

# 2024 ANNUAL GROWTH REPORT



**HARFORD COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING AND  
ZONING**

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# The 2024 Annual Growth Report

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## INTRODUCTION

The Harford County Annual Growth Report, in accordance with State law and the Harford County Zoning Code, provides information on development activity and planning programs to ensure that these activities are being completed in a manner consistent with the State's goals and visions. This report also addresses the implementation status of the County's Master Plan, known as HarfordNEXT.

Harford County, since July 2010, is also required to submit a report to the Maryland Department of Planning (MDP) regarding its Adequate Public Facilities (APF) laws and any development restrictions within Priority Funding Areas (PFAs). Harford County provides this information annually to MDP.

The 2024 Annual Growth Report is an ongoing analysis of growth trends, facility capacity, and service performance. The report provides information on present development activity, as well as past trends and future projections for Harford County and the region. The report contains information on updates to the County's Development Regulations and updates of all planning documents as required by the State. It also addresses State requirements regarding planning consistency and opportunities for improving the planning process.

This report was prepared by the Department of Planning and Zoning in coordination with the Department of Public Works, Harford County Public Schools, Harford County Public Library, Harford County Sheriff's Office, and the Baltimore Metropolitan Council (BMC).

The information in this report will be utilized by public officials, citizens, and private developers to:

- Assess facility adequacy during the development review and approval process.
- Assess facility capacity when considering zoning reclassifications.
- Support the evaluation of priority projects in the annual Capital Budget review.
- Identify critical deficiencies which require prompt attention by the County.

# GROWTH TRENDS

## Regional Data

In accordance with the Harford County Adequate Public Facilities provisions of the Zoning Code, the annual growth report must include data on growth trends for the previous one-year and five-year period, including comparisons with the other jurisdictions in the Baltimore region. Tables 1A – 5A (Appendix A) address the requirements specified in §267-126 A (2) of the Harford County Zoning Code.

### *Baltimore Region Permit Activity*

Harford County's share of the region's residential permits over the past five years represents 13.8% of the region's total permit activity. Harford County's share of the regional residential building permits activity increased 0.9% between 2023 and 2024 (Figure 1). See Table 1A in Appendix A for residential permit activity for the Baltimore Region for the 2020 to 2024 period.

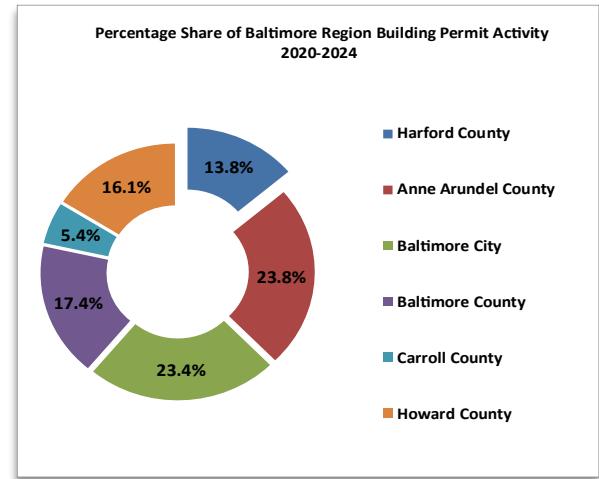
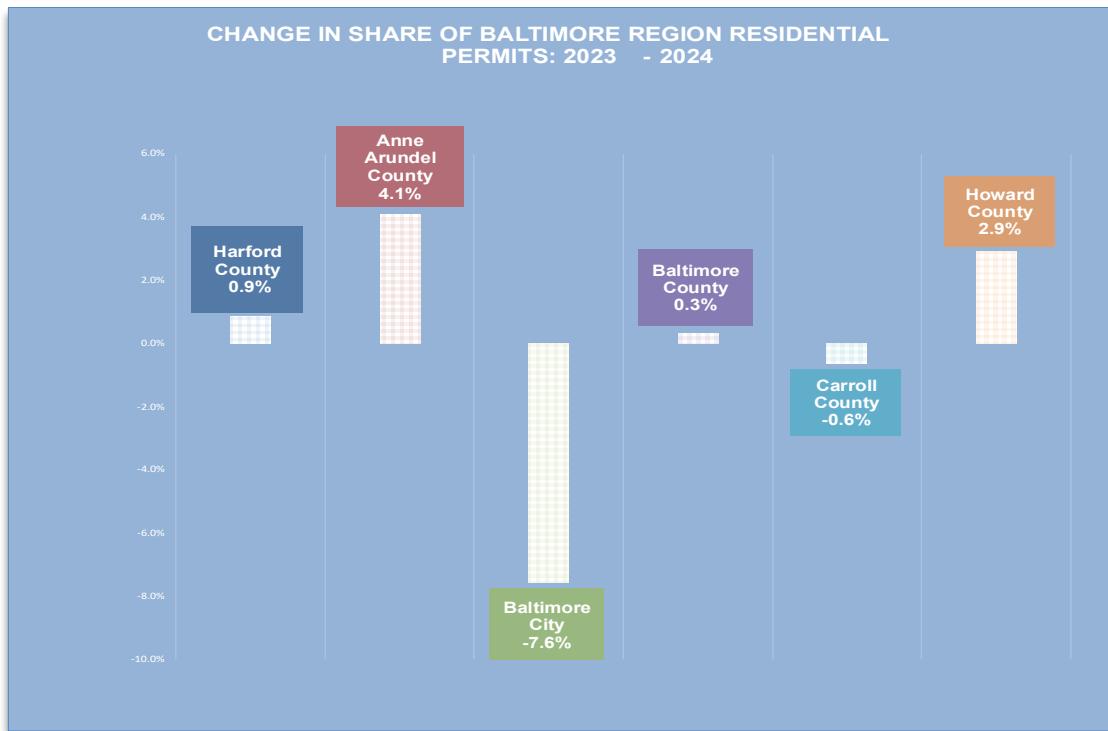
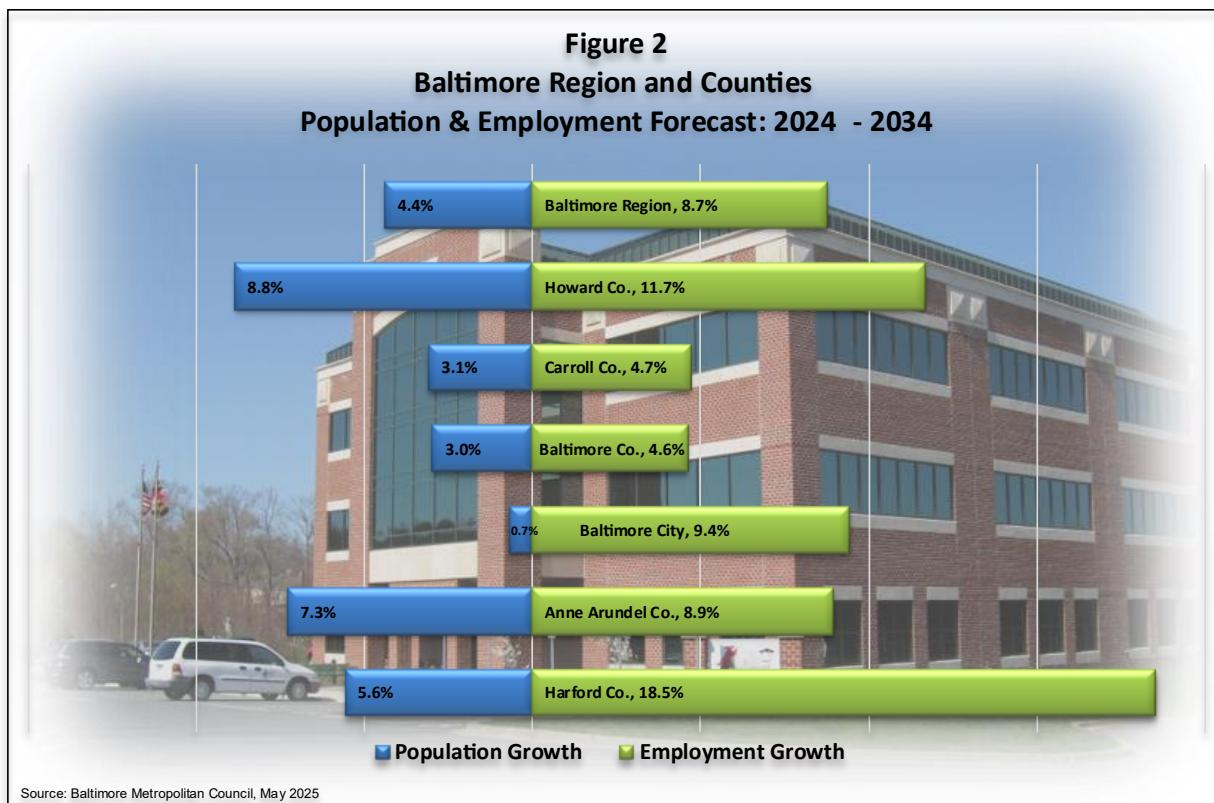


FIGURE 1



## Baltimore Region Population / Household Projections

Harford County's population is projected to grow by 14,972 residents over the next ten years from 269,199 in 2024 to 284,171 in 2034 (Figure 2). This represents a 5.6% increase in population growth and is slightly greater than the Baltimore region's projected growth rate of 4.4%. See Table 2A in Appendix A for population and household projections for the Baltimore region for the 2024 to 2034 period.



## Baltimore Region Employment Projections

Harford County's employment is projected to grow by over 20,125 jobs between 2024 and 2034, which represents an 18.5% increase in jobs over the next ten years. By contrast, the Baltimore region employment is projected to grow by 8.7% or 132,681 jobs between 2024 and 2034.

Harford County is strategically located on I-95 in the heart of the East Coast and Mid-Atlantic markets. Harford's location, highly skilled workforce, and progressive, business-friendly environment offers the ultimate setting for a wide range of prospective companies and industry sectors. See Table 3A in Appendix A for employment projections for the Baltimore region for the 2024 to 2034 period.

## Harford County Development Activity

In accordance with State Land Use Article §1-207, Harford County is required to prepare an annual report on development activity and planning programs. Reporting is required to be based on designated Priority Funding Areas (PFAs). PFAs coordinate state and local government efforts to support economic development and new growth. Funding for projects in municipalities, other existing communities, industrial areas, and planned growth areas designated by counties receive priority for state funding over other projects. Areas eligible for County designation include existing communities and areas where industrial or other economic development is desired. In addition, counties may designate areas planned for new residential growth which will be served by water and sewer systems and meet minimum density requirements established by the state.

### New Subdivisions

In 2024, Harford County approved 27 residential subdivisions, totaling 187 acres. The residential subdivisions resulted in the creation of 84 units. Two of the subdivisions (43 units) were in the PFA. The remaining 25 residential subdivisions were located outside of the PFA and created 41 units (Figure 3). As part of Maryland's 2009 Smart, Green, and Growing law, Harford County must submit an annual report showing the County is following the statewide land use goal of targeting development within designated PFAs and minimizing development outside of these areas.

There were three non-residential subdivision plans approved in 2024, all of which were located inside the PFA. A list of the approved subdivisions is in Appendix E.

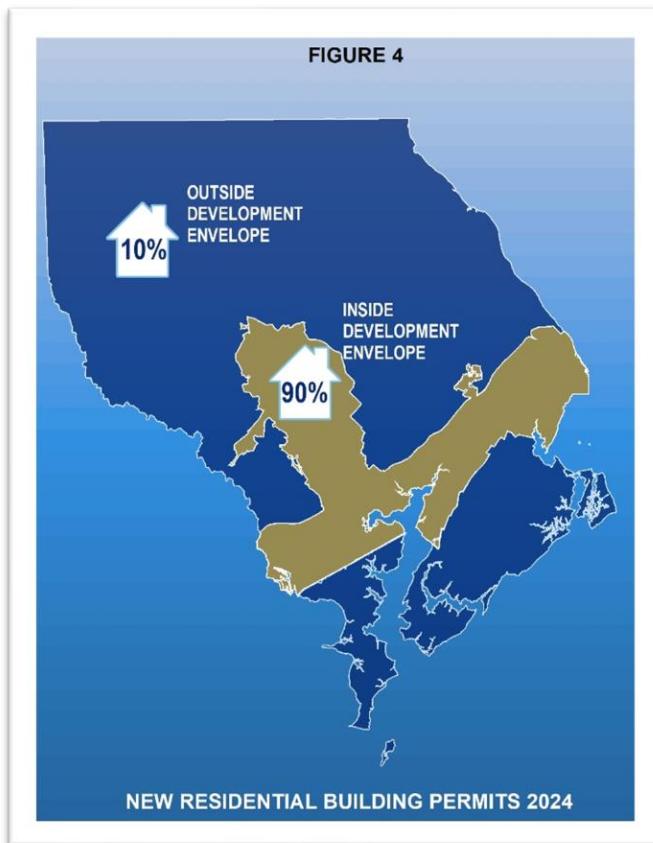


### Permit Activity

A total of 1,118 building permits were issued by Harford County in 2024, which represents a 28% decrease over the 2023 permit total of 1,558. This number includes new construction residential, non-residential, and accessory structure permits.

## New Residential Building Permits Issued

A total of 375 new residential permits were issued by Harford County in 2024, which represents a 55% decrease over the 2023 total of 835. The municipalities of Aberdeen, Bel Air, and Havre de Grace issued 656 new construction residential permits collectively. The unit type breakdown includes 307 single family detached units, 491 townhouse units, 230 apartment units and 3 mobile homes. Approximately 90% of the 1,031 new residential permits (County and Municipal) were located within the County's Development Envelope (Figure 4).



## New Non-Residential Building Permits Issued

The County issued a total of 86 permits for non-residential construction (larger-scale projects valued at \$50,000 and over, including municipal) for a range of commercial and industrial uses. These permits can be broken out by value as \$36.9 million in new construction and \$68 million in additions, alterations, and repairs. Tables 4A and 5A in Appendix A provide a summary of non-residential permits for new construction, additions, alterations, and repairs valued at \$50,000 and over.



## *Development Capacity*

The Department of Planning and Zoning routinely updates the inventory of residentially zoned land and the small amount of AG zoned land in the Development Envelope. This inventory provides a total residential land capacity and includes undeveloped and underdeveloped land in the County and Municipalities. Based on this update, there is an estimated capacity of 12,344 units\* (Figure 5) in the Development Envelope.



\*Land capacity is based on zoning, parcel acreage, existing units, and environmental constraints. It is for generalized analysis and should not be considered authoritative.

# PLANNING DOCUMENT UPDATES

This section addresses state reporting requirements regarding code amendments and new or updated comprehensive plans and plan elements.

## Zoning Code Amendments

In 2024, the following bills were enacted that resulted in changes to the County's Zoning Code:

Effective Date	Bill	Description
1/8/24	23-27AA	Garden and mid rise apartments. Permit GMA in the B3 only within the CSSC 267-50; 267-74, Design Requirements Table 59-3 and 267-88
1/8/2024	23-30	This legislation renews the temporary moratorium per Bill 21-04 and Bill 22-19 related to setbacks, parking requirements, temporary uses, signs, outdoor storage and display and seating capacity with regard to uses that include nightclubs, bars, breweries and restaurants. There is no text amendment. Note: this extension sunsets 12/31/24 unless renewed.
4/9/2024	23-37	Repeal and reenact Subsection A of 267-63.9, Habitat Protection Areas, Chesapeake Bay Critical Area.
9/9/2024	24-23	267-33 Signs. To allow electronic message boards as wall signs and to specify that only 1 EMB be permitted per premises regardless of freestanding or wall sign.
12/10/2024	24-25	To permit towing businesses and storage facilities in the GI district. 267-50 Permitted Use Chart, Motor Vehicle and Related Services and 267-60C(2)
12/30/2024	24-26	To continue the temporary moratorium on application of certain provisions related to setbacks, parking requirements, temporary uses, signs, outdoor storage, display and seating capacity with regard to uses including nightclubs, bars, breweries and restaurants. There is no text amendment. Note: this temporary moratorium sunsets 12/31/25 unless renewed by legislative act.

