for Town projects and services
- Neighborhood Transportation Management Program to address resident and business concerns on traffic speed and volume
- Pesticide use and Pet Waste review to assist in the formulation of a balanced application by the Town and by users of facilities
- Eagle Scout community projects including:
 - Reforestation of Rockfield and Plumtree parks
 - Maintenance of memorials including Flight 800 and Shamrock Tree Grove
 - Upgrade of amenities including benches, little free libraries, and pet waste stations
 - Expansion of landscape including Shamrock and Plumtree Park

FUTURE ACTIVITIES & PLANS

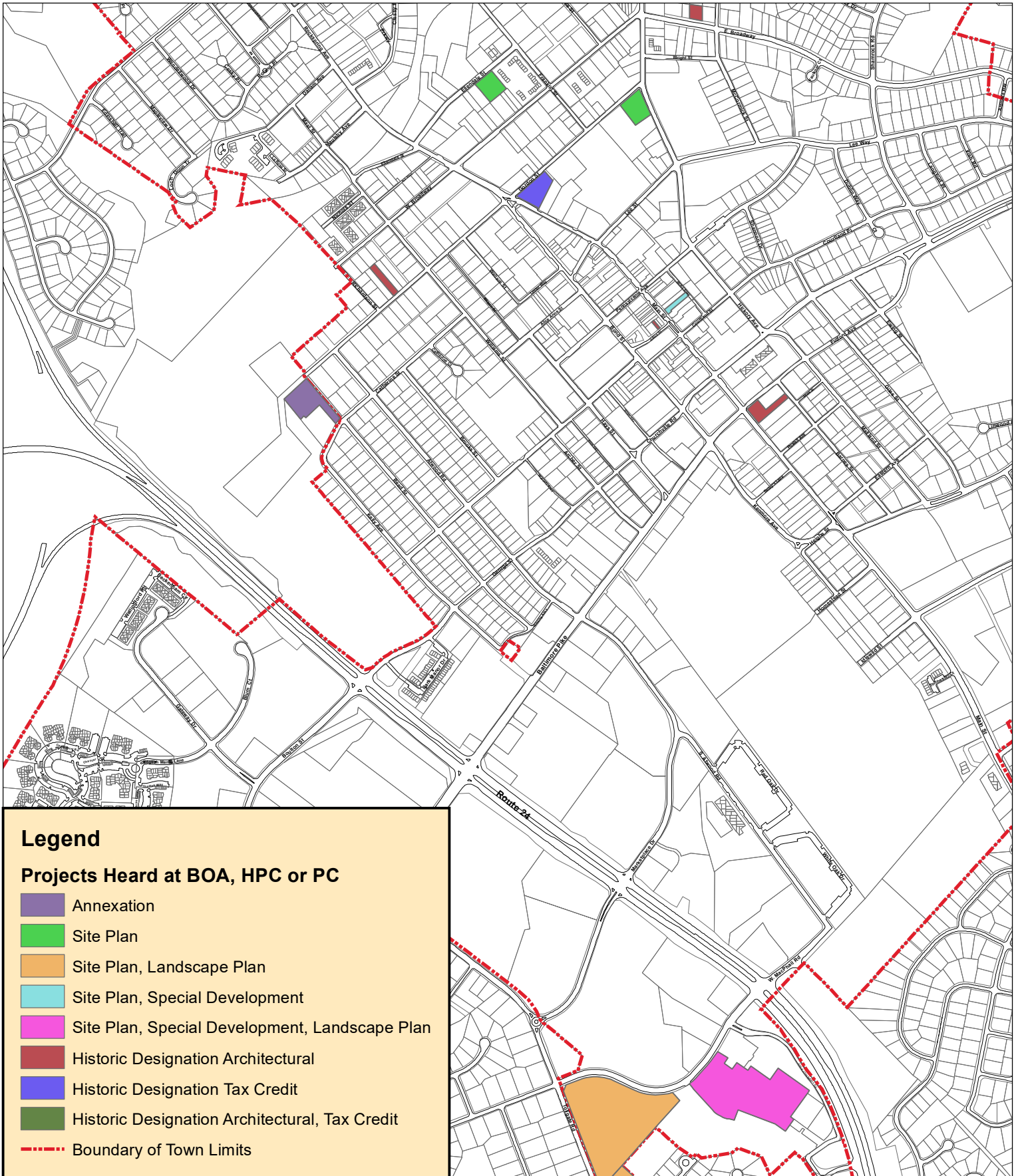
Crabtree & Rohrbaugh Associates (CRA) presented a Schematic Design for the expansion of the Police Department and Town Hall. A new contract for Design Development of the selected layout was approved in November of 2020 and construction is expected by the end of the year. This effort will extend to 2022 including occupation of the facility.

