

Commissioners of Bel Air
Agenda
December 17, 2018

Resolution No. 1123-18

Acceptance of the Amended 2017 Harford County Annual Growth Report

RECOMMENDED MOTION: "...that Resolution No. 1123-18 outlining the Amended 2017 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 County Planning Department completes a Growth Assessment on school population as required by statute and forwards that information to the Town Department of Planning.

II. PRIMARY ISSUES

The Town's 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 submitted to the Board of Town Commissioners at a public meeting for acceptance. Based on the information contained in the report, the Town's 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 now operates at 111% and is projected to increase over the next several years. In addition, Red Pump Elementary School is projected to exceed capacity in 2020. All other schools currently serving the Town of Bel Air are operating at less than their rated capacity and will continue to do so for the next three years. When a school exceeds capacity, Section 165-21 of the Town Code prohibits permitting of residential development greater than five dwellings units (elderly housing and transient housing is exempt). Review of existing and potential development within the Homestead Wakefield and Red Pump attendance area indicates no foreseeable development impact since most of the parcels are currently developed.

IV. RECOMMENDATION

Staff recommends that Resolution 1123-18 Amended Harford County Growth Report be accepted by the Board of Town Commissioners.

RESOLUTION NO. 1123-18

A RESOLUTION ACCEPTING THE
AMENDED 2017
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 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 and was accepted and the associated resolution was signed in July, 2018; and

WHEREAS, in December 2018, the Harford County Department of Planning and Zoning completed an Amendment to the 2017 Annual Growth Report attached hereto, indicating that the utilization rate for Homestead Wakefield Elementary School and Red Pump Elementary School exceeds the 110% rated capacity and the remaining public schools serving the Town of Bel Air are at less than 110% of rated capacity; and

WHEREAS, major residential development in the Homestead Wakefield Elementary School and Red Pump Elementary School attendance area will be restricted by the current adequacy standards established by the Town.

NOW, THEREFORE, BE IT RESOLVED by the Bel Air Board of Town Commissioners that the Amendment to the 2017 Harford County Annual Growth Report

attached hereto, 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 has been accepted by the Board on December 17, 2018.

AYES:

NAYS:

ABSENT:

Susan U. Burdette, Chairman
Board of Town Commissioners

Michael L. Krantz, Town Clerk

BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION



BRADLEY F. KILLIAN
DIRECTOR OF PLANNING & ZONING

December 4, 2018

MEMORANDUM

TO: The Honorable Patrick Vincenti, President, Harford County Council
The Honorable Andre Johnson, Councilman, District A
The Honorable Joseph Woods, Councilman, District B
The Honorable Tony Giangiorano, Councilman, District C
The Honorable Chad Shrodes, Councilman, District D
The Honorable Robert Wagner, Councilman, District E
The Honorable Curtis Beulah, Councilman, District F

FROM : Bradley F. Killian *BFK*
Director of Planning and Zoning

RE: Amendment to Adequate Public Facilities 2017 Annual Growth Report

In accordance with the Harford County Adequate Public Facilities (APF) provisions (Section 267-126) of the Harford County Code, testing for adequate school capacities shall occur on December 1 and June 1 of each year. Based on the September 30, 2018 school enrollment figures provided by Harford County Public Schools, amendments to the 2017 Annual Growth Report are required (see enclosed).

Please contact my office if you have any questions or need additional information.

BFK/DER/sc

Enclosures

cc: The Honorable Barry Glassman, Harford County Executive
Billy Boniface, Director of Administration
Melissa Lambert, County Attorney
Meaghan Alegi, Senior Assistant County Attorney
Jenny B. King, Deputy Director of Planning and Zoning
Daniel E. Rooney, Senior Comprehensive Planner

Maryland's New Center Of Opportunity

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220 South Main Street, Bel Air, Maryland 21014

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

AMENDMENT TO 2017 ANNUAL GROWTH REPORT

Background:

In accordance with the Harford County Adequate Public Facilities provisions (Section 267-126) of the Harford County Code, testing for adequate school capacities shall occur on June 1 and December 1 of each year. Amendments to the 2017 Annual Growth Report are required and include updated enrollment figures and projections based on September 30, 2018 enrollment figures. Based on the adequacy standards outlined below, the Annual Growth Report is amended to reflect current enrollments and projections as of September 30, 2018.

Adequacy Standards:

The adopted adequacy standards for the Harford County Public School system are 110% of the rated capacity within 3 years for both elementary and secondary schools. Included with this amendment to the 2017 Annual Growth Report are, Tables 6B, 10B, and 14B, the utilization charts for elementary, middle, and high schools. These tables identify current enrollment figures as of September 30, 2018, and include projections through the 2021/2022 school year. Preliminary plans for new subdivisions of greater than five lots or site plans for multi-family residential development exceeding five units cannot be approved in elementary or secondary school districts where full-time enrollment currently exceeds or is projected to exceed 110% of the capacity within three years.

Elementary Schools:

Twenty-nine of thirty-three elementary schools in Harford County currently meet established adequacy standards. The schools listed below in Table 1 do not meet the adequacy standards established. Subdivision and residential site plans within these attendance areas will not be approved but will continue to be reviewed and placed on a waiting list until capacity is available beginning December 1, 2018.

School	Year	Actual / Projected Students	Utilization Rate
Emmorton	2021/2022	620	114%
Homestead/Wakefield	2021/2022	1,022	113%
Magnolia	2021/2022	579	115%
Red Pump	2021/2022	775	111%

Secondary Schools:

All 18 middle and high schools in Harford County currently meet adequacy standards.

