

# ANNUAL REPORT

TOWN OF BEL AIR

2023





**TOWN OF BEL AIR  
PLANNING COMMISSION**

**and**

**DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**ANNUAL REPORT**

**2023**

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 2023 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: , 2024  
Lois Kissinger Kelly, Chair

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## COMMISSION AND BOARD SUMMARY

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

The 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 2023:

	Date of Appointment
Ms. Lois Kissinger Kelly, Chair	12/7/2020
Mr. Peter Schlehr, Vice Chair	11/15/2021
Mr. Keith Powell	4/15/2019
Mr. Philip Raub	6/21/2021
Mr. Don Coates	3/15/2021
Mr. Daniel Gray, Alternate	11/16/2020

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 2023:

	Date of Appointment
Mr. Rick Gerety, Chair	10/17/2022
Mr. Greg Adolph, Vice Chair	11/15/2021
Mr. Robert Preston	10/17/2022
Mr. Shannon Abel	3/20/2023
Ms. Charmian Hess	6/5/2023
Mr. Patrick Richards	10/16/2023
Mr. Brendan Hopkins	(Resigned 2/10/2023)
Mr. Thomas Payne	(Resigned 4/3/2023)

The Historic Preservation Commission consists of seven (7) members serving three (3) year terms. The following citizens served on the Historic Preservation Commission during 2023:

	Date of Appointment
Mr. Paul D. Edmeades, Chair	6/21/2021
Mr. Jeffery Campbell, Vice Chair	1/17/2023
Mr. Vaughn Lewis	10/18/2021
Ms. Jennifer Mainster Hanna	2/1/2021
Mr. Brian Payne	2/16/2021
Mr. Joseph Wojciechowski	11/21/2022
Mr. Keith Smithson	2/21/2023
Mr. Steve Lober	(Resigned 1/6/2023)

# PLANNING ACTIVITY

## CAPITAL IMPROVEMENTS

### The New Town Hall and Police Department

Construction on the new Police Department/Town Hall Expansion was completed in the Summer of 2023 (see cover picture). The construction provides new spaces for police communication, criminal investigations area, secure records, detainee processing rooms and community meetings. The older portion of the building which accommodates Town Administration and Finance were upgraded with new HVAC, handicapped access, storage, and meeting space along with updating the Rotunda for public meetings.

After the construction was completed, the Town held a dedication ceremony for community members and employees to tour the facilities.



### Homestead Park

Bel Air reviewed each of the municipal parks for deficiencies related to access, handicapped accommodation, efficient use of space and to expand the provision of recreational opportunities to Bel Air residents.

In April of 2023 the Town received multiple bids for the construction updates to Homestead Park. The contracted amount of \$442,105 was awarded for the planned improvements which include conversion of an existing basketball court into two pickleball courts, provision of off-street parking, handicapped access to all elements, replacement of existing playground equipment, and play surface replacement along with storm water management. The Town received a \$115,000 grant from the Community Parks & Playgrounds program through Maryland DNR, and the grant required a \$35,000 match from the Town. The remainder of the cost was addressed through savings realized from the American Rescue Plan Act (ARPA). Construction started in November with the remainder of the Homestead Park improvements projected to be completed in March of 2024.

## **Court House Square (Phase II)**

The Court House Square Phase II started in the spring of 2023. This phase consists of work associated with Courtland Street. Improvements were designed similar to Office Street with replacement of paving, concrete curb, brick sidewalk and the addition of landscape and lighting. This construction was completed in the fall of 2023. The last phase is the upgrade to the front of the County Court House.

## **Burns Alley Improvements**

In 2023, the Town researched possible improvements to Burns Alley between and including Pennsylvania Avenue and Courtland Street. These improvements would include special pavers and concrete curbs, decorative lighting, landscape, a performance stage, and parking. This effort is designed to make Burns Alley aesthetically appealing and would allow easier access to Main Street and local businesses. The Planning Department held several public input meetings consisting of stakeholders, residents, and business owners. Based on feedback received and the cost of the project, the Town decided to put this effort on hold for a future fiscal year.

## **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.

Following adoption of the Comprehensive Plan, the Town entertained applications for Zoning reclassification. The applications were reviewed by the Department of Planning & Community Development and the Planning Commission in April 2022. The Town Board adopted all of the applications for rezoning on May 2, 2022. This ordinance was the subject of a Petition for Referendum which was subsequently denied by the Town Board. The denial by the Town Board has been subject to litigation and appeals through 2023. The case will be reviewed by the Supreme Court of Maryland in 2024.

## **ANNEXATIONS**

In 2023 the Planning Commission received two applications from property owners to get approval to have property annexed in the Town limits: 221 N. Tollage Road and 304, 308 and 310 Tollgate Road as described below.

