

ANNUAL REPORT

TOWN OF BEL AIR

2022



EXHIBIT A



**TOWN OF BEL AIR
PLANNING COMMISSION**

and

**DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

ANNUAL REPORT

2022

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 2022 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: , 4/6/23, 2023
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 2022:

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

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 2022:

Mr. Rick Gerety, Chair
Mr. Greg Adolph, Vice Chair
Mr. Robert Preston
Mr. Thomas G. Payne
Mr. Shannon Abel
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 2022:

Mr. Paul D. Edmeades, Chair
Mr. Jeffery Campbell, Vice Chair
Mr. Vaughn Lewis
Ms. Jennifer Mainster Hanna
Mr. Brian Payne
Mr. Steve Lober

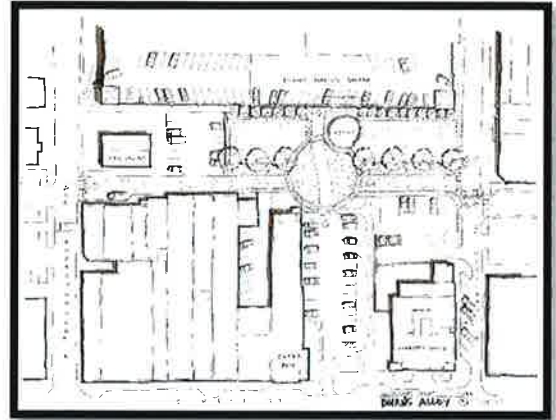
This report provides an overview of the Town zoning and development activities during the past year. A synopsis of Planning Commission, Board of Appeals and Historic Preservation Commission cases is outlined. In addition, a summary of changes to code and legislation adopted in 2022 are included.

PLANNING ACTIVITY

CAPITAL IMPROVEMENTS

Burns Alley

In the spring of 2022, the Planning Department started the process of designing conceptual improvements to Burns Alley, located between E. Pennsylvania Avenue and Courtland Street, and running behind the local businesses along Main Street and to the Parking Garage access. In April, the Town contracted with Chesapeake Environmental Management (CEM) to prepare several concept designs to improve the functionality, access, and aesthetics of Burns Alley. Several meetings have been conducted with stakeholders including adjoining property and business owners to gather vital input. This project is funded in part by a Chesapeake Bay Trust “Green Streets, Green Jobs, Green Towns” grant. After several meetings and review by the Bel Air Board of Town Commissioners, a preferred alternative design was achieved (see image provided).



Office Street “Pocket Park”



The Planning Department and Public Works Department completed the design and construction for the Office Street “pocket park” project located east of 18 Office Street and near the Harford County Court House. This project continues improvements which include updates to Office Street between Main Street and Bond Street. The park enhancements include special paving, addition of an overhead pergola, provision of a sculpture, improved landscape, addition of lighting, and the addition of tables and chairs. Handicapped access is now provided to all properties.

Construction on the new Police Department/Town Hall Expansion commenced in the spring of 2022. This effort is a large project designed to address space issues, facility upgrades and community needs. The scale of these improvement presented many hurdles for Town employees, neighbors, and the public. New spaces for police communication, criminal investigation, secure records, detainee processing and community meetings will be provided. It is anticipated that construction will conclude and the new facility will open in June of 2023.

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. These recommendations are provided below along with Bel Air Board of Town Commissioner’s action.

COMPREHENSIVE PLANNING

The Planning Commission completed the update to the Town Comprehensive Plan in 2022 and the Town Board adopted this plan shortly after on March 21, 2022. The plan includes many recommendations regarding sustainability, community facilities, economic development, and land use changes. Challenges which face Bel Air going into the 2020’s are an expansion of corporate limits, maintenance and calming of traffic, and balancing growth with maintaining the ‘small town’ character of Bel Air. The Planning Commission made recommendations for zoning reclassification on April 7, 2022 and those rezonings were approved by the Town Board on May 2, 2022 and are outlined below. These rezonings were subject to a petition for referendum which allows Town residents to vote on the ordinance. However, this effort was ruled invalid by the Bel Air Board of Town Commissioners based on perceived errors in the petition. The result is under litigation.

2022 COMPREHENSIVE REZONING LIST							
Req #	NAME OF PROPERTY OWNER(S)	LOT SIZE	LOCATION	MAP #	PARCEL #	EX 2016 ZONING	PROP 2022 ZONING
1	HARRY PLACK	.69 ACRE	603 N. HICKORY AVENUE	0300	0337	R-2(TO)	R-O
2	DAVID E. CAREY & RACHAEL E. RICE	.44 ACRE	615 N. HICKORY AVENUE	0300	0336	R-2(TO)	R-O
3	COLGATE INVESTMENTS	.207 ACRE	30 E. GORDON STREET	0301	0550	B-2A	B-3A
4	COLGATE INVESTMENTS	.46 ACRE	38 E. GORDON STREET	0301	0549	B-2A	B-3A
5	COLGATE INVESTMENTS	34 X 20	44 E. GORDON STREET	0301	0548	B-2A	B-3A
6	COLGATE INVESTMENTS	45 X 210	43 E. BROADWAY	0301	0538	R-2(TO)	B-3A
7	KLEIN FAMILY DEVELOPMENT CORP	95 X 200	45 E. BROADWAY	0301	0539	R-2(TO)	B-3A
8	COLGATE INVESTMENTS	126 X 200	53 E. BROADWAY	0301	0540	R-2(TO)	B-3A
9	57 E. BROADWAY LLC	120 X 200	57 E. BROADWAY	0301	0541	R-2(TO)	B-3A
10	ST. MATTHEW LUTERAN CHURCH	3.9 ACRES	1307 MOORES MILL ROAD	0049	0045 FUTURE LOT 1-A	R-2	B-1
11	MDP LIMITED LIAB. PARTNERSHIP	25,116 SF	109 E. CHURCHVILLE ROAD	0301	1309	R-O	B-2A
12	PHILLIP A. & DENISE D. MILLER	8,026 SF	221 MAITLAND STREET	0301	1304	R-O	B-2A
13	212 ARCHER STREET LLC	10,000 SF	212 ARCHER STREET	0301	1202	R-2(TO)	B-3A

DEVELOPMENT REGULATIONS

Development Regulation amendments will be done in 2023. The Planning Commission will consider in 2027 whether an interim update to the Plan is needed. A full review of the Plan will start in 2031.