Table 6B

Harford County Elementary Schools 2018 Utilization Chart									
Elementary School	State-Rated Capacity	Actual				Projected			
		2018 - 2019		2019 - 2020		2020 - 2021		2021 - 2022	
		ENROLL	% UTIL.	ENROLL	% UTIL.	ENROLL	% UTIL.	ENROLL	% UTIL.
Abingdon	864	775	90%	765	89%	754	87%	744	86%
Bakerfield	500	427	85%	435	87%	443	89%	451	90%
Bel Air	500	507	101%	510	102%	513	103%	517	103%
Church Creek	793	738	93%	729	92%	720	91%	711	90%
Churchville	388	393	101%	396	102%	399	103%	402	104%
Darlington	157	106	68%	104	66%	102	65%	100	64%
Deerfield	816	765	94%	761	93%	756	93%	752	92%
Dublin	295	238	81%	232	79%	226	77%	220	75%
Edgewood	511	381	75%	373	73%	364	71%	356	70%
Emmorton*	549	610	111%	615	112%	620	113%	625	114%
Forest Hill	568	508	89%	502	88%	496	87%	490	86%
Forest Lakes	546	427	78%	416	76%	406	74%	396	73%
Fountain Green	571	498	87%	490	86%	482	84%	474	83%
G. Lisby at Hillsdale	455	406	89%	404	89%	401	88%	399	88%
Hall's Cross Roads	562	502	89%	506	90%	511	91%	516	92%
Havre de Grace	566	512	90%	523	92%	535	95%	547	97%
Hickory	681	663	97%	665	98%	667	98%	668	98%
Homestead/Wakefield*	907	1,003	111%	1,003	111%	1,010	111%	1,022	113%
Jarrettsville	548	442	81%	438	80%	435	79%	432	79%
Joppatowne	653	594	91%	594	91%	594	91%	594	91%
Magnolia*	518	568	109.7%	577	111%	586	113%	595	115%
Meadowvale	568	520	92%	518	91%	517	91%	515	91%
Norrisville	252	212	84%	214	85%	217	86%	219	87%
North Bend	500	380	76%	382	76%	384	77%	386	77%
North Harford	500	344	69%	337	67%	330	66%	324	65%
Prospect Mill	680	565	83%	567	83%	568	84%	570	84%
Red Pump*	696	753	108%	761	109%	770	111%	775	111%
Ring Factory	548	517	94%	514	94%	510	93%	507	93%
Riverside	522	483	93%	481	92%	479	92%	477	91%
Roye-Williams	703	521	74%	535	76%	549	78%	563	80%
Wm. Paca / Old Post Rd.	954	803	84%	803	84%	803	84%	803	84%
Wm. S. James	522	442	85%	434	83%	432	83%	430	82%
Youth's Benefit	1,120	1,017	91%	1,020	91%	1,023	91%	1,026	92%
TOTAL	19,513	17,620	90%	17,604	90%	17,602	90%	17,606	90%

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

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2018.

Table 10B

Harford County Middle Schools 2018 Utilization Chart									
Middle School	State-Rated Capacity	Actual				Projected			
		2018 - 2019		2019 - 2020		2020 - 2021		2021 - 2022	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,444	1,144	79%	1,160	80%	1,177	82%	1,193	83%
Bel Air	1,318	1,373	104%	1,385	105%	1,397	106%	1,409	107%
Edgewood	1,370	1,118	82%	1,125	82%	1,132	83%	1,139	83%
Fallston	1,105	950	86%	954	86%	957	87%	961	87%
Havre de Grace	775	569	73%	575	74%	582	75%	588	76%
Magnolia	1,073	765	71%	774	72%	782	73%	791	74%
North Harford	1,243	895	72%	879	71%	863	69%	855	69%
Patterson Mill	710	738	104%	739	104%	741	104%	742	105%
Southampton	1,540	1,219	79%	1,212	79%	1,205	78%	1,197	78%
Total	10,578	8,771	83%	8,803	83%	8,836	84%	8,875	84%

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2018

Table 14B

Harford County High Schools 2018 Utilization Chart									
High School	State-Rated Capacity	Actual				Projected			
		2018 - 2019		2019 - 2020		2020 - 2021		2021 - 2022	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,679	1,459	87%	1,466	87%	1,473	88%	1,480	88%
Bel Air	1,668	1,544	93%	1,532	92%	1,520	91%	1,508	90%
C. Milton Wright	1,678	1,421	85%	1,412	84%	1,403	84%	1,394	83%
Edgewood	1,743	1,388	80%	1,416	81%	1,444	83%	1,473	85%
Fallston	1,573	985	63%	971	62%	960	61%	955	61%
Harford Technical	920	1,009	110%	1,009	110%	1,009	110%	1,009	110%
Havre de Grace	850	639	75%	651	77%	663	78%	675	79%
Joppatowne	1,126	763	68%	765	68%	766	68%	768	68%
North Harford	1,603	1,212	76%	1,210	75%	1,208	75%	1,206	75%
Patterson Mill	1,013	827	82%	825	81%	823	81%	821	81%
Total	13,853	11,247	81%	11,257	81%	11,269	81%	11,289	81%

Source: Harford County Public Schools & Dept. of Planning and Zoning, November, 2018

BEL AIR

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Bel Air

Homestead
Wakefield

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FACTOR

