

Commissioners of Bel Air
Agenda
January 21, 2025

Resolution No. 1244-25
Acceptance of the Amended 2023 Annual Growth Report

RECOMMENDED MOTION: "...that Resolution No. 1244-25 outlining the Amended 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 currently operating at 117% and projects to decrease with the completion of the new facility to 100% 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 1244-25, 2023 Harford County Growth Report be accepted by the Board of Town Commissioners.

RESOLUTION NO. 1244-25

A RESOLUTION ACCEPTING THE AMENDED 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 an Amended Annual Growth Report dated December 2024 attached hereto, indicating that the utilization rates of public schools serving the Town of Bel Air; and

WHEREAS, Homestead-Wakefield Elementary School is currently at 117% and is expected to decrease to 100% by 2025/2026. All other schools serving Bel Air are projected to be less than the 110% capacity threshold during the next three years.

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the Amended 2023 Harford County Annual Growth Report attached hereto as Exhibit A, shall be officially accepted, and shall provide the basis for Planning Commission 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. 1244-25, is accepted by the Board on January 21, 2025.

AYES:

NAYS:

ABSENT:

Paula S. Etting, Chair
Board of Town Commissioners

Michael L. Krantz, Town Clerk

2023 ANNUAL GROWTH REPORT



HARFORD COUNTY GOVERNMENT DEPARTMENT OF PLANNING AND ZONING AMENDED DECEMBER 2024

ROBERT G. CASSILLY
HARFORD COUNTY EXECUTIVE

ROBERT McCORD
DIRECTOR OF ADMINISTRATION

SHANE P. GRIMM
DIRECTOR OF PLANNING AND ZONING

"MARYLAND'S NEW CENTER OF OPPORTUNITY"

AMENDMENT TO 2023 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, 2024 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 2027/2028 school year. These changes replace the 2023 Annual Growth Report previously issued May 31, 2024 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, 2024 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
G. Lisby at Hillsdale	2024/2025	528	112%
Havre de Grace	2025/2026	601	111%
Homestead/Wakefield	2024/2025	1,072	117%

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 2024 Utilization Chart

ELEMENTARY SCHOOLS		ACTUAL ENROLLMENT 2024		PROJECTIONS					
SCHOOL NAME	CAP			2025/2026		2026/2027		2027/2028	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Abingdon ²	863	641	74%	647	75%	649	75%	644	75%
Bakerfield ¹	500	460	92%	477	95%	495	99%	514	103%
Bel Air ²	486	521	107%	527	108%	524	108%	525	108%
Church Creek ²	819	733	89%	737	90%	742	91%	750	92%
Churchville ¹	411	364	89%	359	87%	353	86%	352	86%
Darlington	157	96	61%	96	61%	96	61%	92	59%
Deerfield ¹	788	708	90%	694	88%	688	87%	680	86%
Dublin ²	294	222	76%	220	75%	220	75%	223	76%
Edgewood ²	461	428	93%	435	94%	429	93%	415	90%
Emmorton	570	584	102%	572	100%	569	100%	575	101%
Forest Hill	530	451	85%	452	85%	450	85%	435	82%
Forest Lakes	530	447	84%	458	86%	448	85%	438	83%
Fountain Green ¹	548	443	81%	439	80%	424	77%	425	78%
G. Lisby at Hillsdale ¹	473	528	112%	529	112%	539	114%	547	116%
Hall's Cross Roads ¹	552	425	77%	429	78%	433	78%	424	77%
Havre de Grace ¹	542	593	109%	601	111%	609	112%	617	114%
Hickory	668	635	95%	639	96%	643	96%	647	97%
Homestead/Wakefield ^{2,4}	920	1,072	117%	1,091	100%	1,114	102%	1,113	102%
Jarrettsville	525	467	89%	471	90%	487	93%	486	93%
Joppatowne ¹	663	496	75%	493	74%	497	75%	504	76%
Magnolia ¹	561	545	97%	543	97%	542	97%	529	94%
Meadowvale ¹	568	554	98%	563	99%	568	100%	573	101%
Norrisville	274	213	78%	215	78%	214	78%	206	75%
North Bend ¹	498	467	94%	456	92%	474	95%	463	93%
North Harford ¹	500	424	85%	424	85%	422	84%	418	84%
Old Post ¹	984	852	87%	859	87%	866	88%	873	89%
Prospect Mill ²	611	580	95%	580	95%	584	96%	583	95%
Red Pump	737	696	94%	682	93%	671	91%	671	91%
Ring Factory	548	542	99%	547	100%	545	99%	563	103%
Riverside ¹	588	482	82%	502	85%	528	90%	574	98%
Roye-Williams ¹	703	444	63%	448	64%	452	64%	456	65%
Wm S. James	521	463	89%	458	88%	450	86%	468	90%
Youth's Benefit	1,120	1,151	103%	1,163	104%	1,172	105%	1,177	105%
TOTALS³:	19,513	17,727	90%	17,806	90%	17,897	91%	17,960	91%