## DEVELOPMENT REGULATIONS

Several Development Regulation amendments, Section 165, were made in 2023 to address Comprehensive Plan objectives. 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.

### Ordinance 811-23

#### Article II Administration and Enforcement

- Section 165-15 & 16 – clarify the powers of the Planning Director and Public Works Director
- Section 165-15.L – provide detailed description of development submissions which the Planning Director is responsible for review and approval.
- Section 165-19 & 20 – Revise wording to provide a clearer description of the code enforcement powers
- Section 165-21 – revise the code to provide an option for Commissioners to bypass official acceptance of the County Growth Report if this report does not change the way development is reviewed by the Planning Commission.

#### Article III Establishment and Regulation of Zoning Districts

- Section 165-24.A – reinforce the preference to not bisect properties with zoning lines resulting in the split zoned parcel
- Sections 165-25,26,27,28,29,30,31,32 & 33 – provide for Accessory Dwelling Units (ADU) and Short Term Rentals (STR) in most districts.
  - ADU – R1(Special Exception), R2(Special Development), R3(Special Development) & RO/B1/B2/B2A/B3/B3A (Permitted)
  - STR – RO/B1/B2/B2A/B3/B3A (Special Exception)
- Section 165-28.E – limit commercial development in the RO to 7,500sf or less
- Section 165-29.C – apply development requirements for architecture and site design in the RO to the B1 zone
- Section 165-30.C(3) – provide for walls to substitute for building façade if approved by the Planning Commission
- Section 165-30.C(5) – revise abutting to adjoining for off-site parking in the B2 district
- Section 165-30.C(5), 31.C(4) & 33.C(5) – require walls, fences and/or landscape to screen parking at a minimum height of 3-feet
- Section 165-30.E – prohibit jersey walls as permanent barriers and require Public Works Director to approve temporary barriers other than chain link
- Section 165-31.C(4) – revise adjacent to adjoining to specify limits on off-street parking
- Section 165-32.B – remove the reference to the RO district for site design and place edited regulations in the B3 zoning section of the code
- Section 165-34.B(8) – require screening of exterior storage

#### Article V Historic Resource Conservation Districts

- Section 165-40 – clarify the process for designation of historic properties
- Section 165-40.A – eliminate criteria for designation of historic property since this is already found in Chapter 246 of the code
- Section 165-40.B – require recordation of any property designated as historic in the land records of Harford County

#### Article VI Environmental Regulations

- Section 165-43 – clarify the zoning map used for boundaries are in the Comprehensive Plan
- Section 165-47 – expand non-tidal wetlands to include streams
- Section 165-47.C – require seasonally flowing streams to have a non-disturbance buffer of 25-feet and allow for mitigation
- Section 165-47.D – require seasonally flowing streams in the 100-year floodplain to have a 50-foot non-disturbance buffer and allow for mitigation

### Ordinance 812-23

#### Article XV (Part 3) Sign Regulations

- Section 165-106.A(5)(a) – adjust temporary signs in residential areas to only restrict size (6 sf) and location. Both the number and duration would no longer be limited.
- Section 165-106.A(5)(b), B(2)(b)[4][f] and B(3)(b)[4][c] – remove signs associated with property for sale, lease or under construction and consolidate in Section 165-107.A(2)
- Section 165-106.A(5)(c), B(2)(b)[4][g] and B(3)(b)[4][d] – remove sections which restrict temporary signs related to elections
- Section 165-106.A(5)(d) – remove reference to temporary signs for institutional uses and consolidate in Section 165-107.A(7)
- Section 165-106.B(2)(b)[3][a] and B(3)(b)[3][a] – remove the allowance of an additional sign for through lots
- Section 165-106.B(2)(b)[3][c] and B(3)(b)[3][b] – modify the number, height and area of signs for shopping centers to provide for an incremental increase the larger the shopping center becomes
- Section 165-106.B(2)(b)[4][a] and B(3)(b)[4][a] – provide for 8 sf signs in the business district to be placed without permit without limit on number or duration. Commercial sign would be limited to one at any given time.
- Section 165-106.B(2)(b)[4][b] and B(3)(b)[4][b] – modify larger temporary signs in business districts to consolidate the allowance to larger option with longer duration.
- 165-106.B(2)(b)[4][d] – eliminate the requirement of a permit for sandwich board signs and allow these signs to be placed no more than 100 feet from a business with permission.