DEVELOPMENT ACTIVITY

PLANNING COMMISSION

ADDRESS	APPLICANT	PROJECT	STATUS
144 N. Hickory Avenue	Bel Air Assisted Living	Approval for extension on January 2020 PC decision for Site Plan Review	Extension Approved January 6, 2022
230 Gateway Drive	Bel Air Auto Body, Inc.	Special Development for Motor Vehicle Services	Approved January 6, 2022
1200 E. Churchville Road	St. Matthews Lutheran Church	Subdivision of parcel into two lots	Approved, March 3, 2022
510 S. Main Street	510 S. Main LLC.	Site Plan & Landscape review for 1,477-sf office addition and parking	Approved April 7, 2022
697 Belair Road	Kite Realty Group Trust	Special Development modification, Site Plan and Landscape review for 15,814-sf retail expansion to existing shopping center	Approved May 5, 2022
223 N. Main Street	Colgate Investments	Site Plan, Subdivision and Landscape Plans review for 4,386-sf addition to supermarket	Approved May 5, 2022
111 N. Tollgate Road	Shops at Harford Mall, LLC.	Review of modification to approved Special Development use (Shopping Center) and Site Plan & Landscape Plan for drive-thru and shopping center	Approved June 2, 2022
332 Baltimore Pike	Nicholas/Erica Jefferson	Site Plan Review for a 1,250-sf building and parking	Approved September 1, 2022
900 S. Main Street	Harford County Public Schools	Site Plan & Landscape review for 142,871-sf new school building	Approved, September 1, 2022
221 & 303 Linwood Avenue	Bel Air United Methodist Church	Subdivision and Landscape for a five-lot subdivision	Approved September 1, 2022

ADDRESS	APPLICANT	PROJECT	STATUS
109 E. Churchville Road	MDP, LLLP	Site Plan and Landscape Plan for a 3,575-sf building with parking	Approved December 1, 2022
26, 28 & 32 N. Hickory Avenue	Jabber Five	Subdivision, Site Plan and Landscape Plans for an 87-unit, 4-story apartment building	Approved December 1, 2022

BOARD OF APPEALS

ADDRESS	APPLICANT	PROJECT	STATUS
135 Wallace Street	Nathan L. Booth	Special Exception for a cottage house and variance to the rear yard setback in R-1 District	Approved February 22, 2022
26, 28 & 32 N. Hickory Avenue	28 Hickory LLC.	Variance to the limit on off-site Parking	Withdrawn
133 Alice Anne Street	Robert Booth and Laurie Anne Myers	Variance and Extension on Non-Conforming Use to convert a single-family dwelling to a two-family.	Approved April 26, 2022
26, 28 & 32 N. Hickory Avenue	28 Hickory LLC.	Variance to building height and Parking requirements	Building Height, Approved; Parking Denied, April 26, 2022
717 Woodsyde Circle	Harford County Parks & Recreation	Variance for fence height of 8-foot along Ma & Pa Trail	Approved June 28, 2022
900 S. Main Street	Harford County Public Schools	Variance to allow reduction of setback from 25' to 10' for playground area. Special Exception for an expansion to a School use	Approved June 28, 2022
321 Fulford Avenue	Healthy Healing Spa	Special Exception application for a Health Spa Use in an RO District	Approved July 26, 2022

The Planning Commission decision regarding Homestead/Wakefield Elementary School (HWES) is under litigation with the Board of Education (BOE). The BOE claims the condition requiring a connection of east and west MacPhail Road through the school campus can be overruled by the BOE. The Town contention is that the connection is included in the Town Comprehensive Plan and therefore must be part of any decision by the Planning Commission. This case is now circulating through the court system.

HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission (HPC) reviewed several projects for alterations to building exteriors in the past year and approved one new property request for local historic designation. No receipts were reviewed and approved for tax credit.

HA #	ADDRESS	ACTION	STATUS
HA-2066	510 S. Main Street (Bosley House)	Request approval to demolish two lean-to additions and construct one major addition to building	Approved February 24, 2022
HA-1375	139 E. Broadway (Wilgis-Bennett House)	Request approval for replacing existing fence with new fence and for repairing/replacing burned battens and boards on barn	Approved April 22, 2022
HA-237	24 E. Pennsylvania Ave (Bel Air Academy)	Request for local historic designation	Approved June 23, 2022
HA-237	24 E. Pennsylvania Ave (Bel Air Academy)	Request for approval to replace the front porch, replace the front sidewalk, add two 12” retaining walls along the walkway, and paint the front exterior of the building	Approved September 22, 2022
HA-213	30 N. Main Street (Graham-Crocker House)	Request for approval to repair and repaint existing front door	Approved September 22, 2022
HA-1817	338 E. Broadway (Famous House)	Request for approval to replace seven windows on the second floor of the house	Denied October 27, 2022

The HPC and Town approved a contract with Marstel-Day for historic architectural surveying of eight properties within Town limits in 2021. They finished the final reports in 2022 and were submitted to the Maryland Historical Trust in 2022. The eight properties are as follows: 22 Eastern Avenue, 104 Eastern Avenue, 108 Eastern Avenue, 205 Fulford Avenue, 22 E. Gordon Street, 38 E. Gordon Street, 44 E. Gordon Street, and 39 N. Hickory Avenue. 24 E Pennsylvania Avenue was given Town historic designation.



CERTIFIED LOCAL GOVERNMENT

In prior years, the Town fostered historic preservation awareness through a school poster contest in which 4th grade students draw their favorite historic building in Town. 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 2021 and 2022.

COMMUNITY FACILITIES

TRANSPORTATION

Phase IV of Wayfinding was completed in 2021 with the addition of various parking lot identification signage. The next phase will be proposed for 2023 with gateway signs.

MA & PA HERITAGE TRAIL EXTENSION

In coordination with Harford County Parks and Recreation, the Ma and Pa Heritage Trail now extends from the William Street parking lot, through the Town to cross over Moore's Mill Road, and into the County. This will connect with the next phase to extend the trail to Forest Hill, MD. The total length of the trail when complete will exceed eight (8) miles.



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 work of this group was delayed due to pandemic restrictions. The Wayfinding system was updated with additional signage.

Electric vehicle parking was a priority in Bel Air during 2022. The Town worked with BGE to design eight Electric Vehicle (EV) stations in the Hickory Parking Garage to provide sustainable options for visitors and businesses. The final installation of EV charging stations is delayed due to battery combustion concerns.

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 eleven (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 Town Public Works Department within the Town limits in order to address storm water runoff and the requirements of the recently issued MS4 Permit. In 2022, the work for stream restoration near Home Depot and Marketplace Drive was completed. Since completion, the Town has exceeded 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. Due to issues related to the pandemic, this activity was suspended in 2022. Because consistent school participation has been difficult to obtain, these gardens will be maintained by a contractor hired by the Town for other grounds in the Bel Air park system.