Phase II of Court House Square is anticipated for 2021 with improvement to Courtland Street (north side of Circuit Court). Upgrades will include the replacement of street and sidewalk paving, new streetlights, landscape and site amenities. This multi-year endeavor will likely extend to 2022 with a County partnership improving the front of the Court House.

The Town continues to address enhancements to local parks with upgrades to Homestead Park on the south side of Town and Alice Anne Park near downtown. Priorities will include handicapped access, provision of parking, replacement of amenities and expansion of recreation and play experiences. Addressing landscape and invasive plantings will also be addressed.

APPENDIX A
PLANNING ACTIVITY MAP
2020

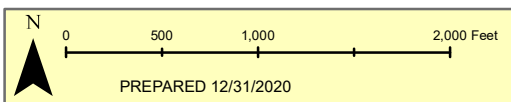
Planning Activity 2020



Legend

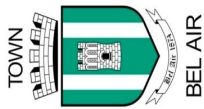
Projects Heard at BOA, HPC or PC

- Annexation
- Site Plan
- Site Plan, Landscape Plan
- Site Plan, Special Development
- Site Plan, Special Development, Landscape Plan
- Historic Designation Architectural
- Historic Designation Tax Credit
- Historic Designation Architectural, Tax Credit
- Boundary of Town Limits



Town of Bel Air

APPENDIX B
COMPREHENSIVE PLAN PROJECT STATUS
2020



STATUS REPORT 2015 - 2026 COMPREHENSIVE PLAN DECEMBER 2020

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 live near 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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
2010	Evaluate transition zoning areas to assure compatibility between uses.	Planniing Department	Development Regulations Revision

MUNICIPAL GROWTH

Ongoing	Create more logical Town boundaries	Planning Department	Monitor Annexation Opportunities
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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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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 file 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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
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

STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY	RECOMMENDED ACTIONS
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
2020

RESOLUTION NO. 1144-20

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.

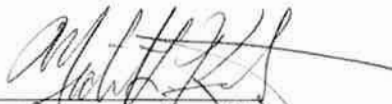
NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the Amended 2018 Harford County Annual Growth Report attached hereto, shall be officially accepted and shall provide the basis for review and approval of residential development per Section 165-21 of the Town of Bel Air Development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



Michael L. Krantz, Town Clerk



Amy G. Chmielewski, Chair
Board of Town Commissioners

RESOLUTION NO. 1154-20

A RESOLUTION ACCEPTING THE 2019
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, 2020, the Harford County Department of Planning and Zoning submitted the Annual Growth Report attached hereto, indicating that the utilization rates of some public schools serving the Town of Bel Air exceed 110% of rated capacity; and

WHEREAS, Homestead-Wakefield Elementary School (currently 112%), Red Pump Elementary School (113% in 2021), Bel Air Elementary School (113% in 2020) and Bel Air Middle School (currently 115%) are projected to be over capacity within the next three years. However, because all of these attendance areas abut schools that are identified as under capacity, no restrictions are mandated by code. All other school service areas will not be affected by adequacy standards established by the Town.

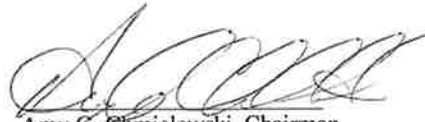
NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the 2019 Harford County Annual Growth Report attached hereto, shall be officially accepted and shall provide the basis for review and approval of residential development per Section 165-21 of the Town of Bel Air Development Regulations.