#### Article XVI (Part 4) Subdivision of Land

- Section 165-117 – clarify the requirement to identify the ownership of those with equitable interest to possessing 5% of a corporation
- Sections 165-118 – clarify the Zoning Administrator as the agency responsible for review and approval of a Traffic Impact Analysis (TIA)
- Section 165-119.C(1)(d) – adjust the limitation of a storm water facility in the front yard as approved by the Director of Public Works

### **Ordinance 813-23**

#### Article III Establishment and Regulation of Zoning Districts

- Section 165-24.A(8) – discourage split zoned parcels and apply the more restrictive when there is a conflict
- Section 165-25.B(2), 165-26.B(2) and 165-27.B(2) – Cottage Housing reclassified as Accessory Dwelling Unit as Special Development in R1, R2 & R3 and permitted in all other districts
- Section 165-28.E – limit individual use to 7,500 square feet in the RO District
- Section 165-29.C – apply RO architecture and site design requirements to B1 district
- Section 165-30.C(3)(e) – allow for solid walls to substitute for building façade if approved by the Planning Commission
- Section 165-30.C(5)(d), 165-31.C(4)(d) and 165-33.C(5)(e) – require a minimum of three-foot screen for parking B2, B2A & B3A
- Section 165-30.E(1)(a), 165-31.C(6)(b) and 165-33.C(7)(b) – clarify the materials and type of fences and walls in the B2, B2A & B3A
- Section 165-32.C – create separate design requirements for the B3 district

#### Article VII Development and Performance Standards

- Section 165-51.B(2) – add institutional uses to the list exempt from parking requirements in the B2 district
- Sections 165-51.C(1) – require Town to be a party to agreement for Satellite Parking and clarify signage required at both the use and parking locations.

- Section 165-51.F(1)(k) – require bicycle storage at all proposed development
- Section 165-51.F(1)(l) – allow for a space designated as pick-up/delivery to count as two required spaces
- Section 165-51.F(1)(m) – require that all parking areas be brought up to minimum standards
- Section 165-51.H – parking minimums
  - Reduce requirements for affordable and 55 & over housing by ½ space in all units
  - Reduce parking for salon uses by ½ space per station or 1 per 200 square feet
  - Allow for mixed use to be parked at 3.5 per 1000 square feet of gross floor area
  - Require outside dining/bar to be parked at 1 per 3 seats or 1 per 150 square feet when area exceeds 75% of the interior space
  - Reduce retail area to 1 space per 250 square feet
- Section 165-53.B(1) – require all parking not dedicated to structure/parking/access be landscaped
- Section 165-53.C(2)(c) – add Banquet Facility with appropriate safeguards for neighboring properties
- Section 165-53.C(2)(f) – require taverns to ensure entertainment does not impact neighboring properties by adding proper insulation and require doors/windows close after 9pm
- Section 165-51.E(3)(b) – add requirements for entertainment at civic/country clubs similar to banquet facilities
- Section 165-53.E(3)(m) – require schools provide adequate transportation facilities
- Section 165-53.G(2)(b) – add standards for bed and breakfast uses for parking and buffering
- Section 165-53.G(2)(a) – rename Cottage Housing to Accessory Dwelling Unit and provide for adequate parking, buffering, capacity and operating information
- Section 165-53.G(2)(i) – reduce requirements for Home Occupations
- Section 165-53.H(2)(a) – provide for establishment of a Cannabis Business with setbacks consistent with State law, requiring 500 feet from any residential use and prohibiting on-site consumption
- Section 165-53.H(2)(d) – require an agreement with all property owners and the Town to abide by and insure code is enforced
- Section 165-53.I(2)(b) – remove sections related to Communications Towers which federal law now controls
- Section 165-53.I(2)(c) – clarify drive-thru service requirements by addressing buffering and vehicle queuing
- Section 165-53.I(2)(g) – expand the requirements from a Mixed Use Center to include shopping center standards
- Section 165-53.I(2)(i) – limit entertainment and amplified music for Outdoor Dining/Bar use to between 9am and 9pm and allow for administrative review when located in a shopping center

#### Article XIV Definitions

- Section 165-104 Terms Defined
  - Clarify Forest Conservation terms
  - Clarify building Height
  - Establish definition for Cannabis Business
  - Establish definition for Country Club / Civic Organization
  - Establish Accessory Dwelling definition
  - Clarify immediate and extended family terms
  - Establish definition for Flag
  - Clarify difference between Medical Services and Professional Services

- Establish definition for Project Area
- Establish definition for Short Term rental (additional standards and limits will be addressed separately)
- Establish terms for Feather/Windsail Sign and Window Sign
- Create term for Spa
- Establish differences between General Merchandise vs Specialty Retail and Supermarket vs Specialty Food
- Establish term for Temporary Use

**Attachment 1 Permitted Use Tables**

- Table 3-1 – create Banquet Facility as a use requiring Special Exception approval in all districts
- Table 3-3 – establish Country Club & Civic Organization as Special Exception in all districts
- Table 3-5 – create Accessory Dwelling Unit as Special Development in R1, R2 & R3 districts and permitted in all other zones except M1
- Table 3-6 – adjust Mixed Use Center to be Special Development in B1, B2, B2A, B3 & B3A
- Table 3-7 – consolidate several similar uses where appropriate
- Table 3-7 – establish Cannabis Business as a Special Exception in the B3/B3A district

**Ordinance 817-23**

**Article VIII Landscaping Standards**

- Section 165-56.B – clarify street trees must be installed adjacent to the right-of-way.
- Section 165-57.B(4) – clarify that screening plantings must retain two-thirds foliage during the lifetime of a project to encourage meaningful landscape buffers.
- Table 165-59.I – add the commercial to residential use buffer mistakenly removed several years ago.
- Section 165-59.A(3) – allow Planning Commission to approve lesser buffers in all districts based on mitigating factors.