ENVIRONMENT

The Town continues to implement a 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 preserving the small-town character and atmosphere that is expressed in the Comprehensive Plan.

The Town completed the monitoring of the performance contract with Johnson Controls to reduce energy and water consumption. The third evaluation of the results of the work were reviewed in early 2021 and have achieved all the goals of the Town regarding savings and reduced energy consumption of 25%. Monitoring is now suspended since the Town now has three full years of positive results and feels confident of similar numbers in the future. A Garden Mart to promote residential beautification and support environmentally sensitive landscapes continues 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 farmers' market as part of the Arbor Day Celebration. The 2022 market enjoyed a very productive and active season which included a new cooperative agreement with the Bel Air Downtown Alliance of a Holiday Market in December.

The Bel Air Farmers' Market continues to expand by providing locally grown produce along with sampling of wine, beer, and whiskey. Music, art, food demonstrations and public service groups also augment local producer opportunities.

SUSTAINABILITY

The Town continues to participate in Sustainable Maryland Certified (SMC) programs using the technical resources and local stakeholders called the "Sustainability Work Group" to educate communities on environmental stewardship, conservation of resources and encouragement of social interaction and exchange. Some of the programs leveraged by SMC membership includes storm water reduction through public works projects to improve streams in Town, enhancement of walking and cycling in Bel Air, and connectivity to the Ma & Pa Trail. Scouts initiated much needed work on park trails, urban landscape, and graphics. Bel Air is currently working on recertifying as a Sustainable Maryland Certified community and expect to complete application in June of 2023.

The Community Collection event held each September continues to draw contributions. Many residents came out to take advantage of document shredding and donate books, bicycles, hearing aids, eyeglasses, sports equipment, toys, along with shoes, textiles, home goods. This year, BGE came back to participate by providing dehumidifiers/window air conditioner rebates. The Harford County Health Department joined the 2022 event for the first time for Vape device collection. The Town expects to expand this event in September 2023.

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

- 50% 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.

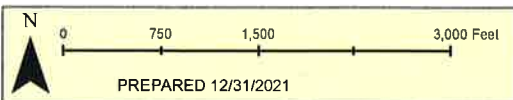
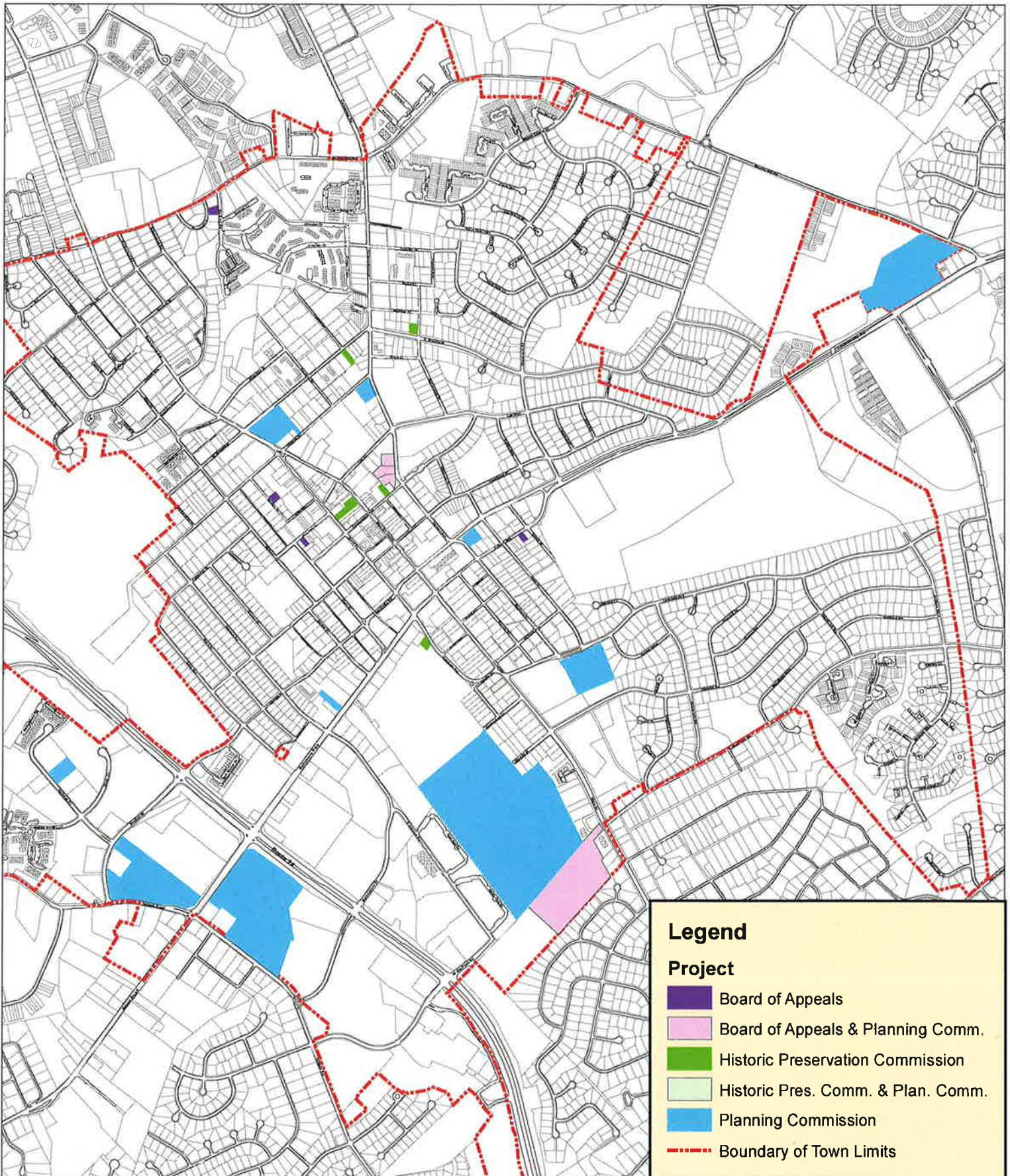
FUTURE ACTIVITIES & PLANS

The Town continues to evaluate the community's needs for upgrades to the various local parks in town assessing the need for handicapped accessibility, updating amenities, and expanding on the playgrounds for better educational and play experiences. The Town of Bel Air is in the process of updating the paving and landscaping in Shamrock Park and to improve parking at Homestead Park with handicapped access to the park. These projects are to commence in 2023.