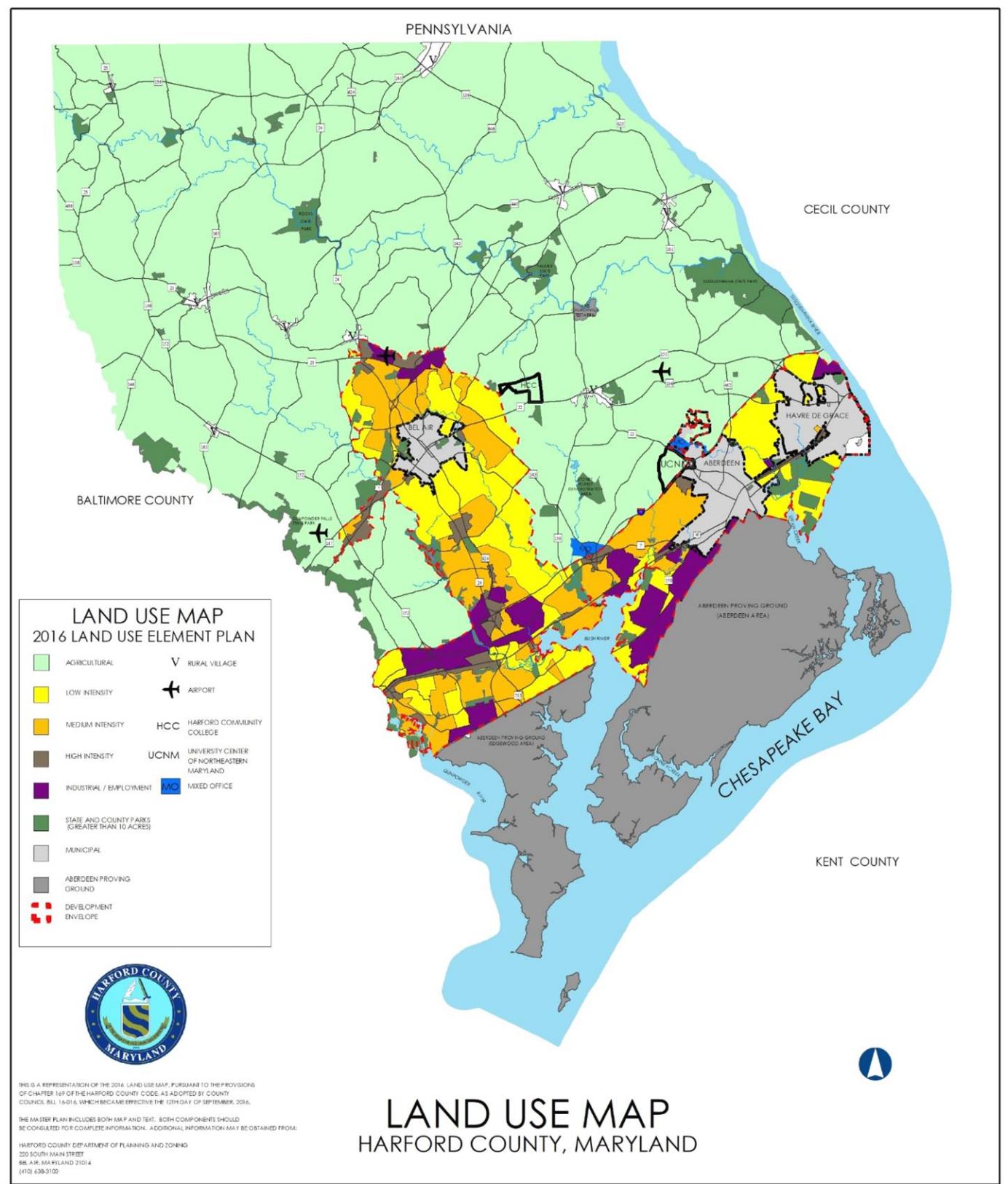
For complete details, please refer to the Harford County Zoning Code <https://www.harfordcountymd.gov/documentcenter/view/2257>

## Comprehensive Plan and Element Plan Updates



HarfordNEXT, the County Master Plan (Figure 6), was adopted and became effective September 12, 2016 by the Harford County Council.  
<https://www.harfordcountymd.gov/DocumentCenter/View/13800/2016-HarfordNEXT>

FIGURE 6



## ADEQUATE PUBLIC FACILITIES

The County's Annual Growth Report must be updated yearly to identify any public facilities that are functioning below the County's adopted minimum standards. The Annual Growth Report includes information and analysis regarding public schools, the water and sewerage system, road intersections and government facilities.

This report also addresses State reporting requirements for Adequate Public Facilities (APF); including reporting requirements for roads, transportation facilities and schools as they relate to development patterns. In the report, Harford County must identify any restrictions that occur within a PFA because of APF, and the report must address how the restrictions will be resolved.

### **Public Schools**

To assess current and future adequacy of public school facilities, the capacities of existing schools, school utilization and future populations are analyzed. The data in this report regarding the public school system is aggregated by the elementary/middle/high school districts, and include school enrollments, State-rated capacities for each school facility, utilization of each school facility, and three-year projected school enrollments (*Tables 6B, 9B, and 12B in Appendix B*). In addition, development information such as building permits issued by dwelling type (*Tables 7B, 10B, and 13B in Appendix B*) and population and household estimates (*Tables 8B, 11B, and 14B in Appendix B*) are included in this report. Figure 7 shows enrollment projections by grade level.

Figure 7

### **Harford County Public Enrollment Projections: 2024 - 2027**



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

## Analysis

Each school facility has been analyzed for historic growth trends, current conditions, and future enrollment projections. The information is based on factual data and is aggregated by current school districts. Based on the APF chapter of the County Code, the level of service standard for Public Schools is 110 percent of rated capacity within three years for elementary and secondary schools.

### *School Adequacy Standards*

Under current law, preliminary plans for subdivisions of greater than five lots cannot be approved in school districts where the full-time enrollment currently exceeds, or is projected to exceed, 110 percent of the capacity within three years. Currently, 31 of 33 elementary schools meet adequacy standards (See Table 6B). All middle and high schools meet adequacy standards. Given the projected capacity utilization for 2024 – 2027, major subdivisions in the Havre de Grace and Hillsdale Elementary School attendance areas will not be approved but may be reviewed and placed on a waiting list until capacity is available. It is important to note that the municipalities are not subject to the County's APF. Therefore, the County cannot restrict subdivisions within municipalities where the school district is over capacity based on County APF.

## Water and Sewerage

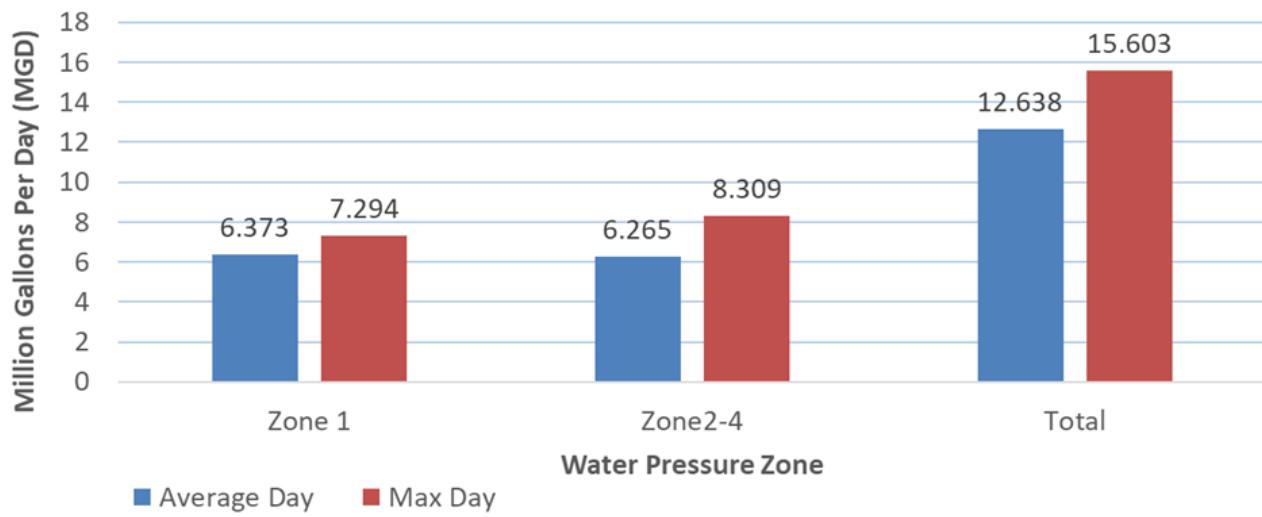


The data included in this section for the water and sewerage systems are aggregated by the water and sewer service areas, which generally coincide with the Development Envelope, as defined in the 2016 Harford County Master Plan, HarfordNEXT. Additional information is included in this report on water/sewage usage for residential and non-residential uses, an inventory of existing water consumption/sewage flows, demand projections (including the basis for their computation), and a list of capital projects is contained in the County's Capital Improvement Program (CIP) for expanding facilities, including project status (*Tables 15C - 18C in Appendix C*). This information is derived from the "2024 Water and Sewer Adequate Public Facilities Report," and is consistent with the County's Water Resources Element Plan.

### Water

The County water system's average daily usage in 2024 was 12.64 MGD (Million Gallons Per Day), with a peak day demand of 15.60 MGD. The total countywide permitted maximum daily water treatment capacity is approximately 27.8 MGD. The County has a maximum day drought demand of 19.75 MGD. To keep pace with the projected growth, staged construction programs are established that distribute required capital costs for improvements and/or additions to the County's system over a period of years. Figure 8 illustrates water production by water pressure zones during 2024.

Figure 8  
2024 Harford County Water Production By Water Pressure Zones



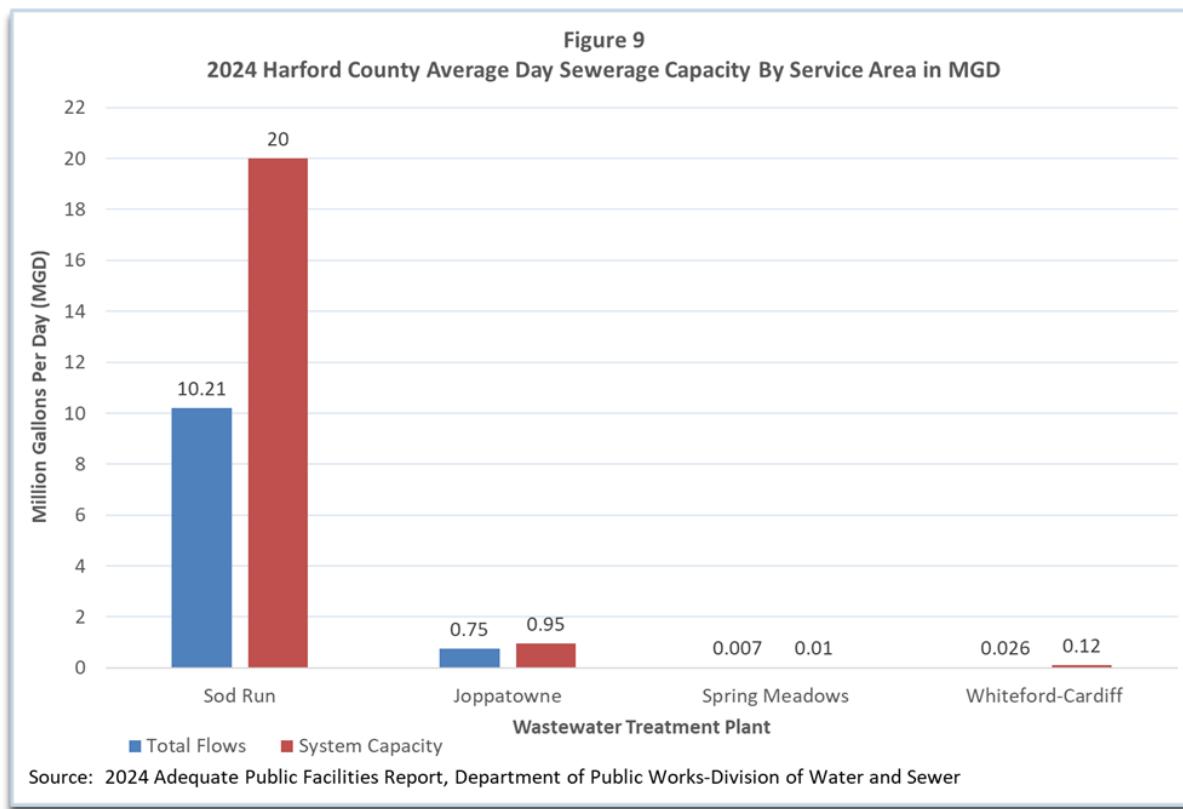
Source: 2024 Adequate Public Facilities Report, Department of Public Works- Division of Water and Sewer

There are 16 community water systems that are not maintained or operated by Harford County but are subject to the APF chapter of the County Code. These private systems, which are monitored and evaluated by the Maryland Department of the Environment, are as follows:

- Maryland-American Water Co.
- Campus Hills Water Works Inc.
- Clear View Court Mobile Home Park
- Conowingo Power Plant
- Darlington
- Darlington Mobile Estates
- Fountain Green Mobile Home Park
- Greenridge Utilities Inc.
- Harford Community College
- Hart Heritage
- Lakeside Vista
- Queens Castle Mobile Home Park
- R & R Estates Mobile Home Park
- Susquehanna State Park
- Swan Harbor Mobile Home Park
- Williams Mobile Home Park

## Sewerage

The average daily effluent flow to the Sod Run WWTP (Wastewater Treatment Plant) in 2024 was approximately 10.206 MGD, exclusive of recycle flows and septage. The average daily effluent flow to the Joppatowne WWTP in 2024 was approximately 0.749 MGD. The average daily effluent flows for Spring Meadows and Whiteford-Cardiff in 2024 respectively were 0.007 MGD and 0.026 MGD's (*Figure 9*).



Since 1972, the County has prohibited any additional privately owned community or multi-use treatment plants with a peak capacity larger than 10,000 gallons per day (GPD) outside the Development Envelope. This encourages growth to remain within the growth corridor, maintains financial stability, and protects the environment.

The Division of Water and Sewer previously identified the Brentwood Park Sewage Pumping Station (S.P.S.) as being over capacity. Replacement of the station has been completed, and it was placed in service on May 6, 2024 with increased capacity.

## **Road System**

The intent of the APF Roads chapter of the County Code as it relates to transportation is to create a mechanism that requires proposed development to make appropriate and reasonable road improvements, based on the proposed development's impact to the road system.



The information for the APF Road System contained in this section includes the following: signalized and unsignalized intersection capacity analysis results (*Tables 19D and 20D*), average daily count locations (*Table 21D*), a list of approved County capital projects funded for construction in Fiscal Year 2024 (*Table 22D*), a list of State Consolidated Transportation Program (CTP) projects funded for construction in Fiscal Year 2024 (*Table 23D*), and a complete multimodal transportation list (*Table 24D*). This information will help identify existing deficiencies in the road system and guide both County and State capital project funding to the most critical road projects (*Tables 19D – 24D in Appendix D*).

If a proposed development generates more than 249 trips per day based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (current edition), a TIA is required to determine the Level-of-Service (LOS). Capacity analysis for intersections is performed using the most recent version of the Highway Capacity Software. LOS is a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. A TIA is completed by the developer for residential projects. In response to Bill 23-026, which requires developers to pay in advance for TIAs, the County shall initiate preparation of TIAs at the developers' expense for all nonresidential subdivisions. The County has retained consultants to prepare traffic studies in accordance with the Bill. TIAs are reviewed by the Departments of Planning and Zoning and Public Works, and the State Highway Administration (SHA).