**Article IX Special Provisions & Modifications**

- Section 165-63 – clarify building height as ‘average contact with grade’ .
- Sections 165-64.B(3) – restrict awnings, canopies, etc. to extend no more than four-feet from building face when located above a public right-of-way.
- Section 165-65.A(1) – allow for a sight distance survey when required by the Zoning Administrator.
- Section 165-66.A(6) – allow the Zoning Administrator to review and approve extensions of existing non-conforming uses/buildings of single family dwellings.
- Section 165-66.A(6)(a) – clarify that extensions of nonconforming buildings cannot increase the degree of non-conformity.

**Article X Accessory & Temporary Uses**

- Section 165-68.B(1) – clarify the height limits for accessory structures.
- Section 165-68.B(6) – revise the minimum lot size for honeybee hives and chicken coops as 10,000 square feet. Provide for a minimum of a 50-foot setback from adjacent primary structures. Limit the number of hens to two and allow for additional hens for each additional 5,000 square feet of lot area. Restrict chickens to hens only. Adjust the number of animals per lot based on size.
- Section 165-68.B(11) – adjust the time for refuse containers, storage units and trailers to be limited to thirty days in a residential area.

- Section 165-68.C(6) – limit the time refuse containers, storage units and trailers to thirty days unless located in an area not visible to the public
- Section 165-69.C – clarify businesses must adhere to height limits for fences in the front yard.
- Section 165-69.E – allow for fences in residential zones to be six-feet for corner or through lots provided the fence is located six feet from the right-of-way line.
- Section 165-71.A – establish that temporary uses are limited to thirty days unless noted.
- Section 165-71.A(1)(h) – allow for temporary uses to have a sign limited to 72 square feet without a separate permit.
- Section 165-71.B(1)(a)[2][a] – clarify that temporary sales/office trailers cannot be located on a lot longer than 30 days without Zoning Administrator approval and construction trailers cannot be located on a lot longer than 18 months without Director of Public Works approval.
- Section 165-71.C(1)(a)[3][c] – limit outdoor sales or tent events to thirty days in a calendar year.
- Section 165-71.C(1)(a)[4] – expand snowball stands to include seasonal uses and require a permit. Limit signage to 24 square feet.
- Section 165-71.D(1)(a)[1] – add retail sales to this section and add requirements to store waste on the establishment premises and require a permit. Limit signage to a sandwich board sign.

## DEVELOPMENT ACTIVITY

### PLANNING COMMISSION

ADDRESS	APPLICANT	PROJECT	STATUS
304, 308, 310 S. Tollgate Road	304, 308 & 310 Tollgate Road, LLC.	Annex property into Town Limits and designate B3 Zoning	Approved, February 2, 2023
504 Baltimore Pike Bel Air Town Ctr.	Summerwood Corporation	Site Plan and Landscape Plan for a new 2,722sf Taco Bell with drive thru and outdoor dining.	Tabled March 9, 2023
109 E. Churchville Road	Phil Miller, MDP Limited Partnership	Site Plan and Landscape Plan for to develop 0.595 acre with two story, 7,150 sf professional building	Approved April 6, 2023
334/336 Baltimore Pike	Raising Cane's Restaurant	Special Development, Site Plan and Landscape Plan for a 3,331-sf restaurant with drive thru and outdoor dining	Withdrawn, May 4, 2023
221 N. Tollgate Road	Annette Cameron Blum	Annexation Parcel 387 comprising of Lots 2, 3 & 4 into the incorporated Town Limits	Approved May 4, 2023

ADDRESS	APPLICANT	PROJECT	STATUS
38 & 44 E Broadway	Harford Chabad	Extension of 2021 Site Plan and Landscape Plan approval	Approved September 7, 2023
908-910 S. Main Street	Wellwood/Platinum Sprinkler	32 Bed Assisted Living facility	Continued, September 7, 2023,
908-910 S. Main Street	Wellwood/Platinum Sprinkler	32 Bed Assisted Living facility	Approved, October 5, 2023
334/336 Baltimore Pike	Raising Cane's Restaurant	Special Development, Site Plan and Landscape Plan for a 3,331-sf restaurant with drive thru and outdoor dining	Approved, November 2, 2023
38 & 44 E. Broadway	Harford Chabad	Revised Site Plan for a house of worship	Withdrawn, November 2, 2023
600 Belair Rd Harford Mall	CDP North, LLC.	Site Plan, Landscape Plan for Mixed Use with Residential Apartments	Continued, November 2, 2023
600 Belair Rd Harford Mall	CDP North, LLC.	Site Plan, Landscape Plan for Mixed Use with Residential Apartments	Review Revised Plans, Continued for Review of Decision December 7, 2023
10 W. Broadway	Ashley Sherwood	Satellite Parking at 48 W. Broadway for new Hair Salon	Approved, December 7, 2023