APPENDIX A
PLANNING ACTIVITY MAP
2022

Planning Activity 2022



Town of Bel Air

APPENDIX B
COMPREHENSIVE PLAN PROJECT STATUS
2022



STATUS REPORT 2022 - 2026 COMPREHENSIVE PLAN 2022

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

LAND USE

	Address the applicability of the Industrial District to emphasize a focus on employment-based uses	Capital Improvement program	Review the Development Regulations to encourage technology-based businesses. Capitalize upon the Ma&Pa Trail for low impact development of the industrial area. Encourage the consolidation of selected parcels that will provide for comprehensive planning of growth
	Target specific areas in Town for redevelopment and infill of underutilized properties	Development Regulations & Building Codes	Support business development along Bond Street and the connector roads leading to Main Street. Continue to develop "back door" businesses along Burns Alley to enhance the connection between the Bel Air Armory and the "Old Tire Lot" located at Churchville Road. Explore a "Planned Unit Development" or "Overlay Zone" for the four corners of the MD Route 24 and US Business Route 1 intersection, particularly the Harford Mall. Review the development regulations to encourage mixed-use opportunities in and around the downtown area
	Protect existing residential areas from the incremental incursion of commercial uses and traffic	Planning Department	Review zoning regulations to address transitional relationships between districts and land uses. Allow the commercial areas to grow in place through development incentives, through creative building height interpretations and flexible parking requirements. Explore practical adjustments to the Residential Office District and Transition Overlay Zone
	Strengthen coordination with the County, State and other municipalities	Economic & Community Development Commission	Review land use and zoning to coordinate conflicts and address community needs between districts. Review Adequate Public Facilities ordinance to assess functional and practical mitigation to the impacts from new development. Work with the County on review of development plans to insure compatible development with emphasis on traffic related impacts. Coordinate with Harford County on a Wellhead Overlay District and a Watershed Protection Zone for the Winters Run area leading to the Maryland American Water Company intake

MUNICIPAL GROWTH

	Extend the Bel Air corporate limits with a sensible approach based upon the transportation network, utility infrastructure, natural features, and existing development.	Planning Department	Review the existing boundary of the Town to eliminate enclaves and create a consistent and discernable edge. Identify the capacity limits of roads and utilities to determine what projected densities are appropriate. Ascertain the needs of property owners in areas bordering the Town in order to understand the possibility of annexation. Work with the State of Maryland to achieve Smart Growth goals such as utilizing existing infrastructure and providing a range of housing types
	Create a policy for acquisition of land consistent with the vision for Greater Bel Air.		Coordinate with Harford County regarding Projected growth areas. Review potential services needed for the growth area to determine deficiencies and any overlap of services. Determine the cost of services for potential growth areas in order to assure fiscally sound development. Identify policies to support annexation of properties along the gateway corridors into Town.

Completed Actions Partially Completed Items Incomplete Items		RECOMMENDED ACTIONS
STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY
TRANSPORTATION		
	Improve the existing road network to address safe and efficient vehicle movement.	Establish proactive evaluation of vehicle speed and volume to address traffic calming within local neighborhoods. Advocate for SHA reversing the current westbound lane on Baltimore Pike between S. Bond Street and S. Hays Street. Work with Harford County and the State Highway Administration to implement recommendations from the 'Business US 1 & MD 22 Multi-Modal Corridor Study' (2015). Continue to enhance the Neighborhood Transportation Management Program (NTMP) designed to address resident and business traffic issues. Continue to monitor evolving traffic patterns to identify and reduce cut-through traffic in residential neighborhoods
	Encourage the use of alternative modes of transportation	Update the 'Town of Bel Air Bicycle & Pedestrian Plan' (2013). Coordinate with the County and the State regarding connectivity, wayfinding standards and walking and cycling improvements. Work with Harford County Transit on enhancement to the Route 6 Orange Line to improve bus stop amenities, ridership, and connections. Partner with the State to provide Park and Ride Facilities, Commuter Bus connections and Carpool coordination within Town limits when practical. Continue to provide for pedestrian safety through awareness, education, and enforcement measures.
	Address the need for appropriate commercial and residential parking	Evaluate parking and queuing requirements for new development considering the recent changes to work preferences, restaurant/tavern habits, and unique use needs. Address the cost, location and use of public parking facilities downtown Bel Air. Coordinate with Harford County on the availability and awareness of parking currently unused in the evening and weekends. Promote the opportunity for shared parking between uses. Prepare an updated study of parking needs in Town, industry trends and recommendations. Explore installing multi-space "smart" parking meters within the Town. Increase the number of electric-vehicle charging stations within the Town. Conduct a new parking plan to study and analyze existing parking conditions and to determine what needs to still be addressed as development grows in the Town
	Improve the infrastructure for Town, County and State roads and associated right-of-way improvements.	Coordinate with Harford County and the State on recommended infrastructure enhancements based upon traffic studies to facilitate prompt upgrades. Implement remaining recommendations in the 'Bel Air Wayfinding System Plan'. Coordinate with Harford County and the State on increasing walkability and bicycle access to Town parks and routes to local schools for people of all ages and ability levels. Review Adequate Public Facility requirements to place an emphasis upon alternative transportation such as walking, cycling and transit
COMMUNITY FACILITIES		
	Promote environmentally sound solid waste disposal, maximizing recycling and reuse opportunities	Work with Harford County and the State to expand recycling of paint, batteries and hazardous materials at locations within the Town. Ensure that all solid waste collected by the Town is properly disposed and explore alternatives to improve the sustainable disposal of yard and household waste. Expand the Community Collection event as a partner with Harford County focusing on awareness and participation. Create incentives to recycle materials for local businesses and residents.
	Ensure public safety by providing adequate fire, rescue, and EMS services	Improve the working relationship with the Bel Air Volunteer Fire Company (BAVFC), concerning development review. Support BAVFC through review of traffic issues associated with response times, hazardous material information related to business uses, and proper address assignment for ease of site identification. Maintain open lines of communication with Harford County Department of Emergency Services to refine and improve 911 call services.
	Emphasize an efficient and safe law enforcement environment	Maximize the efficiency and professionalism of the existing force when dealing with the public through equitable education, communication, and community relations. Support a collaborative atmosphere with State and County agencies through seamless communication and cooperation. Incentivize the inclusion of women, minorities and Spanish speaking applicants when seeking new officers and other employees. Update policies and procedures which are consistent with new legislation requiring MD police reform. Establish a "townhall" meeting with the Town Police leadership for public engagement, occurring at least once per year

