

Commissioners of Bel Air
Agenda
July 15, 2024

Resolution No. 1234-24
Acceptance of the 2023 Harford County Growth Report

RECOMMENDED MOTION: "...that Resolution No. 1234-24 outlining the 2023 Harford County Annual Growth Report be accepted by the Bel Air Board of Town Commissioners."

I. BACKGROUND

In 1997, the State passed the Smart Growth Areas Act, which requires municipalities to adopt Adequate Public Facilities (APF) standards for schools. In June and December of each year, the Harford County Planning Department completes a growth assessment on school population as required by statute.

II. PRIMARY ISSUES

The Town APF regulations restrict major subdivision approval in school districts where actual or projected enrollment exceeds 110% of state rated capacity. Following receipt of this information, the Growth Report is then submitted to the Board of Town Commissioners at a public meeting for acceptance. Based on the information contained in the report, the Town Planning Commission determines where residential development may occur during the next six months.

III. DISCUSSION/EXPLANATION

Based on the attached information provided by Harford County, Homestead Wakefield Elementary School is operating at 115% and projects to grow to 117% by the 2025/2026 school year. All other schools currently serving the Town of Bel Air are operating at less than 110% of rated capacity and will continue to do so for the next three years. Section 165-21 of the Town Code prohibits Planning Commission approval of residential development applications greater than five dwelling units when adequacy standards are exceeded.

IV. RECOMMENDATION

Staff recommends that Resolution 1234-24, 2023 Harford County Growth Report be accepted by the Board of Town Commissioners.

RESOLUTION NO. 1234-24

A RESOLUTION ACCEPTING THE 2023
HARFORD COUNTY GROWTH REPORT

WHEREAS, Chapter 759 of the Laws of Maryland: the Smart Growth and Neighborhood Conservation Smart Growth Areas Act of 1997 require municipalities to adopt standards related to adequate public facilities; and

WHEREAS, Chapter 165 of the Bel Air Town Code, the Development Regulation, Article II, Section 165-21 Annual Growth Report outlines the procedures for complying with the 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 one public school serving the Town of Bel Air to exceed its rated capacity; and

WHEREAS, Homestead-Wakefield Elementary School is currently at 115% and is expected to increase to 117% by 2025/2026. All other schools are projected to be under the 110% capacity threshold within the next three years.

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the 2023 Harford County Annual Growth Report attached hereto as Exhibit A, 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. 1234-24, was accepted by the Board on _____, 2024.

AYES:

NAYS:

ABSENT:

Paula S. Etting, Chair
Board of Town Commissioners

Michael L. Krantz, Town Clerk