BOARD OF APPEALS

ADDRESS	APPLICANT	PROJECT	STATUS
908-910 S. Main Street	Platinum Sprinkler, LLC. – Wellwood	Special Exception for Assisted Living in RO District	Approved, April 20, 2023
137 Williams Street	Amy & Douglas Corselius	Special Exception to construct a Cottage House in the R1 District	Approved, May 18, 2023
729 N. Hickory Avenue	Brad Nowicki	Special Exception for a Beauty/Nail/Barber/Spa Service Use in the RO District	Approved July 25, 2023
128, 130 N. Bond	Standard on Bond, LLC.	Variance to Building Height, Building Setbacks plus Parking Waiver	Continued, July 25, 2023

ADDRESS	APPLICANT	PROJECT	STATUS
128, 130 N. Bond	Standard on Bond, LLC.	Variance to Building Height, Parking and Setbacks	Bldg. Height Var.- Denied Bldg. Setback- Approved Parking Waiver – Denied October 17, 2023

The Planning Commission decision regarding Homestead/Wakefield Elementary School (HWES) was under litigation between the Town of Bel Air and the Harford County Board of Education in 2023 before the Harford Circuit Court. The Town of Bel Air and Board of Education reached a mutual agreement on the claims and the condition requiring a connection of east and west MacPhail Road through the school campus. The new Homestead/Wakefield school is slated to open to students in the Fall of 2025.

### 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. Receipts were reviewed and approved for tax credit for one property.

HA #	ADDRESS	ACTION	STATUS
HA-1792	124 W. Gordon St. (Thomas-Sauer House)	Request for local historic designation	Recommendation approved February 23, 2023 by HPC; Approved by Town Board April 17, 2023
HA-1454 HA-281	117-119 S. Main St. (Wattenscheidt's Jewelry Store/First Aegis Building)	Request approval to paint new mural on south façade of building	Approved for new portion only February 23, 2023
HA-239	112 E. Broadway (Cassilly-Robinson House)	Request approval for new fence on property	Approved March 23, 2023
HA-1349	108 N. Bond Street (Norris House)	Request for approval to remove and replace siding, roofing, soffit, gutters, windows, doors	Approved May 25, 2023
HA-1816	333 E. Broadway (Daneker-Broumel House)	Request for approval to repair crumbling masonry of front stone steps	Approved June 22, 2023
HA-213	30 N. Main Street (Graham-Crocker House)	Request for approval to remove bamboo near the building foundation; and replace rotten wood exterior clapboard and repaint building	Approved June 22, 2023

HA #	ADDRESS	ACTION	STATUS
HA-1349	108 N. Bond Street (Norris House)	Request for tax credit receipt approval	Approved December 14, 2023
HA-1311	20 N. Main Street (Bel Air Methodist Episcopal Church)	Request for approval to install two new doors on the front of the building	Tabled December 14, 2023



### CERTIFIED LOCAL GOVERNMENT

This year, 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 were judged by the HPC, and awards presented at a meeting of the Board of Town Commissioners on May 15, 2023. Students participated from Harford Day School, Homestead-Wakefield Elementary School, and St. Margaret School.

## COMMUNITY FACILITIES

### TRANSPORTATION

Wayfinding Phase IV was completed in 2021 with the addition of various parking lot identification signage with the next phase to be proposed for 2023 with gateway signs. Design for the following gateway signage which will continue into 2024.

Gateway: MD Route 22 split                      Main/Bond split                      MD Route 24 (Weis)  
MD Route 24 (median, near Harford Mall)

ID Signs: Town Hall      Planning/Public Works

Park Signs: Plumtree      Rockfield      Alice Anne      Shamrock      Majors Choice

### **Ma & Pa Heritage Trail Extension**

Since 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, next phase to extend the trail to Forest Hill, MD is now completed. The total length of the trail through the Town is three point three (3.3) miles and the extension to Forest Hill is five point one (5.1) miles. The trail extends a total of eight (8) miles.