Completed Actions Partially Completed Items Incomplete Items		RECOMMENDED ACTIONS
STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY
	Support development and maintenance of the Town's park system	Economic Development & Planning Departments
	Maintain a strong relationship with faith-based institutions and non-profit organizations within the Town	Harford County Public Schools & Town Administration
	Provide educational opportunity through robust and diverse public and private programs	
	Maintain strong cultural informational and government resources for Town residents	
	Support the provision of convenient and high-quality medical care for the Town and its environs	Harford County Public Schools & Town Administration
WATER RESOURCES		
	Assure an adequate and safe water supply for current and future residents and businesses	Water Source Protection Ordinance
	Provide adequate sanitary sewer service for the Town	Water Source Protection Ordinance
	Enhance the management of storm water within the Town	Department of Public Works
		Continue to work with Harford county Parks & Recreation department on mutual goals and emphasize a close relationship with the Bel Air Recreation Council, especially related to objectives of the Land Preservation Parks and Recreation Plan. Promote the development of sustainable improvements to the park system stressing the importance of multi-use facilities and low maintenance. Provide critical connections to existing neighborhoods utilizing the initiatives outlined in the Bicycle & Pedestrian section of the Transportation Element. Encourage the creation of green space and parks in urban areas. Provide both passive and active recreation opportunities with an emphasis on facilities accommodating all age groups and reflecting current trends in recreation demand. Develop a park in the northern sector of Town to accommodate needs of those in close proximity.
		Work with Non-Governmental Organizations and related groups to enhance programs and facilities that provide services to youth and seniors. Strengthen the relationship with non-profit entities to provide improved services related to housing and employment. Support the services of organizations that provide assistance to the poor, homeless, unemployed, mentally impaired and those fighting addiction. Provide better information and services through the Committee on the Elderly and Needy Citizens
		Sponsor cooperative ventures with higher education institutions to provide local advanced adult learning opportunities in the Town. Maximize the use of local school facilities to leverage opportunities for theater groups, artistic organizations, and other cultural organizations. Strengthen the relationship with Harford Community College or foster business assistance, scientific resources, and service opportunities.
		Compliment the Bel Air Library programs and services where appropriate. Support existing cultural, ethnic, and historic organizations and encourage the development of a greater number of events, programs, performances, and exhibits within the A&E District. Emphasize use of Bel Air High School auditorium for Town events and productions. Create greater awareness of events, exhibits, programs and incentives within the A&E District, and communicate to the community where to look for this information. Expand public art amenities and offer the community more opportunities and incentives to engage in public art. Access to government provided resources at all levels to ensure adequate public facilities are available.
		Work with University of Maryland Upper Chesapeake Health (UM-UCH) to efficiently expand and improve the medical campus and related services. Promote easy and efficient access to the hospital campus. Strengthen the relationship with Healthy Harford and their policies and programs. Encourage and support community outreach by partnering with UM-UCH when appropriate.
		Work with Harford County to implement the recommendations of the 'Source Water Protection Plan' developed by Maryland Dept. of Environment in 2014. Partner with MAWC to periodically review water capacity, including the existing impoundment wells and surface sources to evaluate future development in Town. Re-establish the "Water Advisory Committee" to coordinate stakeholders that will ensure a sustainable water source for the Town.
		Continue the inflow and infiltration (I&I) remediation projects to mitigate treatment needs. Continue aggressive repair and slip lining of sewer infrastructure to address the aging sewer system. Cooperate with Harford County and other municipalities in the examination of a regional authority for water and sewer service.
		Enhance measures instituted by the Town to address the 'Watershed Implementation Plan' (WIP). Implement recommendations of the Watershed Assessment and Restoration Plan to continue restoring untreated impervious areas within Town corporate limits. Minimize impervious surface and maximize the use of pervious paving, green roofs, and water quality facilities to address the treatment of storm water runoff. Provide resources and incentives to private landowners for the management of storm water through individual facilities for homes and businesses.

Completed Actions Partially Completed Items Incomplete Items		RECOMMENDED ACTIONS
STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY

SENSITIVE AREAS

	Protect existing environmentally sensitive areas	Public Works & Planning Departments	Incentivize development away from ecologically fragile areas and provide for adequate mitigation measures when construction is in close proximity. Assure protection of sensitive areas such as wetlands, floodplains, steep slopes, forest and stream channels with adequate buffers and mitigation measures by enhancement of existing regulations. Protect existing floodplain and floodway from new construction and ensure adequate protections when impacts are necessary. Examine park maintenance and improvement in order to reduce mowing and limit impervious surfaces thereby mitigating impacts to sensitive areas.
	Restore sensitive areas impacted by development and upgrade the health of areas in poor condition	Planning Department	Support efforts designed to ease flooding by implementing improvements and programs in the 'Town of Bel Air Flood Mitigation Plan'. Continue to implement stream restoration measures outlined in the 'Plumtree Run Small Watershed Action Plan'. Continue removal of invasive species and installation of native plantings through development regulation and Town property maintenance program.
	Expand and manage the streetscape with appropriate and beneficial improvements	Floodplain Ordinance	Continue membership in 'Tree City USA' and expand the practices resourced in this program. Expand the streetscape tree plantings through proactive outreach and implementation of landscape easements. Ensure that unnecessary impervious surface is removed, and appropriate landscape is provided for all new development or redevelopment
	Support efforts to restore the Chesapeake Bay by upgrading the condition of the drainage basins within the Town	Development Regulations & Tree Committee	Prepare a Nonpoint Source Analysis to estimate changes in nutrient loads resulting from land use changes. Work with State and County agencies to cooperate on demonstration projects and public outreach. Follow the guidelines of the October 2021 Annual report related to the Phase II MS4 Permit outlining potential areas for retrofit of facilities to treat runoff from developed areas. Identify areas suitable for stream daylighting or removal/replacement of culverts to aid in the proper and natural conveyance of storm water.
	Emphasize sustainable environmental practices within the Town	Planning Department	Continue implementation of Sustainable element of the Bel Air 'Strategic Plan FY20 thru FY24' and any subsequent updates. Reinforce and expand programs and activities in the Sustainable Maryland Certified (SMC). Incentivize innovative demonstrations of sustainable practices for new development and redevelopment. Recognize those residents and businesses that provide a positive example and leadership in the protection of the environment. Partner with Harford County and the State of Maryland to take advantage of similar programs and cooperative relationships that benefit sustainable goals. Work with organizations to protect pollinator habitat and reduce use of pesticides