There are six established LOS – A through F – that measure the operational efficiency of a transportation facility for signalized intersections. The following is a general definition of each level of service and Delay in Seconds:

**LOS A** (<= 10) – free flow of traffic with no restriction or significant delay.

**LOS B** (> 10 & <= 20) – stable flow of traffic with very little restriction or delay.

**LOS C** (> 20 & <= 35) – stable flow of traffic with low to moderate restriction or delay.

**LOS D** (> 35 & <= 55) – approaching unstable flow of traffic with moderate to heavy restriction / delay.

**LOS E** (>55 & <= 80) – unstable flow of traffic with significant restriction and delay.

**LOS F** (> 80) – forced flow or cases of “grid lock”. The flow rate drops significantly.

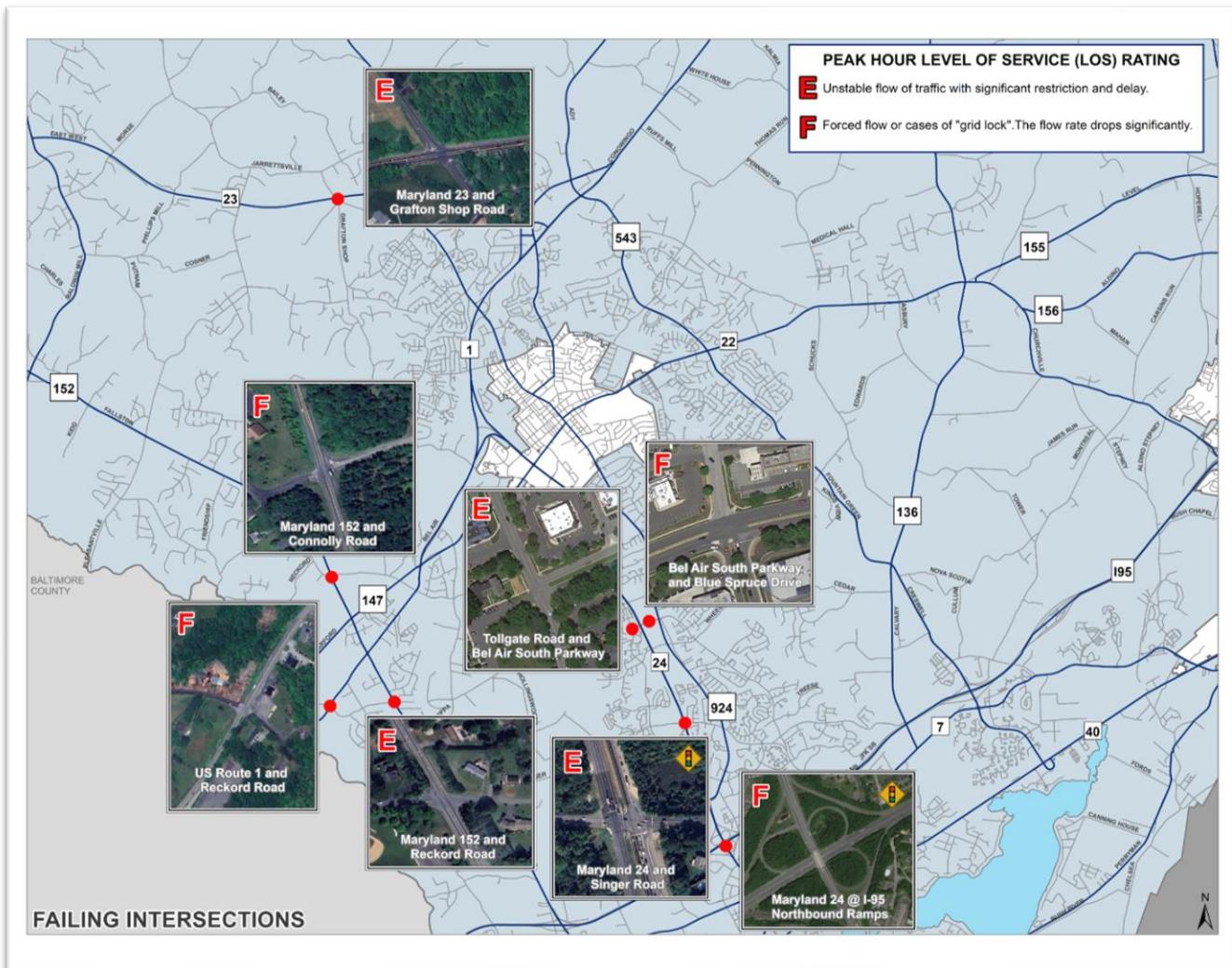
The standard for intersections within the Development Envelope is a LOS D. If the existing LOS is E or F at an intersection within the Development Envelope, then the developer must mitigate the impact of the development's new trips. The standard for intersections outside the Development Envelope is a LOS C. If the existing LOS is a D or lower, then

the developer must mitigate the impact of the development's new trips.

In addition to the review of individual TIAs, the Departments of Planning and Zoning and Public Works have studied several major roads and intersections to identify existing conditions. This list represents a cross section of key intersections located inside, outside, and on the fringes of the Development Envelope that have been identified as failing or on the verge of failing based on the adopted LOS standards.

There are two signalized intersections and six unsignalized intersections with one or more movements operating at a LOS E (LOS D outside the Development Envelope) or lower during peak hours. The evaluation of the LOS is determined by performance of the intersection during one-hour peak traffic periods in the a.m. and/or p.m. Figure 10 identifies intersections that contain one or more movements that **operate at an unacceptable LOS**. Developments that impact these intersections will be required to mitigate their impacts to the intersections.

**FIGURE 10**  
**FAILING INTERSECTIONS MAP**



## GOVERNMENT FACILITIES

The Harford County Code requires an analysis of the need for additional fire, library and public safety services based upon the County's population and a list of approved capital projects contained in the Capital Improvement Program (CIP) related to the below-mentioned facilities.

### Fire/EMS Services

The Harford County Fire and EMS Services Master Plan that was completed in 2009 analyzed the need for Fire and EMS services in the County. The plan outlined the need for additional facilities, including:



- Facility at Patterson Mill Road – This Station was completed in 2012 and turned over to the Bel Air Volunteer Fire Company
- Facility in Riverside on Rt. 543 – This station is under construction and is expected to be completed in November 2025.
- Facility in Fountain Green area on Rt 543 – There is no further information regarding a facility at this location.
- Facility in Churchville area of Rt 22 and Rt 136 – There is no further information regarding a facility at this location.

In addition, the following facility projects have been completed:

- Aberdeen VFC completed a renovation of their House 1 Station in 2021
- Harford County completed an EMS Station in North Harford at Rt 24 and Rt. 165 in 2023
- The Susquehanna Hose Company has completed the renovations of their House 1 station.
- Harford County is working with Whiteford VFC to design and build a new station. Design work is currently underway.
- Bel Air VFC is currently renovating their House 1 station.

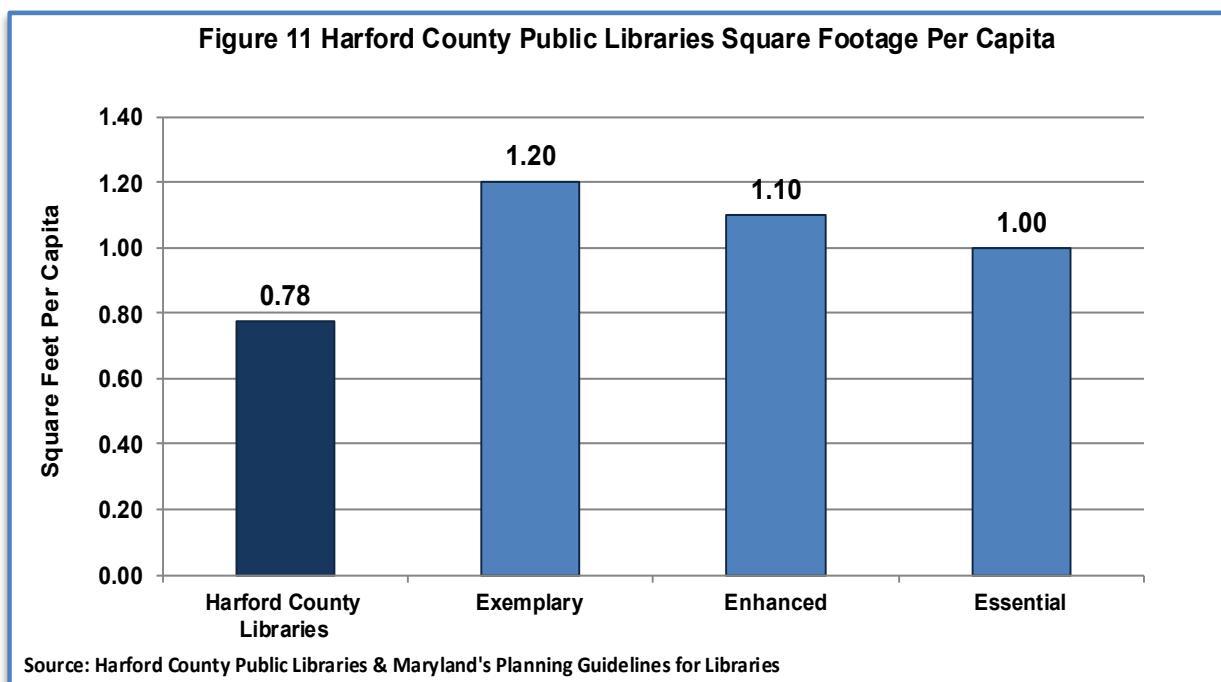
In addition, in 2023, The Harford County EMS Foundation requested that the County assume the responsibility of EMS service in the County. As a result, since February 2023, Harford County has placed seventeen County medic (14 ALS and 3 BLS) units throughout the County. The medic units are owned by Harford County and are housed in volunteer stations throughout the County and the North Harford Station.

### Library Services

The Maryland Department of Budget and Management requires that libraries refer to "Maryland's Planning Guidelines for Libraries" to determine if the level of service is consistent with the population and justify the need for expansion. The planning guidelines rate the area of library space per capita in a scale with three ranges:

- Essential = 1.0 square feet per capita (nationally accepted minimum facility size)
- Enhanced = 1.1 square feet per capita
- Exemplary = 1.2 square feet per capita

The total gross square footage of all Harford County Public Library branches is 209,348. Based on a 2024 population figure of 269,199, the square footage per capita rating is 0.78 for Harford County which is below the essential standard of 1.0 square feet per capita (Figure 11).



## Law Enforcement

Harford County had 502 sworn officers in 2024. This represents a rate of 1.9 per 1,000 residents. The County total breaks down to 354 officers in the Harford County Sheriff's Office and 36 in the Maryland State Police. The police departments in the municipalities reported 44 officers in Aberdeen, 32 in Bel Air, and 36 in Havre de Grace.



## PLANNING CONSISTENCY REVIEW

Harford County must submit an annual report that addresses specific smart growth measures and indicators that support the statewide land use goal of targeting development within designated PFAs and minimizing development outside of these areas. Changes in development patterns occurring in 2024 that impact land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats must be reported. Local jurisdictions, as part of their annual reporting, must determine if all changes in development patterns in 2024 reported are consistent with the following criteria:

- All changes must be consistent with each other;
- The recommendations of the last annual report;
- The adopted plans of the local jurisdictions;
- The adopted plans of all adjoining local jurisdictions; and
- The adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

### **Development Patterns / Consistency of Plans**

All of the developments noted in this report have been determined to be consistent with the surrounding land uses. A review of consistency is part of the plan approval process. As recommended in previous reports, the County continues to direct the majority of new residential development and redevelopment to the Development Envelope. During 2024, all subdivisions approved were consistent with the intent and policies of the 2016 Master Plan, the Water and Sewer Master Plan, and Adequate Public Facilities regulations. All roadway improvements were consistent with the State Consolidated Transportation Plan, and the Transportation Improvement Plan. Changes in development patterns, laws, and regulations were found to be consistent with the adopted plans of Harford County, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

### **Municipal Plan Coordination**

Harford County coordinates with the Town of Bel Air and the cities of Aberdeen and Havre de Grace for the creation of their growth plans. State law requires municipal jurisdictions to develop a Municipal Growth Element (MGE) as part of their Comprehensive Plan. The MGE must identify future municipal growth areas outside of the existing corporate limits and be submitted to the County for review and comment. Proposed annexations must be consistent with those outlined in the Municipal Growth Element Plans and permitted development on the annexed lands shall be in accordance with the County's zoning classification that is in place at the time of the annexation.

## Implementation

Harford County uses many tools to achieve the Visions, including Adequate Public Facilities (APF) legislation to manage growth by tying development to the capacity of existing government services such as water and sewer, roads, and schools. The County has developed implementation strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation, which are integrated across the local, regional, State, and interstate levels to achieve these visions.

## Agricultural Preservation

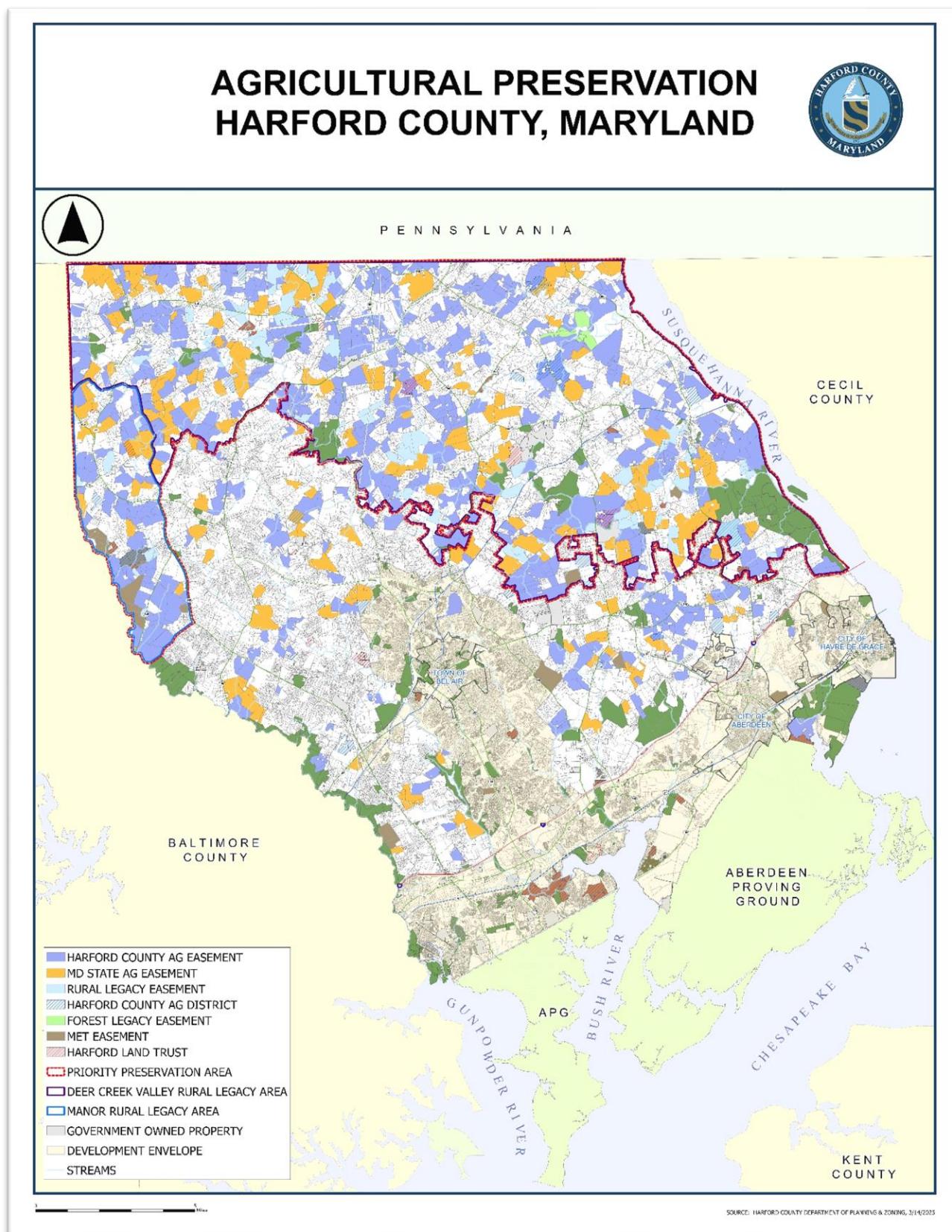
Preservation efforts were continued through a variety of state and local programs, including the Maryland Agricultural Land Preservation Foundation Program and the Rural Legacy Program. Based on feedback from citizens, the County's own Agricultural Land Preservation Program has been expanded to include all developable land in the County, regardless of zoning category. The County's primary focus has been on protecting the Priority Preservation Area (PPA) (Figure 12). HarfordNEXT expanded the PPA boundary to include all lands north of the 2009 boundary and the Harford County portion of the Manor Rural Legacy Area. In 2024, the County expanded the Deer Creek Rural Legacy Area to also cover the northeastern portion of the County. The entire PPA is covered by either the Manor Rural Legacy Area or the Deer Creek Rural Legacy Area.

During 2024, 675 acres were preserved countywide, bringing the total protected land in the County to 64,693 acres at the end of 2024. Over 25% of the County (excluding municipalities) is in some form of permanent preservation. Of the acreage protected in 2024, approximately 473 acres were located in the County's PPA, bringing the total amount of protected land in the PPA to approximately 51,037 acres\*.

\*To the best of our knowledge, the data provided herein is current as of the date of this report. However, due to the timing of easement settlements, reporting delays, survey corrections, and other updates to data, the total preserved acreage may be altered between Annual Growth Reports, causing numbers to fluctuate.



Figure 12



## PROCESS IMPROVEMENTS



As part of the annual report, local jurisdictions must identify any changes that will improve the planning and development review process, in addition to zoning regulations that have been adopted during the reporting period that specifically address the planning visions of the Land Use Article.

The County Executive developed the Southern County Taskforce (SCTF) in 2023 with the purpose of improving the quality of life for residents, businesses, and visitors to this area. The SCTF area is generally defined as all of those areas along and adjacent to the Route 40 corridor in Harford County (see Figure 13). Quality of life includes, but is not limited to, roadway improvements, recreational program growth, curb appeal, small business growth, and public safety enhancements. The Administration is continually working to gather data, set targets, and make real improvements for those who live, work, and do business in southern Harford County. The overarching goal is to focus government and private resources on the area's unique challenges and opportunities. Residents, business owners and community organizations are encouraged to review the County's progress on the Southern County Taskforce's website (<https://www.harfordcountymd.gov/3659/Southern-County-Taskforce>).

The Department of Planning and Zoning received 66 Comprehensive Zoning applications in the summer of 2024 during the application period. The Department made their assessments and made recommendations for each application in early 2025. The County Council had public hearings on the Comprehensive Zoning bill and made their final vote at the end of April 2025.