### **Safe Streets for All (SS4A)**

On September 15, 2022, the Town of Bel Air along with Havre de Grace and Aberdeen partnered to apply for a US Department of Transportation (USDOT) grant to produce an Action Plan under the Safe Streets for All (SS4A) program. This program was developed using the Vision Zero paradigm that includes eight priority study elements required by USDOT. This effort includes stakeholder engagement, analysis of traffic crash data, equity considerations, policy review and identification of problem areas which can be mitigated during a separately applied for implementation grant. The Town contracted with EXP Consultants, and the Final Action Plan is expected early summer of 2024.

### **Rockfield Memorial Tree Grove**

The Town of Bel Air has the Shamrock Park Memorial Grove that memorializes citizens who have passed away with the planting of a tree or designation of an existing tree, placement of a bench or erection of a sculpture. Shamrock Memorial Park has exhausted space for trees for future memorials. The Planning Department has added an additional memorial grove designated by the Town Board and is endorsing a selected the area between the Rockfield ball fields and the Chesapeake Sensory Playground.

### **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.

## 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 was reviewed in early 2021 and has achieved all the goals of the Town regarding savings and reduced energy consumption of 25%. 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 the Tree Committee to sponsor a tree giveaway on the first day of the local farmers' market as part of the Arbor Day Celebration.

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 of Bel Air was recognized for its efforts to maintain a sustainable environment by being re-certified as a Sustainable Maryland Community (SMC) in June 2023. The Town was awarded certification for its initiatives to protect the environment and maintain the vitality of the local economy and the Armory Marketplace business incubator. This year the Marketplace has welcomed several new tenants; Cozy Cookies, Twisted Roots Rare and Common Plants, and Old Line Mercantile are hoping to welcome a new tenant to complete the marketplace local business incubator program. Last year four businesses graduated and are not located to storefronts in the downtown business district.



Bel Air has been certified as a Sustainable Maryland community since 2014, and it has been recertified on a three-year cycle in 2017, 2020 and this year. The Town is currently certified at the Silver level.

The "Sustainability Work Group" has monitored participation in SMC to educate the community

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.

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. The Town expects to expand this event in September 2024.

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

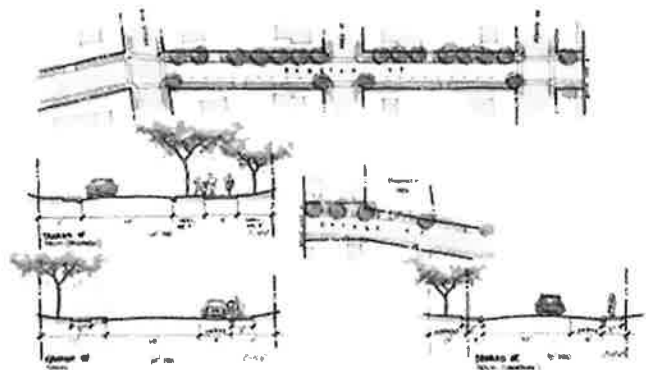
- 50% rebates for rain barrels and other water conservation measures
- Support for a local community garden and investigation into other potential areas
- Vigorous Workplace Wellness program for Town employees
- Green purchasing policy and local preference for Town projects and services
- Neighborhood 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.

### **Thomas and George Street**

The Planning and Community Development Department along with the Department of Public Works focused on Thomas Street and George Street to revitalize the Town connecting neighborhoods and commercial areas. The project includes improving the streetscape with landscape, lighting amenities, SWM upgrades, special paving, and traffic calming. The Town has contracted KCI Engineering to finalize engineering on the project and hopes to start construction in 2024.