LAND DEVELOPMENT REGULATIONS

	Review the existing sign regulations to identify positive changes and reduce the clutter of graphics along the public roads	Development Regulations	Bring the sign code up to date with the latest legal, technical, and economic developments. Address temporary sign requirements related to location, size and duration. Coordinate applicable recommendations in the 'Bel Air Wayfinding System Plan' with the sign regulations.
	Assess the zoning code to eliminate unnecessary and cumbersome regulations and update outmoded requirements	Development Regulations	Review sections of the code where technology may have progressed to the point where targeted adjustments are necessary. Examine the definitions and terms to add needed designations and clarify existing descriptions. Review the Property Maintenance ordinance to address possible changes to the standard of review and possible mitigation measures. Investigate the public road standards to adjust specifications for existing unique conditions in Bel Air. Review the code to assure that any Federal and State updates or changes are reflected locally. Ensure that vague text or legal ambiguities are addressed.
	Enhance the development code to make the process less complicated and to make review procedures which are more predictable and reliable	Development Regulations	Coordinate with the County and other review agencies to provide a more cohesive review with less conflicts between agencies. Review permits and procedures to ascertain if low impact projects need only to be reviewed at an administrative level. Evaluate the overall organization of the development code to create a document that is user friendly.
	Adjust the regulations to reflect the sustainable goals of the Town and encourage green development	Development Regulations	Review environmental and landscape regulations to adjust requirements so they are less subjective. Create incentives to allow flexibility to develop green buildings and sustainable development. Enhance the code to promote water and energy conservation. Safeguard the town water supply through wellhead protection zones and water conservation provisions. Explore opportunities to expand allowance of Accessory Dwelling Units.

Completed Actions Partially Completed Items Incomplete Items		RECOMMENDED ACTIONS
STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY
	Promote Economic Development with flexible code requirements	Development Regulations
ECONOMIC DEVELOPMENT		
	Assure a sound, balanced and diverse business foundation that will meet the needs of the community and endure periodic downturns in the economy	Economic Development
	Provide incentives for new businesses to come to Bel Air and for existing businesses to remain	Economic & Community Development commission, Economic development & Planning Departments
	Support evening and weekend activity in downtown Bel Air	Economic Development & Planning Departments
	Support existing State and County Government services in the downtown area	Economic Development & Planning Departments
	Market Bel Air as a cultural, artistic and recreational destination for visitors and residents	Administration & Finance Departments
HOUSING		
	Provide equal housing opportunity in the Town	Development Regulations
	Conduct a local housing needs analysis	Planning Department
	Encourage residential in and near the downtown	Development Regulations

RECOMMENDED ACTIONS

Promote changes that encourage more incentive-based development and less punitive regulations. Adjust parking requirements so they are targeted at an average benchmark and not to an optimum standard. Support the opportunities provided through the Arts & Entertainment District and associated programs.

Work with the Harford County Office of Community and Economic Development and the Bel Air Downtown Alliance on innovative strategies to attract new business to the Town based upon market and demographic information obtained from 2020 Census data through preparation of a Strategic Plan to implement recommendations. Leverage the armory Marketplace to incubate new businesses that will contribute to the variety of commercial uses in Town. Target the acquisition of a hotel or bed & breakfast at an appropriate location within Town. Encourage the development of educational and medical services to help diversify Town economy. Support the continued innovative redevelopment of the Harford Mall into an economically vibrant shopping and entertainment destination.

Modify the parking requirements in the development regulations within the downtown area and provide for future public parking in specific areas of need. Expand strategic partnerships with local and regional economic development organizations, including the MD Department of Commerce, to provide financial incentives and grant opportunities. Coordinate with the Bel Air Downtown Alliance to provide resources to existing business and aid new businesses as they become established. Investigate development strategies and incentives for the adaptive reuse of older or historic structures and development of infill parcels.

Promote Mixed Use development with incentives in the development code to attract live, work and play opportunities to a growing telework population. Endorse the accommodation of residential uses in the downtown area with zoning code and building code review for possible development hindrances. Work with the Downtown Alliance to educate the public on parking availability and alternative transportation through wayfinding graphics and social media.

Assist the development of government support services as a professional office and non-profit organizations. Provide appropriate retail and services uses to meet the needs of government employees. Assure the appropriate infrastructure to satisfy the needs of government services and their related support services.

Attract additional art galleries and identify potential additional artist living quarters in downtown area. Encourage the performing arts through events and education along with promoting and enhancing the Armory as a performance venue in the downtown area. Strengthen retail and restaurant connections with the Ma&Pa Trail, local parks and local event venues to capitalize on the evening and weekend activity and to promote outdoor cultural events.

Support construction of new housing with accommodation for low-income households. Support construction of new housing while protecting/preserving existing workforce and market-rate housing. To increase housing supply in the market. Provide for increased affordability by reviewing limitation on density and require improvements for appropriate Town neighborhoods and housing types. Work to address emergency homeless services for families in the Town. Encourage residential dwellings in the downtown area through housing support and incentives.

Determine the current need for low-income and workforce households. Work to affirmatively further fair housing in accordance with Maryland law, which includes promoting fair housing choice and racial economic integration.

Increase density with mixed-use buildings (residential above first floor commercial retail or office) and provide incentives to allow additional units if they are designated affordable. Consider reducing costs associated with permit-based public parking for existing residential located above commercial in the downtown. Review potential incentives for mixed-use development that can share parking needs.

Completed Actions Partially Completed Items Incomplete Items		RECOMMENDED ACTIONS
STATUS	IMPLEMENTATION PROGRAM	REGULATORY MEASURE AND/OR RESPONSIBLE AGENCY
	Provide a wide range of housing types to allow for economic diversity	Development Regulations
	Provide amenities for residents of the Town	Property Maintenance Ordinance
HISTORIC PRESERVATION		
	Recognize those who have contributed to the preservation of historic properties in the Town and increase awareness of the historic heritage of Bel Air and the need for it to be documented	Development Regulations
	Safeguard the architectural and historic character of the Town	Development Regulations
	Continue and expand educational initiatives promoting historic awareness and preservation in the Town	Development Regulations

RECOMMENDED ACTIONS

Review the Development Regulations to provide flexibility for unique family situations and accommodation for individual circumstances. Adjust zoning regulations that act as barriers to convert single-family detached housing to two-family dwelling units where zoning is appropriate. Explore opportunities to expand allowance of accessory Dwelling Units and short term rentals. Allow new visually compatible moderate density housing products in existing traditional single-family neighborhoods. Develop procedures and investigate grants for purchase of threatened or deteriorating structures for resale, rehabilitation or redevelopment as residential. Assess the possibility for tax related incentives to provide affordable housing.