The County will continue to direct development to the designated growth areas and encourage redevelopment during the review process. In order to provide citizens with more information and better access to development review activities, the Department continues to update the interactive web based portal known as Track-It and will provide up to date information on development activities within the County.

## LAWS AND/OR REGULATIONS THAT IMPLEMENT THE STATE PLANNING VISIONS

Harford County's Master Plan, HarfordNEXT, was adopted in June 2016 and is consistent with the 12 State Planning Visions. The various element plans, including the Land Use Element Plan, Natural Resources and Water Resources Element Plan, Historic Preservation Element Plan, and Transportation Element Plan have been incorporated into the 2016 Master Plan. The Land Preservation, Parks, and Recreation Element Plan is also consistent with the planning visions contained in the Land Use Article of the Maryland Code. The plans also include strategies that address these visions. The County's

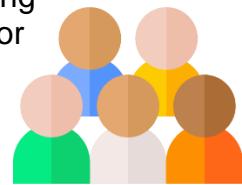
Chesapeake Bay Critical Area Program and its Bicycle and Pedestrian Master Plan are also consistent with the visions.

## METHODOLOGY

### Population Projection Methodology

Yearly estimates of population and households in Harford County for the Annual Growth Report are determined from the 2020 Census. This data is adjusted to reflect a number of variables including building permits, average household size, and household vacancy rates. The five and ten year projections are based on these estimates, with a growth factor applied to determine the rate and quantity of growth in the County. This growth factor is based on the number of building permits anticipated to be issued each year. It is important to note that projections are based on past trends and land availability. A component of the projections is the number of net planned units remaining. The total planned units remaining is calculated by subtracting the total new residential building permits issued from the total preliminary plan approved units. Subdivision plans with six or more units remaining and approved municipality plans are included.

The 2020 Census information at the census block level is utilized for specific analysis of each facility regarding area maps and demographic information. Building permits are identified by facility areas and by subdivision name and/or address for each year. This provides the needed information on growth trends by facility service area. The population projections for the five other jurisdictions in the Baltimore Region are based on an interpolation of the Baltimore Metropolitan Council's Round 10 population forecast.



### School Enrollment Projection Methodology

The methodology for projecting students utilizes historical data for live births and the number of children enrolled in public schools. Using these data, a series of ratios that reflect grade cohort survival are developed. These ratios include consideration of a number of factors:

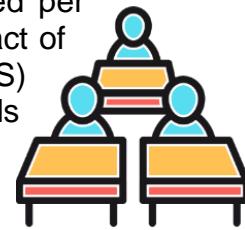
- Births in a given year which affect subsequent kindergarten and first grade enrollments.
- Net migration of school age children.
- Net transfer of children between public and private schools.
- Non-promotion of children to the next grade level.
- Dropouts in the later years of secondary school.
- Shifts between regular grade and upgraded groups other than special education.

This technique of establishing a ratio is used for each successive grade. For example, a ratio is developed between the number of children actually in first grade in a given year and the number in second grade the following year. The ratio, therefore, represents the

number of first graders who advance to second grade. If significant variations exist, such as a rapid increase in home building, then factors such as pupil yields for subdivision activity and development trends must be measured.

Development monitoring is a key activity to ensure accurate projections since housing expansion periods have a direct impact on school enrollments. A primary means of calculating projected student enrollment due to a housing expansion period is by using pupil yield factors for new developments.

Pupil yield is a term which describes the number of pupils generated per dwelling. The pupil yield factor is used to assist in identifying the impact of residential development on the Harford County Public Schools (HCPS) system. The data was tabulated by unit type, and the specific pupil yields were calculated for each subdivision in the elementary, middle, and high schools. Table 1 below provides a summary of the pupil yield factors by grade level. A new pupil yield study was conducted in 2024.



**Table 1 - Pupil Yield Factors**

Unit Type	Grade Level		
	K - 5	6 - 8	9 - 12
Single-Family	0.17	0.09	0.12
Townhome	0.19	0.09	0.13
Apartments	0.13	0.05	0.07
Condominiums	0.04	0.03	0.03
Mobile Home Park	0.16	0.07	0.10

Source: Harford County Department of Planning and Zoning, 2024 Harford County Pupil Yield Study

The following example is included to illustrate how pupil yield factors are used to estimate new students generated by proposed residential development. In this example, it is estimated that 38 new students would be generated by a proposed 100-unit Single-Family detached (SFD) subdivision.

**Table 2 - Estimating New Students Using Pupil Yield Factors (Proposed 100 SFD Subdivision)**

Grade Level	Yield Factor	X	# of Dwelling Units (Single-family)	=	New Students
K- 5	0.17	X	100	=	17
6 - 8	0.09	X	100	=	9
9 - 12	0.12	X	100	=	12
<b>TOTAL</b>	<b>0.38</b>	<b>X</b>	<b>100</b>	<b>=</b>	<b>38</b>

## **Modified School Enrollment Methodology**

Department staff have reviewed the methodology that has been utilized to prepare “modified enrollment projections” for each school district. The Department of Planning and Zoning will consult with the Maryland Department of Planning and the Board of Education to determine a more appropriate and reliable methodology. It is important to note that the modified enrollment projections have previously been prepared for informational purposes only and have never been used during the subdivision approval process.

## **Water and Sewer Facility Projection Methodology**

### **Water:**

The Harford County water service area is divided into four pressure zones due to varying topography within the Development Envelope. To provide an adequate supply of water, the transmission lines, and pumping and storage facilities for all zones must be sized for estimated future demands.

The water system is evaluated for adequacy for providing flows during the maximum day demand, while maintaining system pressures required to deliver fire flows. Water booster stations and/or transmission lines, service mains, storage tanks, and water treatment plants are evaluated. Areas within the Harford County Development Envelope that exist at the highest elevations of the water pressure zones are evaluated for adequacy on a case-by-case basis. The anticipated growth within the County is accommodated through a combination of developer funded projects and the CIP.



### **Sewerage:**

The sewerage system is similarly evaluated for adequacy to accommodate expected peak flows through collectors, interceptors, pump stations, force mains, and wastewater treatment plants. Should a capacity problem exist in a collector sewer, it is the developer's responsibility to resolve the inadequacy. Inadequacies at major pumping stations and wastewater treatment plants are resolved by programmed capital projects or by projects cooperatively supported by a group of developers.

The sewage flows to Harford County's existing Sod Run and Joppatowne Wastewater Treatment Plants (WWTP) originate from a portion of the Development Envelope. The area between the municipalities of Aberdeen and Havre de Grace, as well as the cities themselves, are within the Development Envelope and are served by the municipal sewerage facilities. A complete "Sewer System Capacity Analysis" is included in the "2024 Water and Sewer Adequate Public Facilities Report."

The determination of future wastewater flows to wastewater treatment plants is made by using population and household projections developed by the Harford County Department of Planning and Zoning for the years 2005 through 2035. The projections were distributed by Transportation Analysis Zones (TAZs) by aggregating the ultimate development in terms of equivalent dwelling units into sewerage drainage areas. In an effort to keep pace with projected growth, the County completed the expansion of the Sod Run Wastewater Treatment Plant from 12 MGD in 1995 to 20 MGD in 2000. A sanitary sewer collection system has also been established in Whiteford-Cardiff, which serves the properties within an established sanitary subdistrict. This system was made operational in 2001 with 172 mandatory hook-ups completed in 2002. (This system served 177 customers in 2024.) Treatment for this subdistrict is provided by Delta Borough, Pennsylvania, with a current permitted average flow of 0.12 MGD.

In addition to the major publicly owned wastewater treatment plants, there are multiple private wastewater treatment systems, including mobile home parks and other commercial/community establishments, plus a larger population on private individual septic systems outside the Development Envelope. In addition, many of the schools outside the public sewerage service area are on publicly owned multi-use wastewater treatment systems.

### **Road Intersection Analysis Methodology**

A key feature of the APF Road Intersection law is the requirement for preparation of a TIA for residential and non-residential uses that are projected to generate more than 249 trips per day. For residential developments, the developer shall provide their own traffic consultant. For all nonresidential projects, the County will select the traffic consultant and the developer shall pay in advance all costs before the County will order the preparation of the TIA. Proposed development located within the Chesapeake Science and Security Corridor (CSSC) (Figure 13) with primary access directly onto US 40 will not be required to submit a TIA unless the proposed use is expected to generate more than 1,500 trips per day. The TIA provides information regarding the impact of generated trips from proposed land uses on traffic operation and delay within a designated area and recommends solutions to mitigate the impact. The method of conducting a TIA is outlined in the "Harford County Traffic Impact Analysis Guidelines."

### **Inside the Development Envelope:**

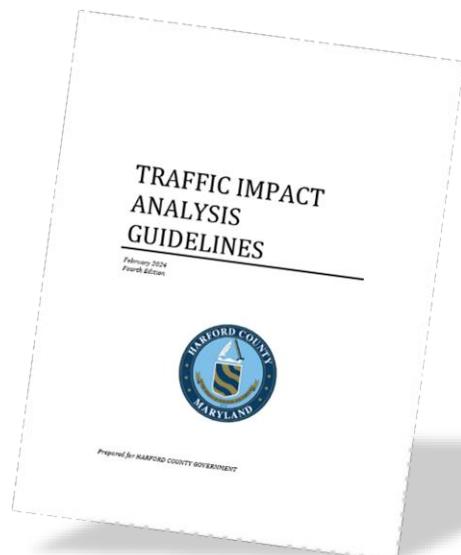
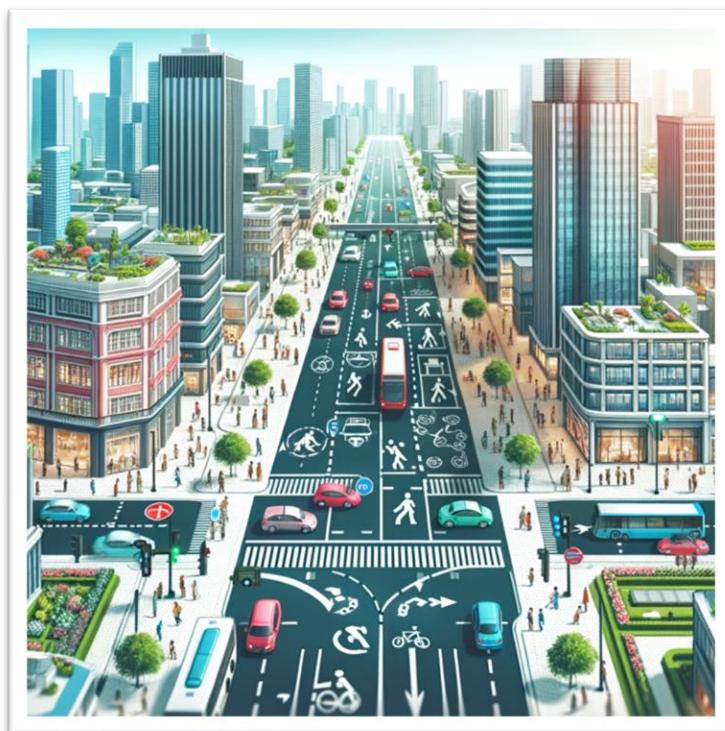
The TIA shall include all existing County and state roads in all directions, from each point of entrance of site through the intersection with the first arterial roadway to the next intersecting collector or higher functional classification road as defined by the Harford County Master Plan. The study area shall not exceed 2 road miles in all directions, except when proposed uses are projected to generate more than 1,500 trips per day.

## Outside the Development Envelope:

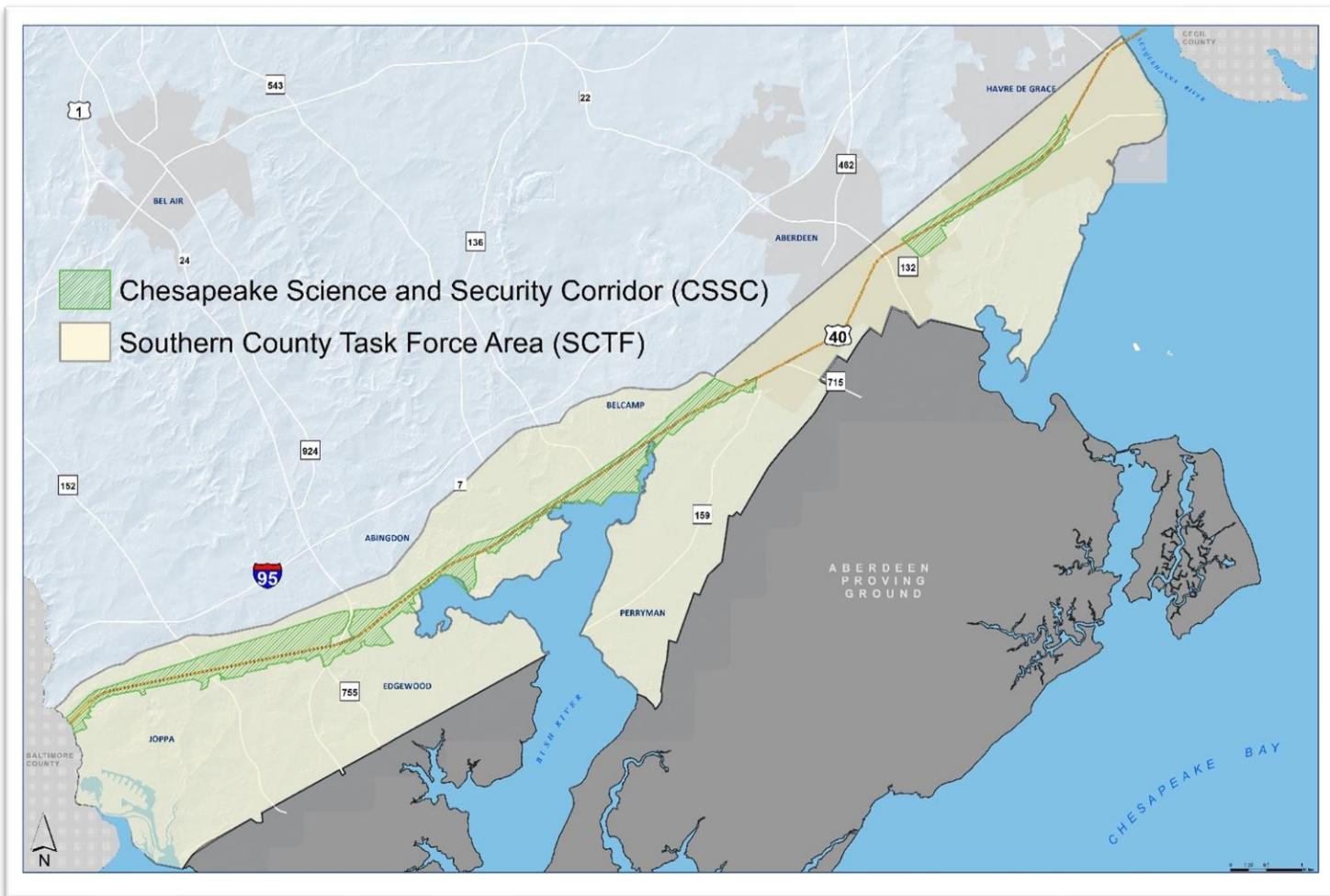
The TIA study area shall include all existing County and state roads in all directions from each point of entrance of the site to the first intersection of a major collector or higher functional classification road as defined by the Harford County Master Plan. The study area shall not exceed 2 road miles in all directions, except when proposed uses are projected to generate more than 1,500 trips per day.

All TIAs shall include:

- An analysis of existing conditions including traffic counts, lane configuration, and signal timings.
- An analysis of background conditions without site development, including growth in background traffic, future traffic generated by nearby proposed developments and the determination of Level-of-Service (LOS) with any approved/funded State and County Capital projects.
- An analysis of the projected conditions with site development, including the traffic being generated by the proposed development and background traffic.
- An explanation of the results with recommended improvements, as necessary.