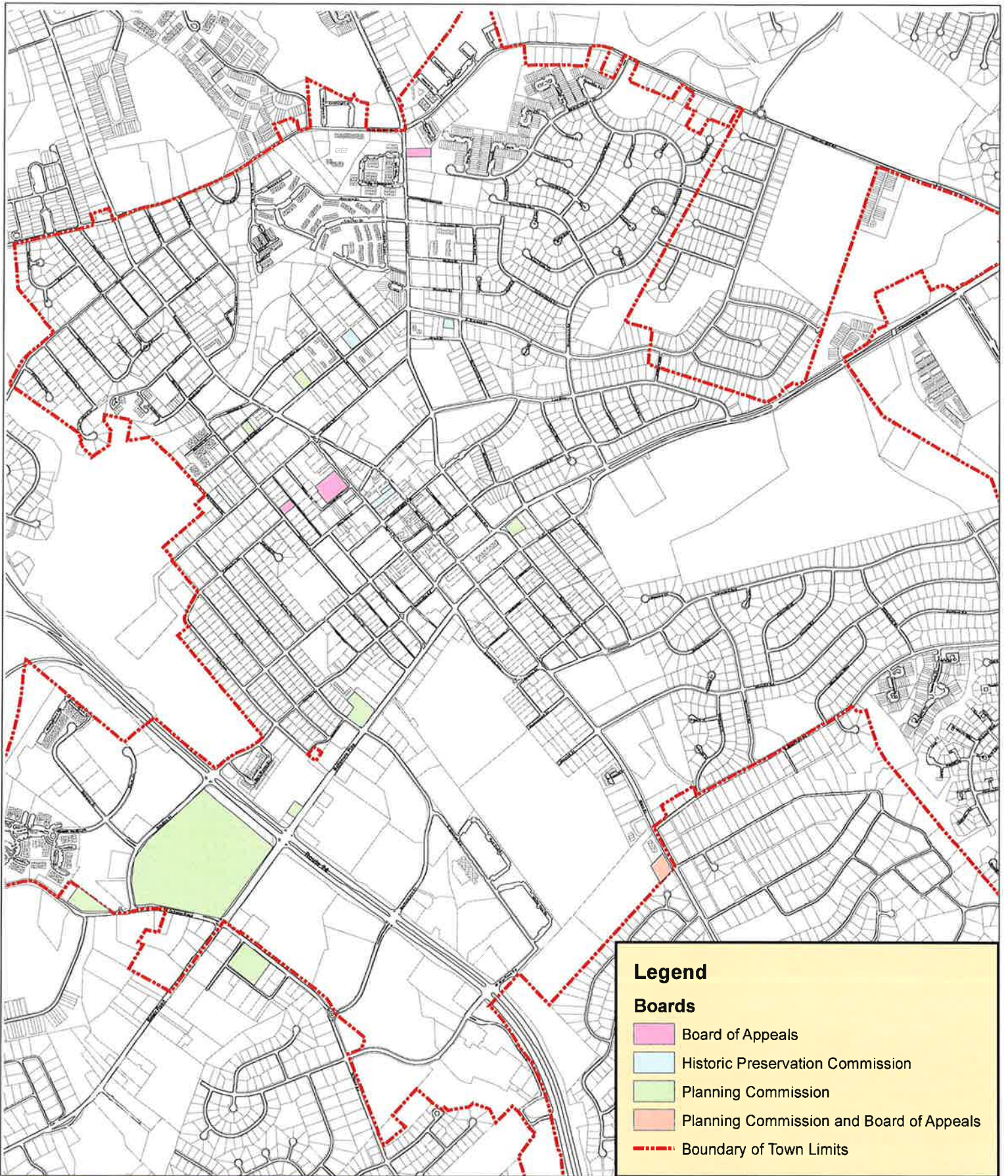


## **Plumtree Park**

Funding to complete the renovation of Plumtree Park started several years ago. This will propose to place a topcoat of asphalt on the existing basketball court and install colored sport surfacing to identify basketball markings along with other desired recreational play graphics.


**APPENDIX A**  
**PLANNING ACTIVITY MAP**  
**2023**

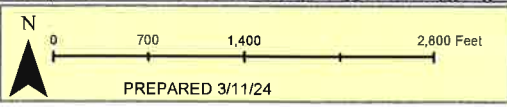
# Planning Activity 2023



## Legend

### Boards

-  Board of Appeals
-  Historic Preservation Commission
-  Planning Commission
-  Planning Commission and Board of Appeals
-  Boundary of Town Limits



Town of Bel Air

**APPENDIX B**  
**COMPREHENSIVE PLAN PROJECT STATUS**  
**2023**



# STATUS REPORT 2022 - 2026 COMPREHENSIVE PLAN 2023

DRAFT

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
<b>TRANSPORTATION</b>		
	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
<b>COMMUNITY FACILITIES</b>		
	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	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.
	Maintain a strong relationship with faith-based institutions and non-profit organizations within the Town	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
	Provide educational opportunity through robust and diverse public and private programs	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.
	Maintain strong cultural informational and government resources for Town residents	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.
	Support the provision of convenient and high-quality medical care for the Town and its environs	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.
<b>WATER RESOURCES</b>		
	Assure an adequate and safe water supply for current and future residents and businesses	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.
	Provide adequate sanitary sewer service 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 the management of storm water within the Town	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 <i>Town of Bel Air Flood Mitigation Plan</i> . Continue to implement stream restoration measures outlined in the <i>Plumtree Run Small Watershed Action Plan</i> . 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 <i>Tree City USA</i> 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 <i>'Strategic Plan FY24 thru FY24'</i> 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 <i>'Bel Air Wayfinding System Plan'</i> 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
<b>ECONOMIC DEVELOPMENT</b>		
	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
<b>HOUSING</b>		
	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

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	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.
	Provide amenities for residents of the Town	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

**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	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.
	Safeguard the architectural and historic character of the Town	Development Regulations	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.
	Continue and expand educational initiatives promoting historic awareness and preservation in the Town	Development Regulations	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  
2023**

## RESOLUTION NO. 1216-23

A RESOLUTION ACCEPTING THE 2022  
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**, the Harford County Department of Planning and Zoning produced the Annual Growth Report attached hereto, indicating that the utilization rates of two public schools serving the Town of Bel Air exceed rated capacity; and

**WHEREAS**, Homestead-Wakefield Elementary School (currently 115%), and Bel Air Elementary School (111% by 2023) are projected to be over capacity within the next three years. All other school service areas will not be affected by current adequacy standards established by the Town.