Review the provision for visual and physical access to employment, shopping, schools, parks, open space and government services. Determine the need for cultural, educational, artistic, recreational and natural amenities within easy access to residents. Enhance the streetscape of the town by partnering with homeowners and business owners on shared improvements. Address perceived visual and sensory blight through landscape, architectural and graphic solutions. Work with Harford County and the State to coordinate services and programs for those with housing challenges. Assist in the awareness of State homebuyer assistance programs, homeowner education and tools for foreclosure prevention and homeowner maintenance, housing rehabilitation programs, tenant education and rental assistance, and incentives and education for landlords

Expand recognition for owners with historically designated properties. Develop techniques to better publicize the history of the Town and the stories surrounding its many significant institutions, persons and events; including, but not limited to, brass plaques, pavement markings, and historic walking tours. Preserve the history of African American citizens and heritage.

Increase the number of historic inventoried and designated properties in the Town. Ensure that all properties that are Harford County Landmarks are also historically designated by the Town. Coordinate with the County and State on properties that are also Harford County Landmarks and/or have Maryland historical Trust Easement protections. Streamline the review process for improvements to historically designated properties. Document and publicize the benefits of designating a property as historic. Update the 2010 'Design Guidelines for Rehabilitation, Maintenance and New Construction'. Increase tax incentives for historically designated properties. Review the Development Regulations to encourage the adaptive reuse of older buildings. Explore creating additional protections to prevent demolition of habitable buildings in the Town that are over 200 years old (from the 18th and 19th centuries). Create historic districts in key areas of Town that have a majority of historically designated properties.

Work with Harford County, the Historic Society, and associated organizations on mutually supportive historic programs, including the Harford 250 celebration in 2023-2024 and Town of Bel Air 150 celebration in 2024. Enhance programs managed by the Historic Preservation Commission which encourage historic appreciation of the Town. Pursue a stronger relationship with area schools to support historic education with local dimension. Require recordation of historic Designation in Harford County Land Records. Increase training opportunities for HPC members.

APPENDIX C
ADEQUATE PUBLIC FACILITIES LEGISLATION
2022

RESOLUTION NO. 1192-22

A RESOLUTION ACCEPTING THE 2021
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 September of 2022, the Harford County Department of Planning and Zoning submitted the Annual Growth Report attached hereto, indicating that the utilization rates of three public schools serving the Town of Bel Air exceed 110% of rated capacity; and

WHEREAS, Homestead-Wakefield Elementary School (currently 113.8%), Bel Air Elementary School (110% by 2023) and Bel Air Middle School (112% by 2024) are all projected to be over capacity within the next three years. However, because the attendance areas which abut the school are 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 2021 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. 1192-22 has been accepted by the Board on October 3, 2022.


AYES: Commissioners Chance, Etting, Hughes, Kahoe, and Bianca

NAYS: None

ABSENT: None



Michael L. Krantz, Town Clerk



Kevin M. Bianca, Chairman
Board of Town Commissioners

RESOLUTION NO. 1178-22

A RESOLUTION ACCEPTING THE AMENDED 2020
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 December, 2021, the Harford County Department of Planning and Zoning submitted the Annual Growth Report attached hereto, indicating that the utilization rates of a public school serving the Town of Bel Air exceed 110% of rated capacity; and

WHEREAS, Homestead-Wakefield Elementary School (115% by 2024), Bel Air Elementary School (111% by 2023) and Bel Air Middle School (112% by 2024), are projected to be over capacity within the next three years. However, because the attendance areas which abut the school are 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 Amended 2020 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. 1178-22 has been accepted by the Board on January 18, 2022.

AYES: Commissioners Chance, Etting, Hughes, Kahoe and Bianca

NAYS: None

ABSENT: None



Michael L. Krantz, Town Clerk



Kevin M. Bianca, Chair
Board of Town Commissioners

AMENDMENT TO 2021 ANNUAL GROWTH REPORT

In accordance with the Harford County Adequate Public Facilities provisions of the Harford County Code (§267-126), testing for adequate school capacities shall occur on June 1 and December 1 of each year. The school system updates their enrollment figures and projections after Maryland State Department of Education certifies the official September 30, 2022 enrollment. Tables A and B below list school attending areas with plan restrictions based upon the updated figures provided by Harford County Public Schools. Tables 6B, 10B, and 14B in Appendix B now reflect enrollment as of September 30 and include revised projections through the 2025/2026 school year. These changes replace the 2021 Annual Growth Report previously issued May 31, 2022 and fulfill the required update.

The adopted adequacy standard for the Harford County Public School system is for projected enrollment not to exceed 110% of the rated capacity within three years for both elementary and secondary schools. Preliminary plans for new subdivisions of greater than five lots, or site plans for multi-family residential development exceeding five units, cannot be approved where the standard is exceeded.

Thirty of thirty-three elementary schools in Harford County currently meet established adequacy standards to permit approval of residential subdivisions. (§ 267-126 B (2)(a)[1]) All nineteen middle and high schools in Harford County meet these adequacy standards. Subdivision and residential site plans within the attendance areas listed in Tables A and B will not be approved because the standard is not met. Plans for these areas submitted on or after December 1, 2022 will be placed on a waiting list until school capacity is available.

Table A – Elementary Attending Areas with Plan Restrictions			
School	Year	Actual/ Projected Enrollment	Utilization Rate
Bel Air	2023/2024	541	111%
Havre de Grace	2025/2026	598	110.33%
Homestead/Wakefield	2022/2023	1,057	115%

Table B – Secondary Attending Areas with Plan Restrictions			
School	Year	Actual/ Projected Enrollment	Utilization Rate
N/A	N/A	N/A	N/A