*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 2024.

¹ Full-day Prekindergarten

² Half-day Prekindergarten

³ TOTAL % Capacity = (Total Projection/Total Capacity)*100.

⁴ Homestead Wakefield Elementary School current capacity is 920. That is used to calculate the 2024 % enrollment. The new school will open for the 2025 school year, the State rated capacity of that facility will be 1,089. That is used for all projected years.

Table 10B

Harford County Middle Schools 2024 Utilization Chart									
MIDDLE SCHOOLS		ACTUAL ENROLLMENT 2024		PROJECTIONS					
SCHOOL NAME	CAP			2025/ 2026		2026/2027		2027/2028	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Aberdeen	1,624	1,073	66%	1,085	67%	1,100	68%	1,115	69%
Bel Air	1,243	1,080	87%	1,057	85%	1,058	85%	1,077	87%
Edgewood	1,295	937	72%	945	73%	961	74%	963	74%
Fallston	1,104	1,069	97%	1,089	99%	1,094	99%	1,098	99%
Magnolia	1,028	691	67%	706	69%	714	69%	720	70%
North Harford	1,210	850	70%	865	71%	876	72%	873	72%
Southampton	1,444	1,193	83%	1,211	84%	1,213	84%	1,215	84%
TOTALS:³	8,948	6,893	77%	6,958	78%	7,016	78%	7,061	79%

COMBINATION MIDDLE / HIGH SCHOOLS		ACTUAL ENROLLMENT 2024		PROJECTIONS					
SCHOOL NAME	CAP			2025/2026		2026/2027		2027/2028	
		ENR	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Havre de Grace	1,597	1,439	90%	1,433	90%	1,431	90%	1,446	91%
Patterson Mill	1,723	1,558	90%	1,580	92%	1,573	91%	1,586	92%
TOTALS:³	3,320	2,997	90%	3,013	91%	3,004	90%	3,032	91%

Source: Harford County Public Schools & Dept. of Planning and Zoning, December, 2024.

³ TOTAL % Capacity = (Total Projection/Total Capacity)*100.

Table 14B

Harford County High Schools 2024 Utilization Chart									
HIGH SCHOOLS		ACTUAL ENROLLMENT 2024		PROJECTIONS					
SCHOOL NAME	CAP	ENR	% CAP	2025/2026		2026/2027		2027/2028	
				PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Aberdeen	1,720	1,404	82%	1,392	81%	1,412	82%	1,432	83%
Bel Air	1,768	1,342	76%	1,312	74%	1,307	74%	1,302	74%
C. Milton Wright	1,613	1,293	80%	1,270	79%	1,300	81%	1,285	80%
Edgewood	1,716	1,452	85%	1,422	83%	1,348	79%	1,338	78%
Fallston	1,573	1,037	66%	1,050	67%	1,082	69%	1,098	70%
Harford Technical	1,135	954	84%	939	83%	938	83%	929	82%
Joppatowne	1,056	906	86%	913	86%	920	87%	927	88%
North Harford	1,538	1,206	78%	1,184	77%	1,164	76%	1,167	76%
TOTALS:³	12,119	9,594	79%	9,482	78%	9,471	78%	9,478	78%

Source: Harford County Public Schools & Dept. of Planning and Zoning, December, 2024.

See table 10B for Havre de Grace and Patterson Mill combination middle/high schools.

³ TOTAL % Capacity = (Total Projection/Total Capacity)*100.