**Figure 13**  
**Chesapeake Science and Security Corridor (CSSC) & Southern County Task Force (SCTF)**



**What is the Chesapeake Science and Security Corridor?**

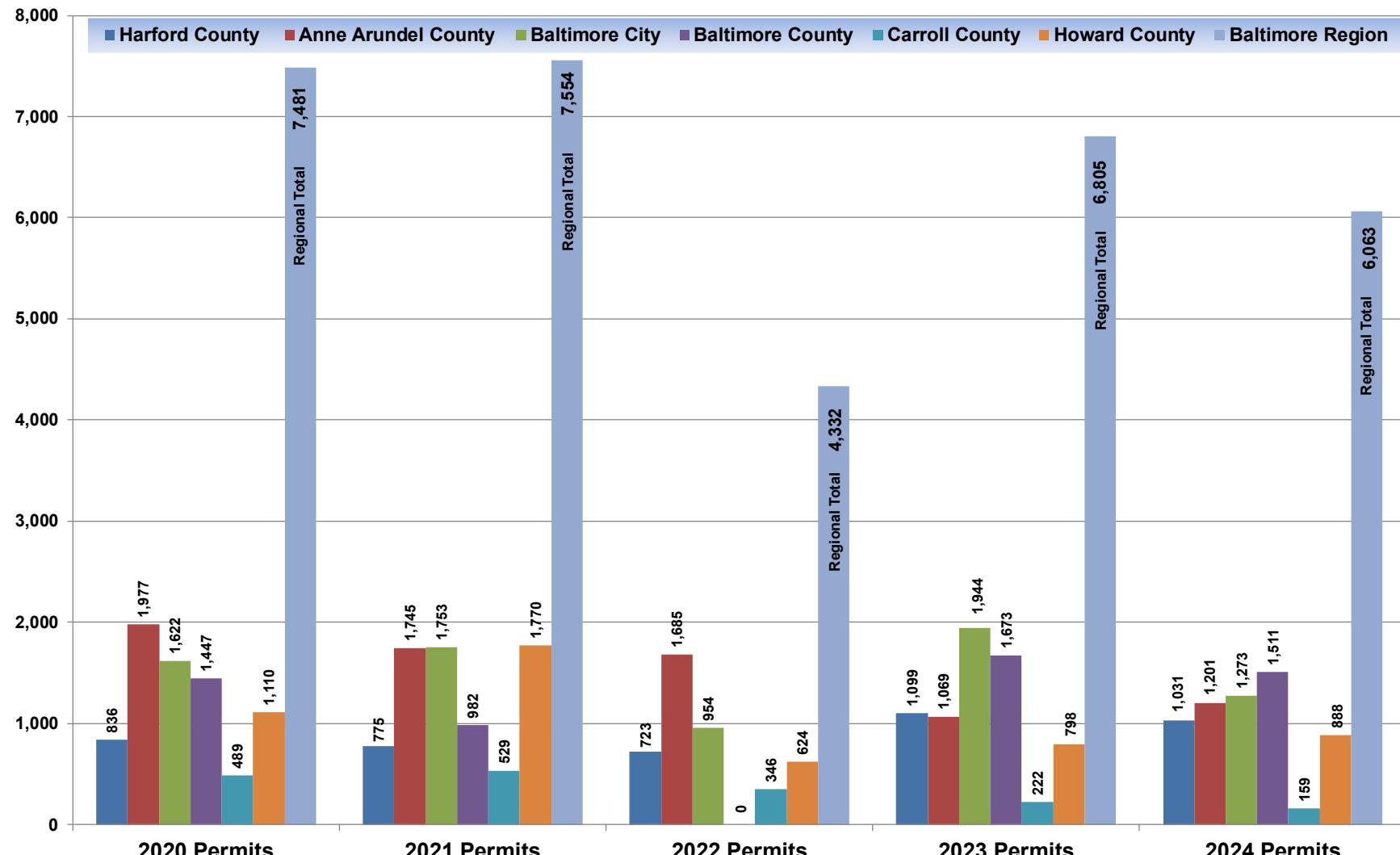
The Chesapeake Science and Security Corridor (CSSC) is a multi-jurisdictional, multi-organizational Consortium committed to supporting the mission of Aberdeen Proving Ground (APG) and promoting economic vitality for the region. Established during BRAC 2005, the CSSC leveraged more than \$10.5 million in federal funding from the Office of Economic Adjustment (OEA) to support infrastructure, transportation and workforce development readiness as a BRAC growth community.

Today post-BRAC, CSSC continues to be a collaborative voice for the region and looks at proactive approaches to support APG's growing mission with six Centers of Excellence and an economically strong region that comprises approximately 95% of its workforce. With multi-state engagement, Harford County, Maryland serves as the lead agency for grant funding opportunities and communication coordination for the Consortium to support a high quality of life for our growing defense community.



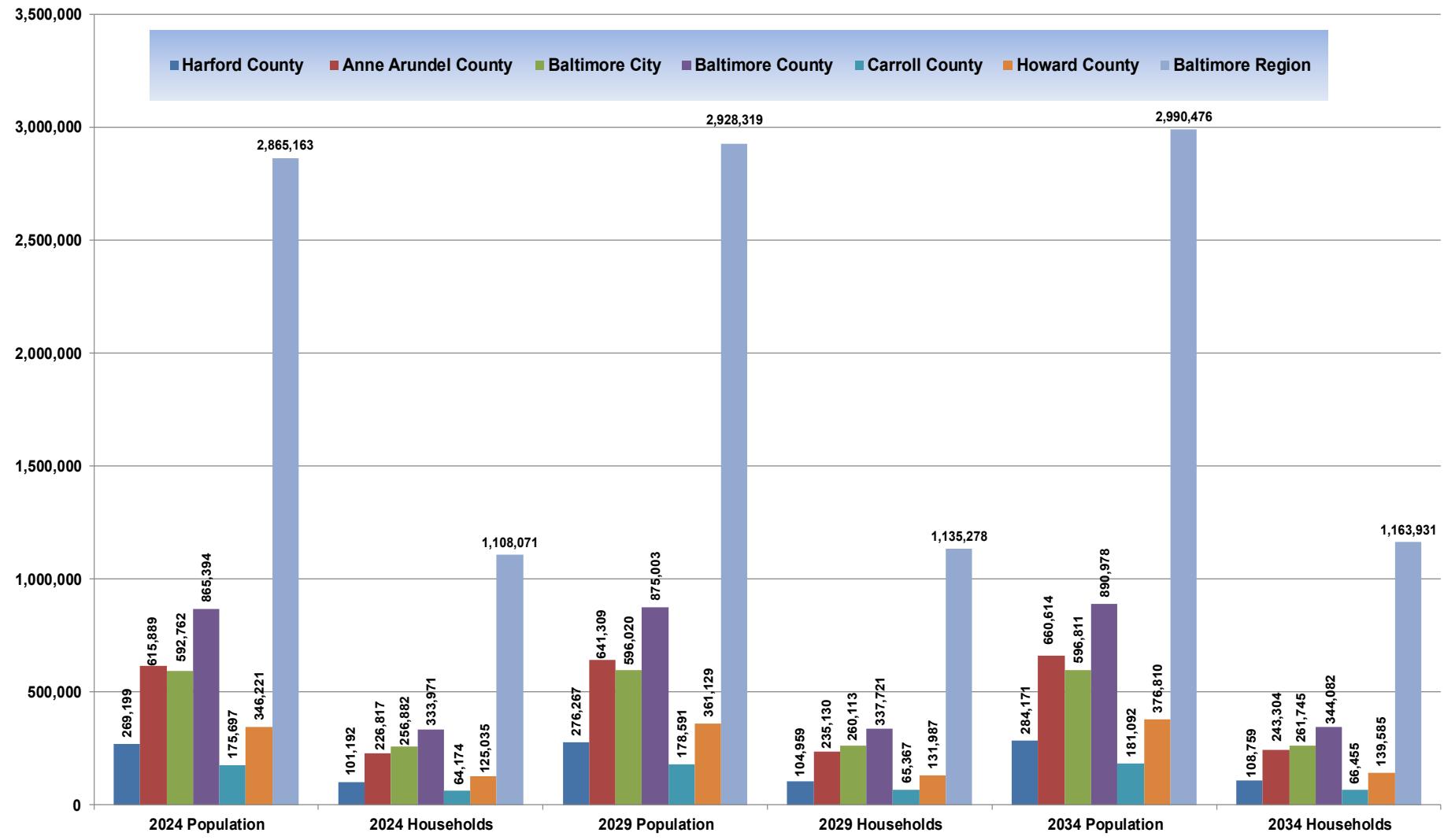
# APPENDIX A

**Table 1A Harford County - Baltimore Region Residential Permit Activity: 2020- 2024**



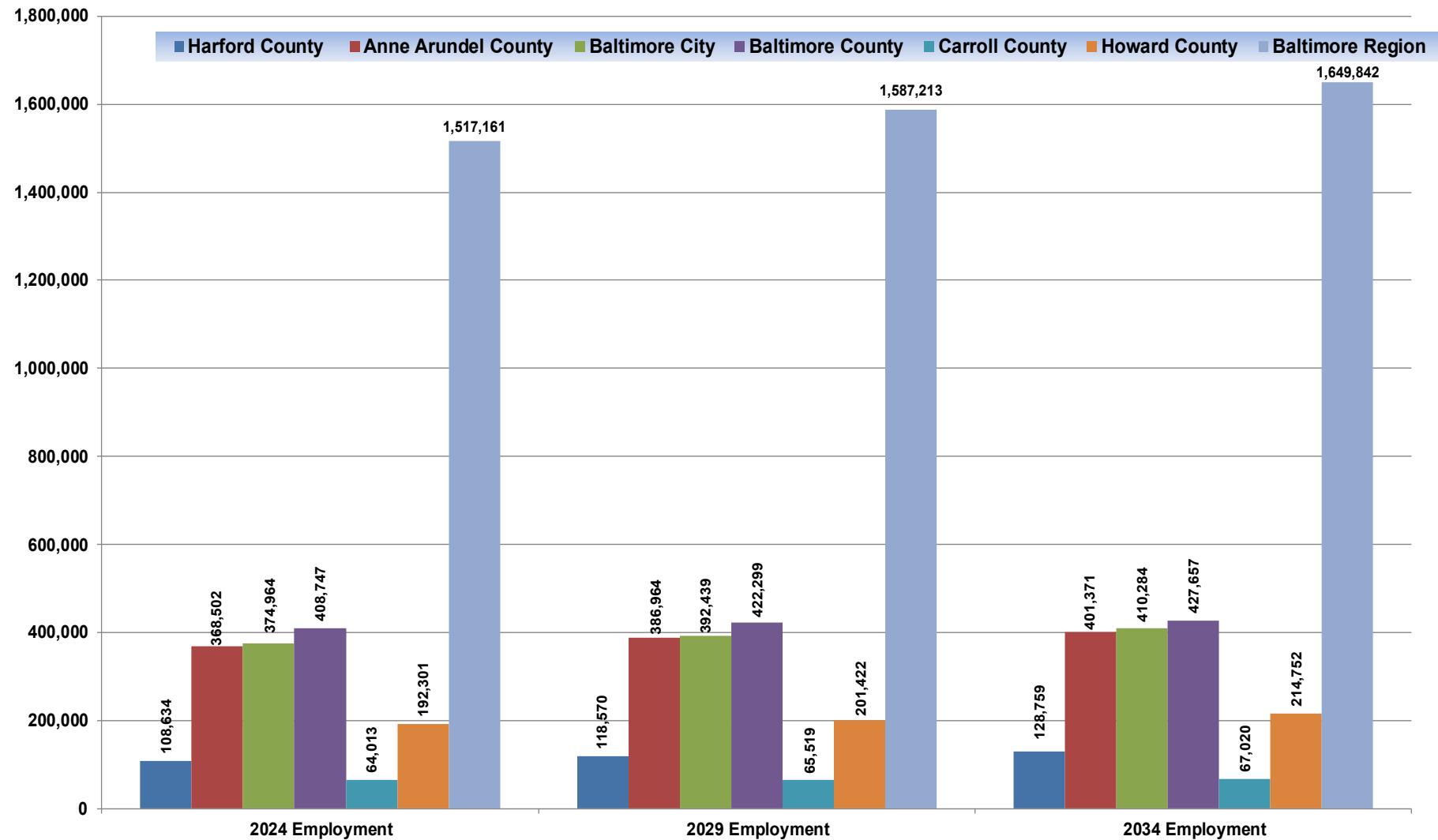
Source: Baltimore Metropolitan Council, May 2025

Table 2A Harford County - Baltimore Region Population and Household Projections: 2024- 2034



Source: Baltimore Metropolitan Council, May 2025

Table 3A Harford County - Baltimore Region Employment Projections: 2024- 2034



Source: Baltimore Metropolitan Council, May 2025

**Table 4A**  
**Harford County Non-Residential Permit Activity**  
**New Permits Valued \$50,000 and Over**

Permit Type	2020		2021		2022		2023		2024	
	# of Permits	Square Footage								
Commercial	3	16,400	3	10,739	3	7,904	6	61,547	6	34,489
Industrial	0	0	3	88,060	1	100,025	3	210,548	2	153,701
Institutional	3	96,215	0	0	2	25,576	1	6,250	1	17,041
Utilities	0	0	2	7,657	0	0	3	2,394	2	3,275
Other	3	7,312	2	11,180	5	101,431	1	141,936	3	21,425
<b>Total</b>	<b>9</b>	<b>119,927</b>	<b>10</b>	<b>117,636</b>	<b>11</b>	<b>234,936</b>	<b>14</b>	<b>422,675</b>	<b>14</b>	<b>229,931</b>

Source: Baltimore Metropolitan Council, May 2025

**Table 5A**  
**Harford County Non-Residential Permit Activity**  
**Additions, Alterations, and Repairs Valued \$50,000 and Over**

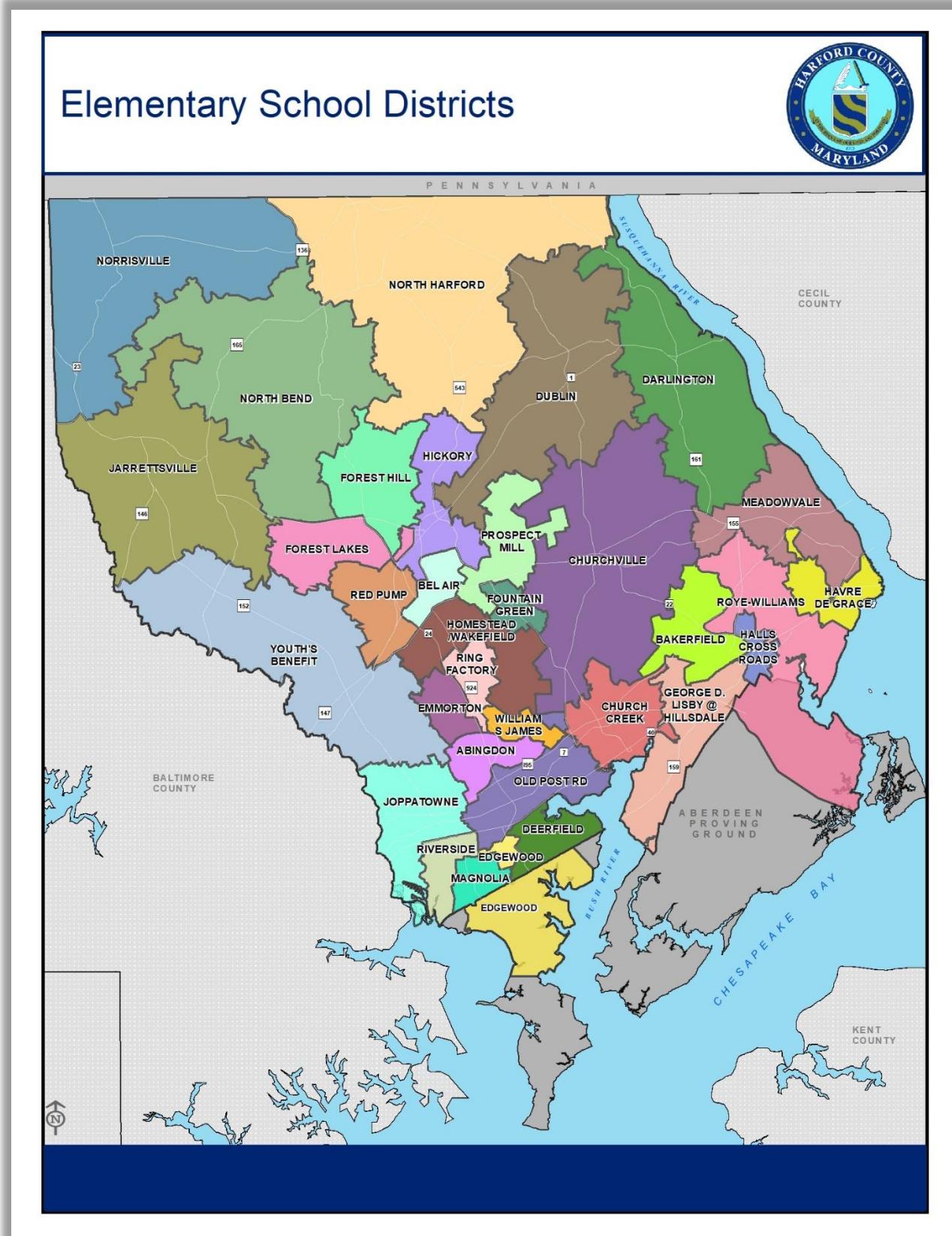
Permit Type	2020		2021		2022		2023		2024	
	# of Permits	Square Footage								
Commercial	6	N/A	9	N/A	10	N/A	43	N/A	30	N/A
Industrial	1	N/A	2	N/A	3	N/A	7	N/A	16	N/A
Institutional	5	N/A	5	N/A	12	N/A	18	N/A	23	N/A
Utilities	0	N/A	0	N/A	0	N/A	0	N/A	3	N/A
<b>Total</b>	<b>12</b>	<b>N/A</b>	<b>16</b>	<b>N/A</b>	<b>25</b>	<b>N/A</b>	<b>68</b>	<b>N/A</b>	<b>72</b>	<b>N/A</b>