**NOW, THEREFORE, BE IT RESOLVED** by the Bel Air Board of Town Commissioners that the 2022 Harford County Annual Growth Report attached hereto, shall be officially accepted, and shall provide the basis for review 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. 1216-23 has been accepted by the Board on December 4, 2023.

AYES: Commissioners Rutledge, Chizmar, Taylor, and Etting

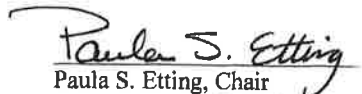
NAYS: NONE

ABSTAINED: Commissioner Chance

ABSENT: NONE



Michael L. Krantz, Town Clerk



Paula S. Etting  
Paula S. Etting, Chair  
Board of Town Commissioners

## RESOLUTION NO. 1195-23

A RESOLUTION ACCEPTING THE AMENDED 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 Amended Harford County Growth Report to the Bel Air Board of Town Commissioners for acceptance at a public meeting; and

**WHEREAS**, in December 2022, the Harford County Department of Planning and Zoning submitted the Amended 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 (117% by 2025) and Bel Air Elementary School (113% by 2025) 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 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. 1195-23 has been accepted by the Board on March 20, 2023.

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

**APPENDIX D**  
**BUILDING PERMITS**  
**2023**

# ISSUED PERMITS - ANNUAL REPORT - 2023

Run Date: 01/03/2024 11:29 AM

Type of Construction	PLR- Date Permit Issued	Square Footage	Est Construction Cost
Commercial Alt/Reno	73	160,506	\$15,222,870
Demolition of Structure	5	67,920	\$0
New Commercial	3	185,159	\$65,085,000
New Residential SFD	1	468	\$0
Residential Additions/Alterations	85	39,258	\$1,559,872
Temporary Structure	2	4,800	\$0
Tent	2	0	\$0

# FINAL USE - ANNUAL REPORT - 2023

Run Date: 01/03/2024 11:12 AM

Type of Construction	Ins - Final Use & Occupancy Issue Date:	Square Footage	Est Construction Cost
(Not Specified)	1	548	\$18,500
Commercial Alt/Reno	75	282,325	\$31,722,932
Commercial Tenant Occupancy w/o Modifications	32	0	\$0
Demolition of Structure	6	48,146	\$300,000
New Commercial	2	56,482	\$6,501,200
Residential Additions/Alterations	67	23,115	\$1,300,885
Temporary Structure	2	4,800	\$0

**APPENDIX E**  
**ANNUAL REPORT WORKSHEET**  
**2023**



# 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

Paula S. Etting  
Mary F. Chance  
Steven T. Chizmar  
James B. Rutledge III  
Jakob D. Taylor

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

March 12, 2024

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

Re: Town of Bel Air-Annual Report Calendar Year 2023

Dear Mr. Dahlstrom:

The Town of Bel Air Planning Commission approved the following annual report for the reporting year 2023 as required under §1-207(b) and §1-208(c)(1)(i) and (c)(3)(ii) of the Land Use Article on March 7, 2024. 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):

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

Residential – Calendar Year 2023	PFA	Non - PFA	Total
# New Residential Permits Issued	1	0	1

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year? 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, zoning ordinance changes, rezonings, new schools, changes in water or sewer service, or municipal annexations that changed municipal and unincorporated boundaries? **Yes, see report.**

4. If yes, please list the annexation resolution(s), describe or attach a map of the changes, and provide a description of consistency of internal, state or adjoining local jurisdiction plans. Have you submitted copies of each adopted resolution been to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991?

**See Report**

Y  N

5. Did your municipality identify and/or implement recommendations, related to the following general planning topics, to improve the local planning and/or development process? Please select all that apply.

Y  N

<input type="checkbox"/> Green Infrastructure	<input checked="" type="checkbox"/> Revitalization and Infill
<input checked="" type="checkbox"/> Zoning Reform	<input checked="" type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input checked="" type="checkbox"/> Commercial Redevelopment
<input type="checkbox"/> Affordable/Workforce Housing	<input checked="" type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Equity	<input type="checkbox"/> Placemaking
<input type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Air Quality	<input type="checkbox"/> Sensitive Area Preservation
<input type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

Please describe any other planning improvements identified or implemented in 2023.

6. Are there any issues that MDP can assist you with in 2024? If yes, please describe. Y  N

7. Have all Planning Commission and Board of Appeals members completed the [Maryland Planning Commissioners Association \(MPCA\)](#) training course? Y  N

Sincerely,



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