Table 6B

Harford County Elementary Schools 2022 Utilization Chart									
ELEMENTARY SCHOOLS		ACTUAL ENROLLMENT 2022		PROJECTIONS					
SCHOOL NAME	CAP	ENROLLMENT 2022		2023/2024		2024/2025		2025/2026	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Abingdon ²	863	658	76%	663	77%	669	78%	660	76%
Bakerfield ¹	500	463	93%	466	93%	468	94%	471	94%
Bel Air ²	486	532	109%	541	111%	545	112%	550	113%
Church Creek ²	819	725	89%	727	89%	732	89%	737	90%
Churchville	411	374	91%	376	91%	378	92%	380	92%
Darlington	157	101	64%	101	64%	101	64%	101	64%
Deerfield ¹	788	728	92%	732	93%	748	95%	735	93%
Dublin ²	294	212	72%	205	70%	204	69%	204	69%
Edgewood ²	461	399	87%	405	88%	409	89%	409	89%
Emmorton	570	548	96%	547	96%	559	98%	551	97%
Forest Hill	530	471	89%	487	92%	488	92%	499	94%
Forest Lakes	569	428	75%	443	78%	463	81%	435	76%
Fountain Green ¹	548	477	87%	486	89%	496	91%	510	93%
G. Lisby at Hilledale ¹	473	503	106%	506	107%	508	107%	510	108%
Hall's Cross Roads ¹	552	454	82%	452	82%	457	83%	456	83%
Havre de Grace ²	542	566	104%	574	106%	584	108%	598	110.33%
Hickory	688	657	98%	665	100%	684	102%	679	102%
Homestead/Wakefield ²	920	1,057	115%	1,066	116%	1,076	117%	1,080	117%
Jarrettsville	525	488	93%	485	92%	481	92%	490	93%
Joppatowne ¹	663	500	75%	494	75%	513	77%	522	79%
Magnolia ¹	561	500	89%	519	93%	527	94%	530	94%
Meadowvale ²	568	541	95%	548	96%	556	98%	564	99%
Norrisville	274	212	77%	212	77%	224	82%	226	82%
North Bend ²	498	428	86%	442	89%	456	92%	433	87%
North Harford ¹	500	386	77%	391	78%	392	78%	396	79%
Prospect Mill ²	611	587	96%	589	96%	591	97%	592	97%
Red Pump	737	754	102%	762	103%	770	104%	775	105%
Ring Factory	548	534	97%	541	99%	548	100%	555	101%
Riverside ¹	588	440	75%	462	79%	474	81%	484	82%
Roye-Williams ¹	703	443	63%	450	64%	442	63%	448	64%
Old Post ¹	984	844	86%	852	87%	856	87%	844	86%
Wm S. James	526	497	94%	507	96%	517	98%	525	100%
Youth's Benefit	1,120	1,123	100%	1,130	101%	1,154	103%	1,160	104%
TOTALS³:	19,567	17,630	90%	17,826	91%	18,070	92%	18,109	93%

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

Source: Harford County Public Schools & Dept. of Planning and Zoning, December 2022.

Table 10B

Harford County Middle Schools 2022 Utilization Chart									
MIDDLE SCHOOLS		ACTUAL ENROLLMENT 2022		PROJECTIONS					
SCHOOL NAME	CAP			2023/2024		2024/2025		2025/2026	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Aberdeen	1,624	1,086	67%	1,077	66%	1,100	68%	1,106	68%
Bel Air	1,243	1,138	92%	1,072	86%	1,160	93%	1,200	97%
Edgewood	1,296	1,000	77%	955	74%	984	76%	1,002	77%
Fallston	1,104	1,007	91%	1,037	94%	1,067	97%	1,072	97%
Magnolia	1,028	731	71%	717	70%	716	70%	736	72%
North Harford	1,210	848	70%	859	71%	864	71%	882	73%
Southampton	1,444	1,175	81%	1,238	86%	1,239	86%	1,270	88%
TOTALS:³	8,948	6,985	78%	6,985	78%	7,122	80%	7,268	81%

COMBINATION MIDDLE / HIGH SCHOOLS		ACTUAL ENROLLMENT 2022		PROJECTIONS					
SCHOOL NAME	CAP			2023/2024		2024/2025		2025/2026	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Havre de Grace	1,597	1,444	90%	1,498	94%	1,506	94%	1,506	94%
Patterson Mill	1,723	1,579	92%	1,616	94%	1,635	95%	1,655	96%
TOTALS:³	3,320	3,023	91%	3,114	94%	3,141	95%	3,161	95%

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

Source: Harford County Public Schools & Dept. of Planning and Zoning, December, 2022.

Table 14B

Harford County High Schools 2022 Utilization Chart									
HIGH SCHOOLS		ACTUAL ENROLLMENT 2022		PROJECTIONS					
SCHOOL NAME	CAP			2023/2024		2024/2025		2025/2026	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Aberdeen	1,720	1,499	87%	1,536	89%	1,539	89%	1,529	89%
Bel Air	1,768	1,489	84%	1,479	84%	1,471	83%	1,487	84%
C. Milton Wright	1,613	1,269	79%	1,293	80%	1,333	83%	1,349	84%
Edgewood	1,716	1,418	83%	1,383	81%	1,443	84%	1,422	83%
Fallston	1,573	1,045	66%	1,067	68%	1,048	67%	1,038	66%
Harford Technical	1,135	979	86%	979	86%	984	87%	980	86%
Joppatowne	1,056	834	79%	840	80%	851	81%	836	79%
North Harford	1,538	1,222	79%	1,186	77%	1,217	79%	1,204	78%
TOTALS:³	12,119	9,755	80%	9,783	81%	9,886	82%	9,845	81%

Source: Harford County Public Schools & Dept. of Planning and Zoning, December, 2022.
 See table 10B for Havre de Grace and Patterson Mill combination middle/high schools.

APPENDIX D
BUILDING PERMITS
2022

BUILDING PERMITS ISSUED - NEW RESIDENTIAL - JANUARY 1, 2022 - DECEMBER 31, 2022

Run Date: 03/28/2023 4:14 PM

(Not Specified)

Total Permits	Square Footage	Est Construction Cost
0	0	\$0

APPENDIX E
ANNUAL REPORT WORKSHEET
2022



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS
705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

PLANNING 410-879-9500
PUBLIC WORKS 410-879-9507
FAX 410-838-0775

BOARD OF COMMISSIONERS
Kevin M. Bianca
Mary F. Chance
Paula S. Etting
Erin S. Hughes
Donna L. Kahoe

DIRECTOR OF PLANNING
Kevin L. Small
DIRECTOR OF PUBLIC WORKS
Stephen D. Kline

April 10, 2023

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

Re: Annual Report Calendar Year 2022

Dear Mr. Dahlstrom:

The Town of Bel Air Planning Commission approved the following Annual Report for the Reporting Year 202 as required under §1-207(b) of the Land Use Article on April 6, 2023. In addition, this report has been filed with the local legislative body.

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

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

Residential – Calendar Year 2022	PFA	Non - PFA	Total
# New Residential Permits Issued	0	0	0

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

Note: To find out if your jurisdiction is scheduled to submit this report, please consult the Transition Schedule section located at: <https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>

3. Were there any growth related changes, including Land Use Changes, Annexations, Zoning Ordinance Changes, Rezonings, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or map. Y N

Office of the Secretary
Maryland Department of Planning
Attn: David Dahlstrom, AICP
Page 2

4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y N
5. Are there any issues that Planning can assist you with in 2022? If yes, please list. Y N
6. Have all members of the Planning Commission/Board and Board of Appeals completed an educational training course as required under §1-206(a)(2) of the Land Use Article? Y N

Sincerely,



Kevin Small
Director of Planning & Community Development