**NA: Data Not Available**

Source: Baltimore Metropolitan Council, May 2025

# APPENDIX B

FIGURE 1B



**Table 6B**

Harford County Elementary Schools 2024 Utilization Chart									
ELEMENTARY SCHOOLS		ACTUAL ENROLLMENT 2024		PROJECTIONS					
SCHOOL NAME	CAP	ENR	% CAP	2025/2026		2026/2027		2027/2028	
		PROJ	% CAP	PROJ	% CAP	PROJ	% CAP	PROJ	% CAP
Abingdon <sup>2</sup>	863	641	74%	647	75%	649	75%	644	75%
Bakerfield <sup>1</sup>	500	460	92%	477	95%	495	99%	514	103%
Bel Air <sup>2</sup>	486	521	107%	527	108%	524	108%	525	108%
Church Creek <sup>2</sup>	819	733	89%	737	90%	742	91%	750	92%
Churchville	411	364	89%	359	87%	353	86%	352	86%
Darlington	157	96	61%	96	61%	96	61%	92	59%
Deerfield <sup>1</sup>	788	708	90%	694	88%	688	87%	680	86%
Dublin <sup>2</sup>	294	222	76%	220	75%	220	75%	223	76%
Edgewood <sup>2</sup>	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 <sup>1</sup>	548	443	81%	439	80%	424	77%	425	78%
G. Lisby at Hillsdale <sup>1</sup>	473	528	112%	529	112%	539	114%	547	116%
Hall's Cross Roads <sup>1</sup>	552	425	77%	429	78%	433	78%	424	77%
Havre de Grace <sup>2</sup>	542	593	109%	601	111%	609	112%	617	114%
Hickory	668	635	95%	639	96%	643	96%	647	97%
Homestead/Wakefield <sup>2,4</sup>	1,089	1,072	117%	1,091	100%	1,114	102%	1,113	102%
Jarrettsville	525	467	89%	471	90%	487	93%	486	93%
Joppatowne <sup>1</sup>	663	496	75%	493	74%	497	75%	504	76%
Magnolia <sup>1</sup>	561	545	97%	543	97%	542	97%	529	94%
Meadowvale <sup>2</sup>	568	554	98%	563	99%	568	100%	573	101%
Norrisville	274	213	78%	215	78%	214	78%	206	75%
North Bend <sup>2</sup>	498	467	94%	456	92%	474	95%	463	93%
North Harford <sup>1</sup>	500	424	85%	424	85%	422	84%	418	84%
Prospect Mill <sup>2</sup>	984	852	87%	859	87%	866	88%	873	89%
Red Pump	611	580	95%	580	95%	584	96%	583	95%
Ring Factory	737	696	94%	682	93%	671	91%	671	91%
Riverside <sup>1</sup>	548	542	99%	547	100%	545	99%	563	103%
Roye-Williams <sup>1</sup>	588	482	82%	502	85%	528	90%	574	98%
Old Post <sup>1</sup>	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%
<b>TOTALS<sup>3</sup>:</b>	<b>19,682</b>	<b>17,727</b>	<b>90%</b>	<b>17,806</b>	<b>90%</b>	<b>17,897</b>	<b>91%</b>	<b>17,960</b>	<b>91%</b>

<sup>\*</sup>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, May 2025.

<sup>1</sup> Full-day Prekindergarten

<sup>2</sup> Half-day Prekindergarten

<sup>3</sup> TOTAL % Capacity = (Total Projection/Total Capacity)\*100.

<sup>4</sup> 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 7B**

ELEMENTARY SCHOOL	Harford County Residential Building Permit Activity By Elementary School District: 2020 - 2024																								
	2020					2021					2022					2023					2024				
	BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE		BUILDING PERMITS ISSUED BY DWELLING TYPE						
	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL
Abingdon	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	
Bakerfield	72	0	0	0	72	23	0	0	0	23	1	0	288	0	289	13	24	88	0	125	88	168	204	0	460
Bel Air	4	0	0	0	4	4	0	0	0	4	0	0	0	0	0	1	0	0	0	1	2	0	0	0	
Church Creek	0	0	0	0	0	0	61	0	0	61	2	84	12	0	98	0	86	352	0	438	27	75	0	0	102
Churchville	7	0	0	0	7	2	0	0	0	2	3	0	0	0	3	11	0	0	0	11	7	0	0	1	8
Darlington	2	0	0	0	2	2	0	0	0	2	1	0	0	0	1	3	0	0	0	3	3	0	0	0	3
Deerfield	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	1	0	0	0	1	6	28	0	0	34
Dublin	7	0	0	1	8	5	0	0	0	5	4	0	0	0	4	0	0	0	0	4	0	0	0	0	4
Edgewood	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	68	0	68	0	0	0	0	0
Emmorton	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forest Hill	9	0	0	0	9	0	0	0	0	0	1	0	0	0	1	2	0	0	0	2	0	0	0	0	0
Forest Lakes	2	0	0	0	2	3	0	0	0	3	3	0	0	0	3	2	0	0	0	2	1	0	0	0	1
Fountain Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	19
G. Lisby at Hillsdale	152	89	0	0	241	42	0	0	0	42	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1
Hall's Cross Roads	1	0	0	0	1	2	0	5	0	7	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
Havre de Grace	16	21	0	0	37	53	2	52	0	107	9	0	25	0	34	30	75	26	0	131	34	114	26	0	174
Hickory	1	0	72	0	73	1	0	0	0	1	2	0	68	0	70	1	0	116	0	117	4	0	0	0	4
Homestead/Wakefield	77	27	0	0	104	5	22	0	0	27	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0
Jarrettsville	11	0	0	0	11	6	0	0	0	6	9	0	0	0	9	7	0	0	0	7	6	0	0	0	6
Joppatowne	2	0	0	0	2	2	0	0	0	2	7	0	0	0	7	4	7	0	0	11	1	28	0	0	29
Magnolia	0	20	0	0	20	0	24	0	0	24	0	0	0	0	0	0	14	0	0	14	1	34	0	0	35
Meadowvale	0	0	0	0	0	3	2	0	0	5	1	0	0	1	2	9	0	0	0	9	17	1	0	0	18
Norrisville	9	0	0	0	9	7	0	0	0	7	4	0	0	1	5	4	0	0	1	5	4	0	0	0	5
North Bend	10	0	0	0	10	21	0	0	0	21	19	0	0	0	19	11	0	0	0	11	5	0	0	0	5
North Harford	19	0	0	0	19	26	0	0	0	26	11	0	0	0	11	4	1	0	1	6	4	0	0	1	5
Prospect Mill	32	17	0	0	49	23	0	0	0	23	20	0	0	0	20	15	0	0	0	15	9	0	0	0	9
Red Pump	3	0	0	0	3	9	0	0	0	9	13	0	0	0	13	1	0	0	0	1	0	0	0	0	0
Ring Factory	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0	0	0	0	0	
Riverside	4	9	0	0	13	1	25	0	0	26	1	0	0	0	1	46	40	0	0	86	45	43	0	0	88
Roye-Williams	1	0	0	1	2	3	0	237	0	240	1	0	51	0	52	1	0	0	0	1	1	0	0	0	1
Wm. Paca/Old Post Rd	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	2	0	0	0	2	3	0	0	0	3
Wm. S. James	33	0	0	0	33	5	3	0	0	8	0	18	0	0	18	0	9	0	0	9	0	0	0	0	0
Youth's Benefit	36	0	56	0	92	16	40	0	0	56	26	22	1	0	49	20	0	0	0	20	12	0	0	0	12
<b>TOTAL</b>	<b>523</b>	<b>183</b>	<b>128</b>	<b>2</b>	<b>836</b>	<b>273</b>	<b>179</b>	<b>294</b>	<b>0</b>	<b>746</b>	<b>145</b>	<b>124</b>	<b>445</b>	<b>2</b>	<b>716</b>	<b>191</b>	<b>256</b>	<b>650</b>	<b>2</b>	<b>1099</b>	<b>307</b>	<b>491</b>	<b>230</b>	<b>3</b>	<b>1031</b>

Note: Permit totals revised to reflect cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2025.

KEY: SF = Single Family Dwelling; TH = Townhouse; APT/CO = Apartment/Condominium; MH = Mobile Home

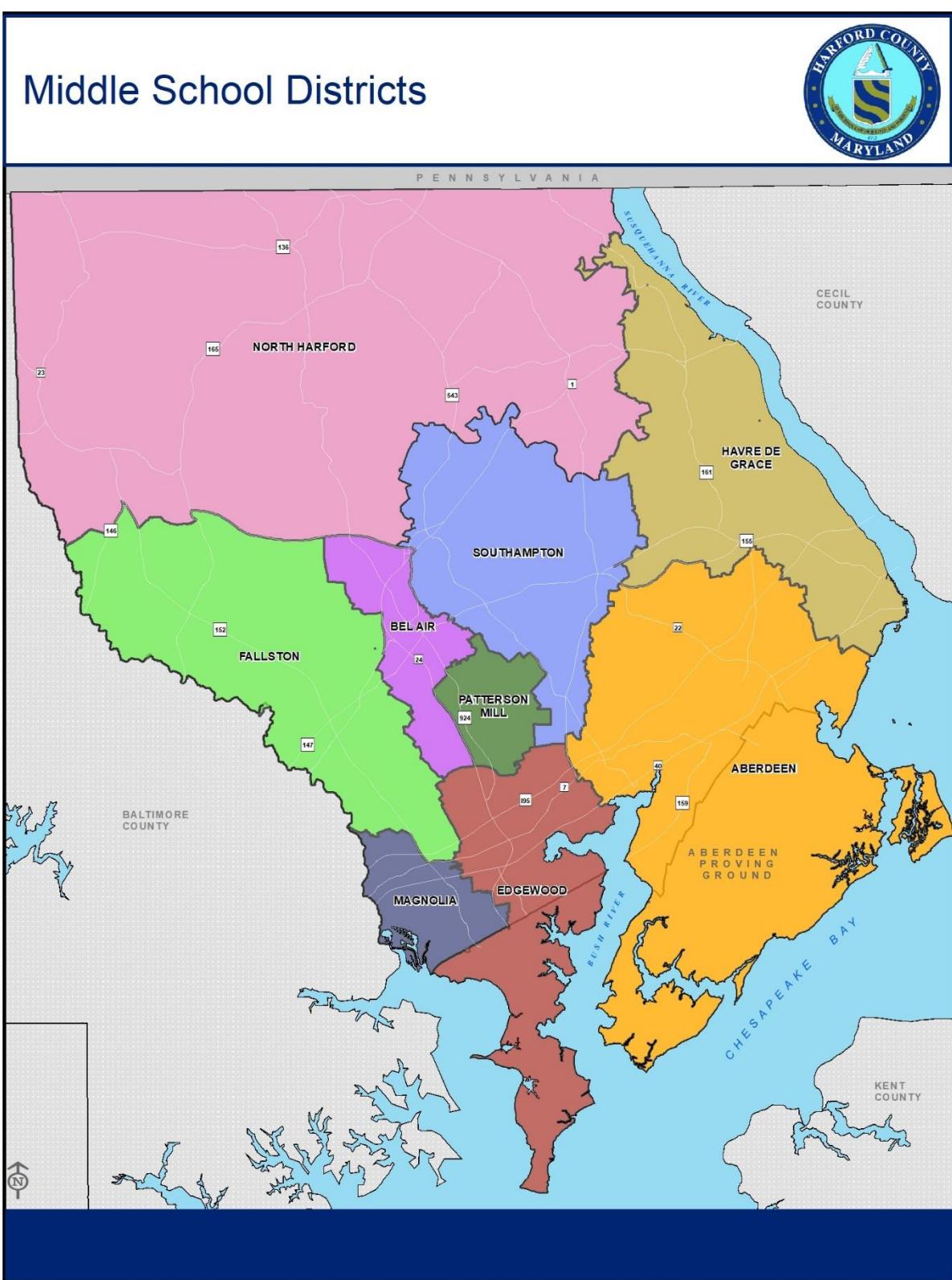
## Table 8B

Elementary School	Harford County Population and Households By Elementary School District: 2020 - 2024									
	2020*		2021*		2022*		2023*		2024*	
	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
Abingdon	5,328	14,146	5,328	14,141	5,328	14,135	5,329	14,133	5,329	14,127
Bakerfield	2,932	7,783	3,000	7,962	3,022	8,018	3,301	8,753	3,421	9,070
Bel Air	2,816	7,476	2,820	7,483	2,824	7,491	2,824	7,488	2,824	7,488
Church Creek	5,863	15,553	5,866	15,569	5,925	15,718	6,019	15,964	6,442	17,077
Churchville	2,091	5,551	2,097	5,566	2,099	5,569	2,102	5,575	2,113	5,601
Darlington	1,301	3,454	1,303	3,458	1,305	3,462	1,306	3,463	1,309	3,469
Deerfield	3,197	8,488	3,197	8,484	3,199	8,486	3,199	8,483	3,200	8,482
Dublin	1,961	5,207	1,969	5,225	1,974	5,236	1,977	5,244	1,976	5,240
Edgewood	1,522	4,042	1,522	4,040	1,522	4,039	1,523	4,040	1,589	4,212
Emmorton	2,374	6,303	2,386	6,333	2,386	6,331	2,386	6,329	2,386	6,326
Forest Hill	2,210	5,866	2,218	5,887	2,218	5,885	2,219	5,885	2,221	5,888
Forest Lakes	2,278	6,049	2,280	6,052	2,283	6,057	2,286	6,062	2,288	6,065
Fountain Green	1,878	4,986	1,878	4,984	1,878	4,982	1,878	4,980	1,878	4,979
G. Lisby at Hillsdale	2,932	7,783	3,160	8,387	3,201	8,492	3,201	8,489	3,204	8,493
Hall's Cross Roads	2,199	5,838	2,200	5,838	2,206	5,854	2,207	5,854	2,207	5,852
Havre de Grace	4,076	10,823	4,111	10,912	4,215	11,181	4,247	11,264	4,374	11,594
Hickory	2,361	6,269	2,430	6,450	2,431	6,450	2,499	6,627	2,612	6,923
Homestead/Wakefield	5,200	13,807	5,299	14,064	5,325	14,127	5,327	14,126	5,327	14,122
Jarrettsville	3,260	8,655	3,270	8,680	3,276	8,692	3,285	8,712	3,292	8,726
Joppatowne	3,910	10,380	3,911	10,381	3,913	10,382	3,920	10,396	3,931	10,420
Magnolia	2,013	5,345	2,032	5,393	2,055	5,452	2,055	5,450	2,069	5,484
Meadowvale	2,602	6,908	2,602	6,905	2,607	6,916	2,609	6,918	2,617	6,939
Norrisville	1,724	4,577	1,732	4,598	1,739	4,614	1,744	4,625	1,749	4,636
North Bend	2,370	6,293	2,380	6,316	2,400	6,367	2,418	6,413	2,429	6,439
North Harford	3,232	8,581	3,250	8,626	3,275	8,689	3,286	8,714	3,292	8,726
Prospect Mill	2,762	7,332	2,808	7,452	2,830	7,509	2,850	7,557	2,864	7,593
Red Pump	4,075	10,819	4,078	10,822	4,086	10,841	4,099	10,870	4,100	10,869
Ring Factory	3,112	8,262	3,112	8,258	3,116	8,266	3,117	8,265	3,117	8,263
Riverside	2,416	6,413	2,428	6,444	2,453	6,508	2,454	6,508	2,537	6,725
Roye-Williams	2,199	5,838	2,201	5,840	2,432	6,452	2,482	6,582	2,483	6,583
Old Post Rd	4,567	12,125	4,567	12,121	4,570	12,124	4,571	12,122	4,573	12,122
Wm. S. James	2,066	5,487	2,098	5,568	2,106	5,586	2,123	5,630	2,132	5,651
Youth's Benefit	5,457	14,487	5,544	14,713	5,598	14,851	5,645	14,971	5,664	15,016
<b>TOTAL</b>	<b>98,282</b>	<b>260,924</b>	<b>99,078</b>	<b>262,952</b>	<b>99,797</b>	<b>264,761</b>	<b>100,487</b>	<b>266,491</b>	<b>101,546</b>	<b>269,199</b>

\* Note: Population and household figures have been revised to reflect 2020 Census data (April 1 of each year).

Source: Harford County Dept. of Planning & Zoning, May 2025.