AND BE IT FURTHER RESOLVED by the Bel Air Board of Town Commissioners that this Resolution No. 1154-20 has been accepted by the Board on June 15, 2020.

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

NAYS: None

ABSENT: None



Amy G. Chmielewski, Chairman
Board of Town Commissioners



Michael L. Krantz, Town Clerk

APPENDIX D
ANNUAL REPORT WORKSHEET
2020

FINAL USE OCCUPANCY ISSUED - ANNUAL REPORT - 2020

Run Date: 01/04/2021 11:39 AM

Type of Construction	Ins - Final Use & Occupancy Issue Date:	Square Footage	Est Construction Cost
Commercial Alt/Reno	31	143,975	\$3,767,700
Commercial Tenant Occupancy w/o Modifications	25	0	\$0
Demolition of Structure	1	1,070	\$5,000
New Commercial	6	23,304	\$2,415,000
New Residential (Multi-Family Age Restricted)	33	146,085	\$4,960,000
New Residential (Multi-Family Apts/Condos)	35	125,530	\$5,020,000
New Residential SFD	1	2,084	\$140,000
New Residential SFD T.H.	17	34,700	\$4,258,000
Residential Additions/Alterations	36	23,597	\$486,431
Tank Installation/Removal	1	0	\$0
Tent	10	4,668	\$0

BUILDING PERMITS ISSUED - ANNUAL REPORT - 2020

Run Date: 01/04/2021 11:36 AM

Type of Construction	PLR- Date Permit Issued	Square Footage	Est Construction Cost
Commercial Alt/Reno	43	66,829	\$6,393,575
Commercial Tenant Occupancy w/o Modifications	3	0	\$0
Demolition of Structure	3	2,070	\$5,000
New Residential SFD	2	5,467	\$580,000
Residential Additions/Alterations	82	42,657	\$1,769,565
Tank Installation/Removal	1	0	\$0
Tent	13	4,668	\$0

Annual Report Worksheet Reporting (Calendar) Year 2020

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.

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

**Annual Report Worksheet
Reporting (Calendar) Year 2020**

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

(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	N/A	
Example: Building Lot Retirement	N/A	
Example: Land Purchase	N/A	
Example: Local Land Trust	N/A	
Example: Easement	N/A	
Example: Other	N/A	
Total	N/A	

(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?

Annual Report Worksheet Reporting (Calendar) Year 2020

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 2020	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*	3	0	3
Total # Units Reconstructed/Replaced*	3	0	3

*Not required.

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

Residential – Calendar Year 2020	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 2020	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	0	0	0
% of Total Units (# Units/Total Units)	0%	0	100%

Annual Report Worksheet Reporting (Calendar) Year 2020

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

Commercial – Calendar Year 2020	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)	51.4	0	51.4
Total Building Square Feet Approved (Gross)	28,686	0	28,686
Total # New Permits Issued	6	0	6
Total Square Feet Constructed in Jurisdiction (Gross)	23,304	0	23,304

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

Commercial – Calendar Year 2020	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	28,686	0	28,686
Total Lot Size (Net Acres)	51.4	0	51.4

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

Commercial – Calendar Year 2020	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	28,686	0	28,686
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	unavailable%	0	unavailable

Annual Report Worksheet Reporting (Calendar) Year 2020

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 2019 and 2020 are due July 1, 2021. 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.) No limitation to development based on any APFO category (Schools, Roads, Sewers and Water)
- (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: N/A
1. List the State Rated Capacity for each affected facility.
 2. Identify date local School APFO standards were last evaluated or amended.
 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.)

**Annual Report Worksheet
Reporting (Calendar) Year 2020**

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 – Bel Air Bicycle & Pedestrian Plan

2. Date Completed (MM/DD/YR) 11/18/2013

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 10 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 – Transportation Element

2. Date completed (MM/DD/YY) 06/06/2016

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 10 years)

END