FIGURE 2B



**Table 9B**

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%
<b>Total</b>	<b>8,948</b>	<b>6,893</b>	<b>77%</b>	<b>6,958</b>	<b>78%</b>	<b>7,016</b>	<b>78%</b>	<b>7,061</b>	<b>79%</b>

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%
<b>TOTAL</b>	<b>3,320</b>	<b>2,997</b>	<b>90%</b>	<b>3,013</b>	<b>91%</b>	<b>3,004</b>	<b>90%</b>	<b>3,032</b>	<b>91%</b>

Source: Harford County Public Schools & Dept. of Planning and Zoning, May 2025.

**Table 10B**

Harford County Residential Building Permit Activity By Middle School District: 2020 - 2024																									
MIDDLE SCHOOL	2020					2021					2022					2023					2024				
	BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE				
	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL
Aberdeen	226	89	0	1	316	71	61	242	0	374	7	84	351	0	442	18	110	440	0	568	122	243	204	0	569
Bel Air	44	0	0	0	44	10	0	0	0	10	10	0	0	0	10	2	0	0	0	2	1	0	0	0	1
Edgewood	2	0	0	0	2	5	0	0	0	5	3	0	0	0	3	3	0	68	0	71	9	22	0	0	31
Fallston	48	0	56	0	104	21	40	0	0	61	37	22	1	0	60	26	0	0	0	26	17	0	0	0	17
Havre de Grace	19	21	0	0	40	57	4	52	0	113	11	0	25	1	37	43	75	26	0	144	55	115	26	0	196
Magnolia	5	29	0	0	34	3	49	0	0	52	7	0	0	0	7	49	61	0	0	110	46	111	0	0	157
North Harford	58	0	0	1	59	61	0	0	0	61	42	0	0	1	43	25	1	0	2	28	20	0	0	2	22
Patterson Mill	78	27	0	0	105	14	25	0	0	39	3	18	0	0	21	0	9	0	0	9	0	0	0	0	0
Southampton	43	17	72	0	132	31	0	0	0	31	25	0	68	0	93	25	0	116	0	141	37	0	0	1	38
<b>TOTAL</b>	<b>523</b>	<b>183</b>	<b>128</b>	<b>2</b>	<b>836</b>	<b>273</b>	<b>179</b>	<b>294</b>	<b>0</b>	<b>746</b>	<b>145</b>	<b>124</b>	<b>445</b>	<b>2</b>	<b>716</b>	<b>191</b>	<b>256</b>	<b>650</b>	<b>2</b>	<b>1099</b>	<b>307</b>	<b>491</b>	<b>230</b>	<b>3</b>	<b>1031</b>

Note: Permits totals revised for cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2025.

KEY: SF = Single Family Dwelling; TH = Townhouse; APT/CO = Apartment/Condominium; MH = Mobile Home

**Table 11B**

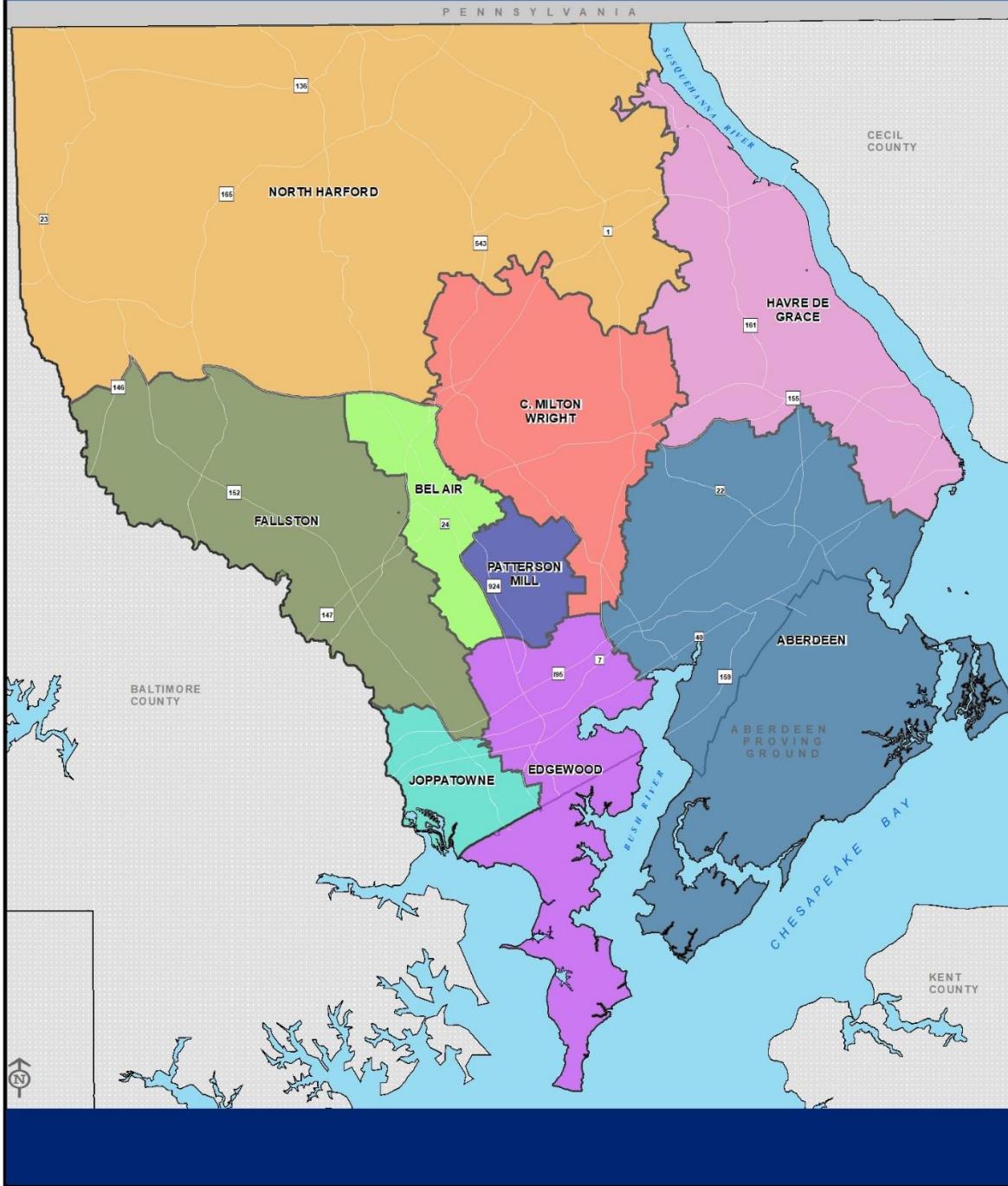
SCHOOL	Harford County Population and Households By Middle School District: 2018 - 2022									
	2020*		2021*		2022*		2023*		2024*	
	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
Aberdeen	14,658	36,981	14,960	39,703	15,321	40,647	15,747	41,762	16,295	43,197
Bel Air	11,870	30,316	11,912	31,614	11,922	31,628	11,931	31,641	11,933	31,635
Edgewood	11,047	30,750	11,173	29,652	11,202	29,720	11,292	29,947	11,428	30,296
Fallston	15,223	40,275	15,225	40,407	15,230	40,404	15,233	40,397	15,301	40,563
Havre de Grace	10,913	29,936	11,012	29,226	11,069	29,366	11,127	29,508	11,152	29,563
Magnolia	8,673	21,381	8,711	23,119	8,820	23,399	8,856	23,485	8,994	23,844
North Harford	8,052	21,321	8,084	21,456	8,134	21,581	8,141	21,591	8,247	21,864
Patterson Mill	10,774	30,157	10,829	28,741	10,889	28,888	10,930	28,987	10,957	29,048
Southampton	7,072	19,807	7,172	19,034	7,210	19,127	7,230	19,173	7,238	19,189
<b>TOTAL</b>	<b>98,282</b>	<b>260,924</b>	<b>99,078</b>	<b>262,952</b>	<b>99,797</b>	<b>264,761</b>	<b>100,487</b>	<b>266,491</b>	<b>101,546</b>	<b>269,199</b>

\* Note: Population and household figures have been revised to reflect 2020 Census data (April 1 of each year).

Source: Harford County Dept. of Planning and Zoning, May 2025.

## FIGURE 3B

## High School Districts



**Table 12B**

Harford County High Schools 2024 Utilization Chart									
HIGH SCHOOLS		ACTUAL ENROLLMENT 2024		PROJECTIONS					
SCHOOL NAME	CAP			2025/2026		2026/2027		2027/2028	
	ENR	% CAP	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%
<b>TOTAL</b>	<b>12,119</b>	<b>9,594</b>	<b>79%</b>	<b>9,482</b>	<b>78%</b>	<b>9,471</b>	<b>78%</b>	<b>9,478</b>	<b>78%</b>

Source: Harford County Public Schools & Dept. of Planning and Zoning, May 2025.

**Table 13B**

HIGH SCHOOL		Harford County Residential Building Permit Activity By High School District: 2020 -2024																								
		2020					2021					2022					2023					2024				
		BUILDING PERMITS ISSUED BY DWELLING TYPE				BUILDING PERMITS ISSUED BY DWELLING TYPE				BUILDING PERMITS ISSUED BY DWELLING TYPE				BUILDING PERMITS ISSUED BY DWELLING TYPE				BUILDING PERMITS ISSUED BY DWELLING TYPE								
		SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL
Aberdeen		226	89	0	1	316	71	61	242	0	374	7	84	351	0	442	18	110	440	0	568	122	243	204	0	569
Bel Air		44	0	0	0	44	10	0	0	0	10	10	0	0	0	10	2	0	0	0	2	1	0	0	0	1
C.M. Wright		43	17	72	0	132	31	0	0	0	31	25	0	68	0	93	25	0	116	0	141	37	0	0	1	38
Edgewood		2	0	0	0	2	5	0	0	0	5	3	0	0	0	3	3	0	68	0	71	9	22	0	0	31
Fallston		48	0	56	0	104	21	40	0	0	61	37	22	1	0	60	26	0	0	0	26	17	0	0	0	17
Havre de Grace		19	21	0	0	40	57	4	52	0	113	11	0	25	1	37	43	75	26	0	144	55	115	26	0	196
Joppatowne		5	29	0	0	34	3	49	0	0	52	7	0	0	0	7	49	61	0	0	110	46	111	0	0	157
North Harford		58	0	0	1	59	61	0	0	0	61	42	0	0	1	43	25	1	0	2	28	20	0	0	2	22
Patterson Mill		78	27	0	0	105	14	25	0	0	39	3	18	0	0	21	0	9	0	0	9	0	0	0	0	0
<b>TOTAL</b>		<b>523</b>	<b>183</b>	<b>128</b>	<b>2</b>	<b>836</b>	<b>273</b>	<b>179</b>	<b>294</b>	<b>0</b>	<b>746</b>	<b>145</b>	<b>124</b>	<b>445</b>	<b>2</b>	<b>716</b>	<b>191</b>	<b>256</b>	<b>650</b>	<b>2</b>	<b>1099</b>	<b>307</b>	<b>491</b>	<b>230</b>	<b>3</b>	<b>1031</b>

Note: Permits totals revised for cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2025.

KEY: SF = Single Family Dwelling; TH = Townhouse; APT/CO = Apartment/Condominium; MH = Mobile Home

**Table 14B**

SCHOOL	Harford County Population and Households By High School District: 2020- 2024									
	2020*		2021*		2022*		2023*		2024*	
	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
Aberdeen	14,658	36,981	14,960	39,703	15,321	40,647	15,747	41,762	16,295	43,197
Bel Air	11,870	30,316	11,912	31,614	11,922	31,628	11,931	31,641	11,933	31,635
C. Milton Wright	11,047	30,750	11,173	29,652	11,202	29,720	11,292	29,947	11,428	30,296
Edgewood	15,223	40,275	15,225	40,407	15,230	40,404	15,233	40,397	15,301	40,563
Fallston	10,913	29,936	11,012	29,226	11,069	29,366	11,127	29,508	11,152	29,563
Havre de Grace	8,673	21,381	8,711	23,119	8,820	23,399	8,856	23,485	8,994	23,844
Joppatowne	8,052	21,321	8,084	21,456	8,134	21,581	8,141	21,591	8,247	21,864
North Harford	10,774	30,157	10,829	28,741	10,889	28,888	10,930	28,987	10,957	29,048
Patterson Mill	7,072	19,807	7,172	19,034	7,210	19,127	7,230	19,173	7,238	19,189
<b>TOTAL</b>	<b>98,282</b>	<b>260,924</b>	<b>99,078</b>	<b>262,952</b>	<b>99,797</b>	<b>264,761</b>	<b>100,487</b>	<b>266,491</b>	<b>101,546</b>	<b>269,199</b>

\* Note: Population and household figures have been revised to reflect 2020 Census data (April 1 of each year).

Source: Harford County Dept. of Planning and Zoning, May 2025.

# APPENDIX C

**Table 15C**

JANUARY - DECEMBER 2024			
WATER CONSUMPTION & SEWAGE GENERATION			
Total Number of Accounts	Retail	Water and Sewer	42,099
		Water Only	1,565
		Sewer Only	3,175
	Wholesale	Water Only	14
		Sewer Only	3
	Total	Water and Sewer	46,856
WATER			
Total Number of Water Accounts (VBA)	Retail	Water	43,664
	Wholesale	Water	14
Average Daily Water Production Total Retail and Wholesale Customers	12.64 MGD		
Maximum Day Water Production Total Retail and Wholesale Customers	15.60 MGD		
Average Water Usage per Account – All Retail Accounts	228 MGD		
Average Residential Water Usage per Account – Retail Accounts	191 MGD		
Average Commercial / Industrial Water Usage per Account – Retail Accounts	1,596 MGD		
SEWAGE			
Total Number of Sewer Accounts	Retail	Sewer	45,274
	Wholesale	Sewer	3
Average Treated Sewage Flow – Total Retail and Wholesale Customers	10.96 MGD		
Maximum Day Treated Sewage Flow – Total Retail and Wholesale Customers	28.09 MGD		
Average Sewage Generation per Account – All Retail Accounts	228 MGD		
Average Residential Sewage Generation per Account – Retail Accounts	191 MGD		
Average Commercial / Industrial Sewage Generation per Account – Retail Accounts	1,596 MGD		

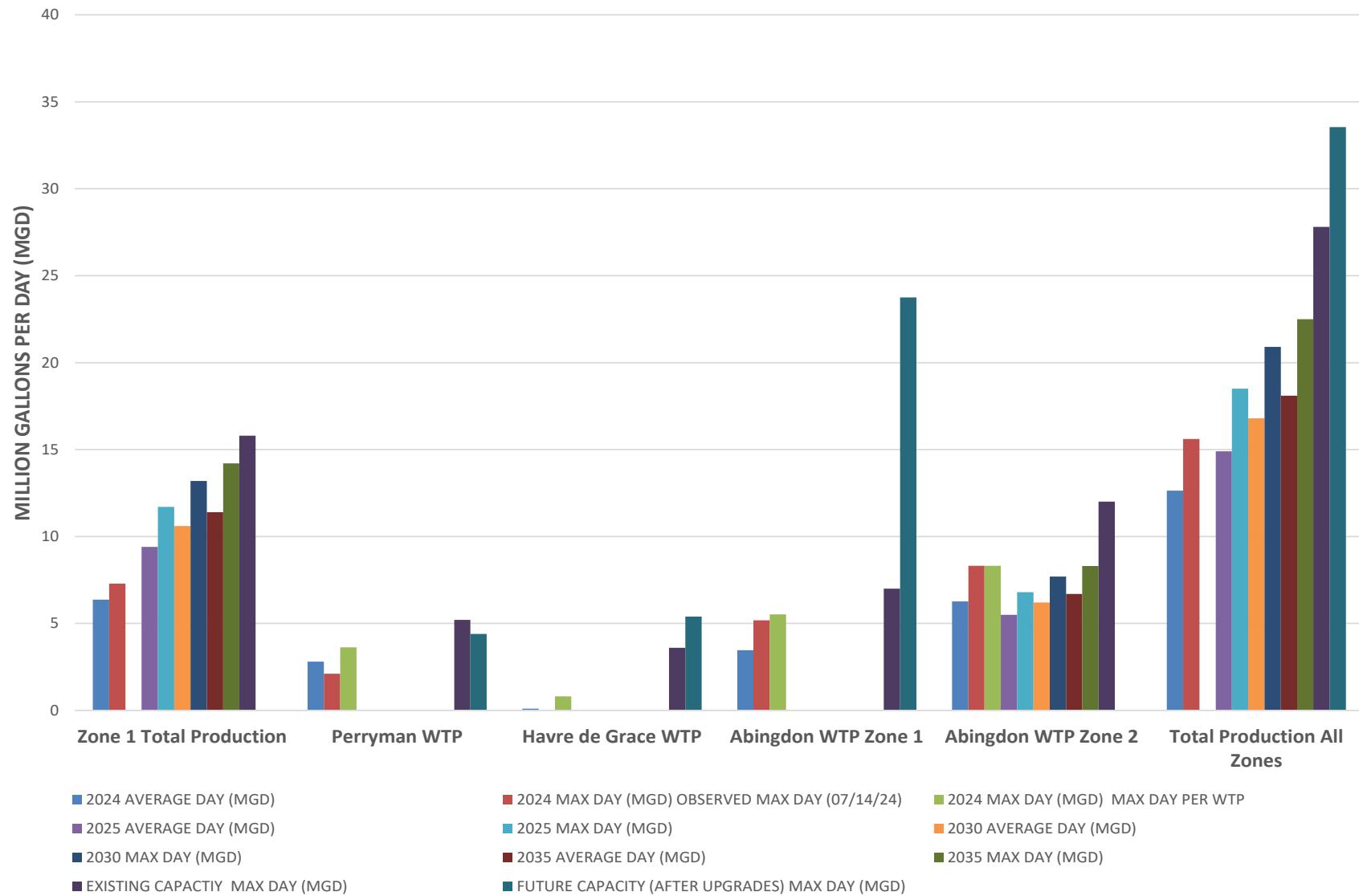
Note: MGD = Million Gallons per Day, GPD = Gallons per Day

Valid Billing Accounts (VBA) - Includes all active valid billing accounts during the selected calendar year.

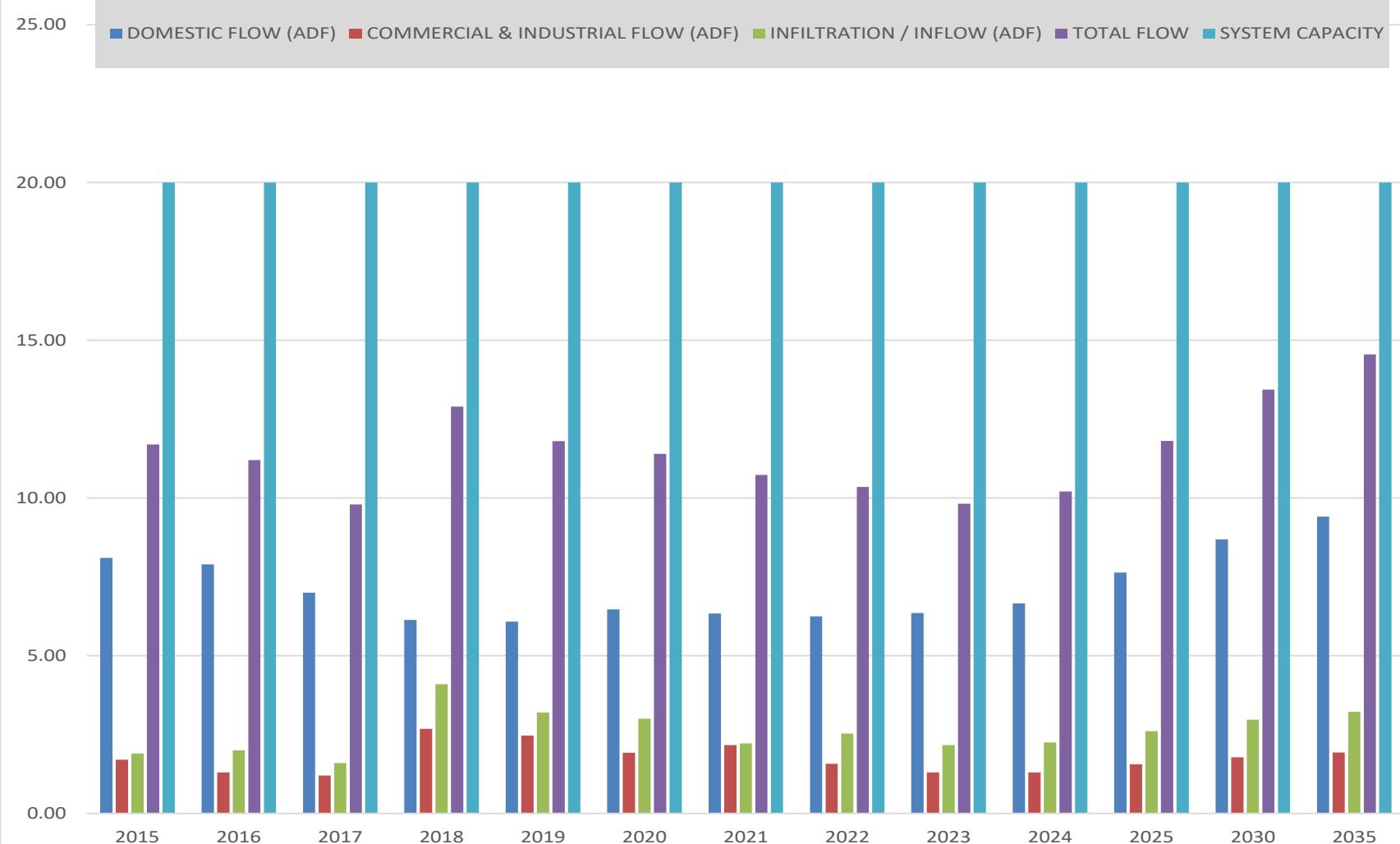
Valid Consumption Records (VCR) - Includes all valid active billing accounts (VBA) with consumption during the selected calendar year.

Source: 2024 Adequate Public Facilities Report, Dept. of Public Works, Division of Water and Sewer

**TABLE 16C**  
**HARFORD COUNTY WATER PRODUCTION PROJECTIONS: 2024-2035**



**Table 17C**  
**Sod Run Present and Projected Sewage Demands and Planned Capacities in**  
**Million Gallons Per Day (MGD): 2015-2035**



**Table 18C**  
**2024 EXISTING WATER & SEWER CAPITAL PROJECTS**

The Capital Improvement Program establishes projects for expanding and improving water and sewer facilities. This list of 2024 Capital Projects includes the project status.

PROJECT NO.	PROJECT NAME	PROJECT STATUS
<b>Water Projects</b>		
5401	MDTA Projects	Under Construction
5424	Abingdon WTP Generator & Switchgear Upgrade	30% Design Complete, Design-Build Planned
5425	Central Laboratory Study	100% Study Complete
6130	Abingdon WTP pH Control System	100% Design Complete
6141	HDG WTP Clearwell Baffel Wall	Under Construction
6141	HDG WTP Filter-to-Waste Piping	Under Construction
6152	Water Tank Design and Construction	Future Project
6492	Replacement of Water Booster SCADA	Under Construction
6660	Water Zone Improvements	On-going
6687	Abingdon Road Water Main	100% Design Complete
6718	Baltimore City Deer Creek P.S. Improvements	30% Design Complete
6723	Brierhill Estates Water Main	30% Design Complete
6001	Perryman Water Treatment Plant Improvements	Preliminary Engineering
6345-2	Havre de Grace Transmission Main Relocation (Amtrack)	30% Design Complete
6627A & B	Tollgate Road Parallel Water Main	70% Design Complete
<b>Sewer Projects</b>		
5401	MDTA Projects	Under Construction
5402	Joppatowne WWTP Improvements	90% Design Complete
5428	Magnolia Road Sewer Petition	90% Design Complete
5429	Woodridge Manor Area Sewer Petition	90% Design Complete
6019	Sod Run Bio-solids Facility Enhancements	Under Construction
6104	Storage/Inventory Study	100% Study Complete
6112	Pump Station Improvements	On-going
6113	Sod Run Ultraviolet Disinfection System	100% Design Complete, On Hold
6190	Frey's Road Sewer Petition	100% Design Complete
6692	Bush Creek P.S. Improvements	60% Design Complete
6703	Bynum Run Parallel Phase 6	Design is a Future Project
6712	Edgewood Interceptor Parallel	Project on Hold, Awaiting Modeling
6714	Infiltration/Inflow	On-going
6724	Sod Run WWTP Facility Improvements	Under Construction
6726	Sewer Flow Monitoring & Model Calibration	100% Study Complete
6730	Bill Bass P.S. Force Main Parallel Replacement	Project on Hold 50% Design Complete
6112	Bear Cabin Pump Station Vibration Study	Study Complete, Preliminary Engineering Underway
6112	Winters Run Pump Station VFD and HVAC Upgrades	30% Design Complete
6112	Plumtree Pump Station VFD and Bypass Upgrades	90% Design Complete
3508	Bill Bass Pump Station Upgrades	Preliminary Engineering Underway
6458-1	Bynum Aerial Sewer Rehabilitation	Preliminary Engineering Study Complete
6243	Glenwood Sewer Petition	100% Design Complete

# APPENDIX D

**Table 19D**  
**Signalized Intersection Capacity Analyses**  
**Level Of Service And Delay In Seconds**  
**2020-2024**

Intersection	2024 Peak Hour Level Of Service / Delay In Seconds	2023 Peak Hour Level Of Service / Delay In Seconds	2022 Peak Hour Level Of Service / Delay In Seconds	2021 Peak Hour Level Of Service / Delay In Seconds	2020 Peak Hour Level Of Service / Delay In Seconds
Business US 1 and MD 24	D / 46.5		D / 43.0		
Business US 1 and Moores Mill Road	C / 32.2		D / 43.0		
MD 22 and MD 136		C / 20.2		B / 19.7	
MD 22 and MD 543		C / 33.3	D / 41.6		
MD 24 and Bel Air South Parkway	D / 35.7	C / 23.5			
MD 24 and Forest Valley Road		A / 8.5		A / 8.6	
MD 24 and Hanson Road	C / 27.0			C / 30.0	
MD 24 and I-95 Northbound Ramps		F / 157.9		E / 70.1	
MD 24 and Jarrettsville Road	C / 23.3		C / 22.4		C / 20.9
MD 24 and Plumtree Road	C / 31.5	B / 17.0			
MD 24 and Ring Factory Road	D / 43.1	D / 40.3			
MD 24 and Singer Road	E / 57.2		D / 38.6		
MD 24 and Wheel Road	D / 37.7	C / 30.5	D / 42.3		
MD 147 and Connolly Road	B / 18.5	C / 20.3			C / 24.3
MD 152 and Hanson Road		C / 20.0	B / 17.6		B / 16.6
MD 152 and MD 7		C / 34.2		C / 32.8	
MD 152 and Trimble Road		C / 27.8	C / 26.3		C / 24.3
MD 155 and Bulle Rock Parkway		C / 23.6		B / 18.5	
MD 155 and Canvasback Drive		B / 18.8		B / 19.2	
MD 924 and Bel Air South Parkway / Laurel Bush Road	D / 44.7	D / 43.3			
MD 924 and MacPhail Road	C / 25.7	C / 29.3		D / 43.6	
MD 924 and Moores Mill Road / Vale Road	B / 17.4		B / 19.6		B / 17.0
MD 924 and Patterson Mill Road	C / 20.5	C / 22.7			
MD 924 and Plumtree Road / MedStar Boulevard	C / 27.8	B / 17.6			B / 19.0
MD 924 and Ring Factory Road	C / 34.9	C / 34.3		C / 32.0	
MD 924 and Wheel Road	C / 35.0	C / 24.6			
Revolution Street and Lewis Lane		B / 12.7	B / 16.8		
US 1 and Connolly Road / Whitaker Mill Road	C / 35.0	D / 36.5			
US 1 and MD 152	C / 35.0	C / 33.2			
US 40 and Joppa Road		C / 25.9		C / 23.8	
US 40 and MD 7A / Post Road		B / 16.8		C / 23.6	
US 40 and MD 132 / Bel Air Avenue	C / 28.5		C / 30.6	C / 31.4	
US 40 and MD 152		D / 40.6		D / 42.1	

Counts were not collected in 2020 after March 13 due to the impact of the Covid 19 global pandemic and the Maryland State of Emergency. Although the Governor lifted the Maryland State of Emergency in July 2021, volumes are still impacted by the ongoing Covid 19 global pandemic. Covid 19 Federal/National Emergency ended on May 11, 2023.

Source: Harford County Dept. of Planning and Zoning, April 2025.

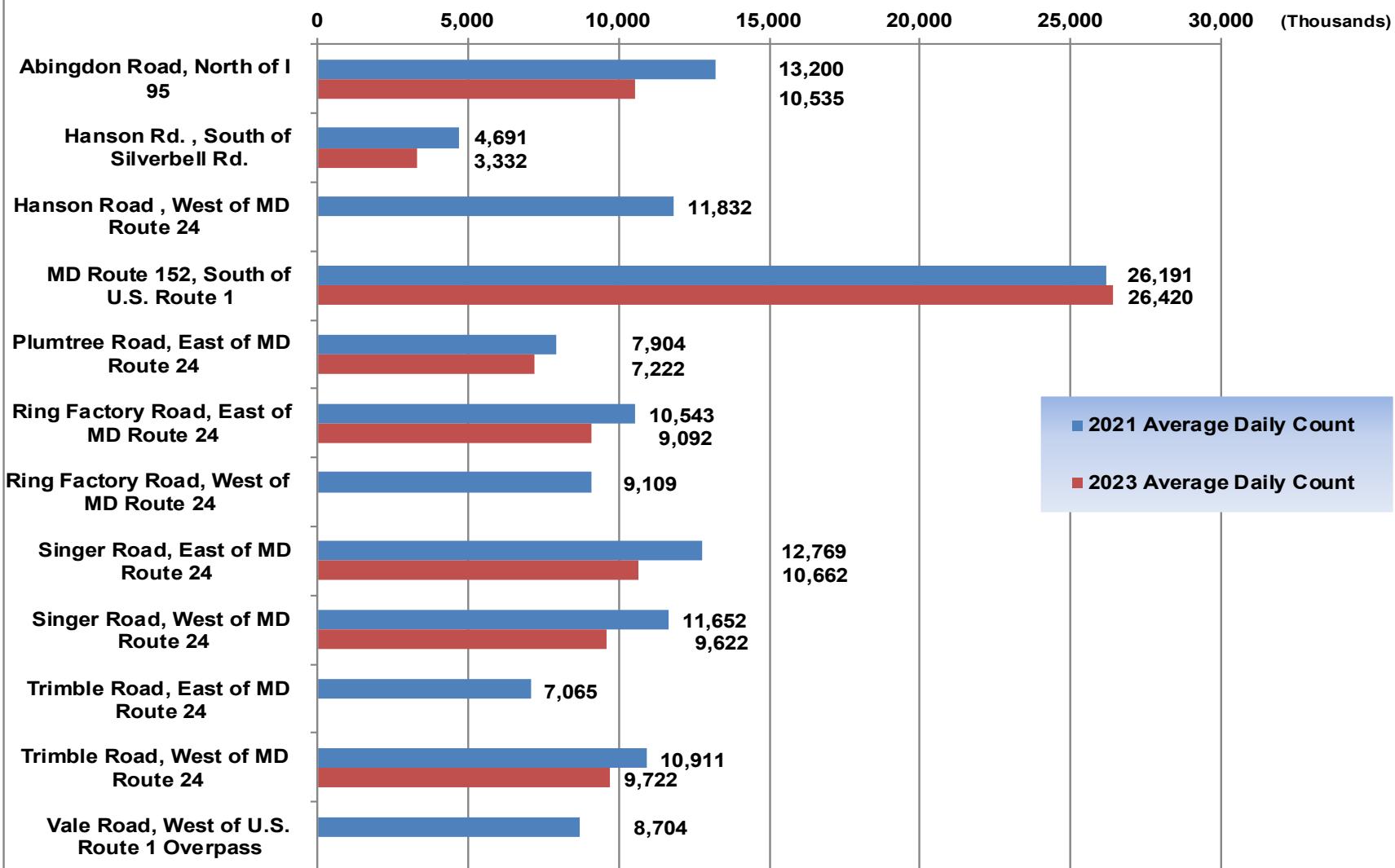
**Table 20D**  
**Unsignalized Intersection Capacity Analyses**  
**Level Of Service And Delay In Seconds**  
**2020-2024**

Intersection	2024 Peak Hour Level Of Service / Delay In Seconds	2023 Peak Hour Level Of Service / Delay In Seconds	2022 Peak Hour Level Of Service / Delay In Seconds	2021 Peak Hour Level Of Service / Delay In Seconds	2020 Peak Hour Level Of Service / Delay In Seconds
Bel Air South Parkway and Blue Spruce Drive	F / 160.9	F / 121.2			
Business US 1 and Henderson Road			F / 54.5		E / 40.8
Chapel Road and Earlton Road / Robinhood Road		B / 11.6		B / 10.9	
Chapel Road and GoForth Drive		B / 11.0		B / 10.7	
MacPhail Road and Brierhill Road / Ring Factory Road		C / 15.5	B / 11.9		B / 13.4
MD 7 and Brass Mill Road				E / 45.4	F / 120.6
MD 7 and Joppa Farm Road		E / 39.1		C / 22.2	
MD 7 and Stepney Road			F / 51.7	E / 48.1	F / 241.5
MD 22 and Aldino Stepney Road		F / 140.8	E / 39.9	F / 50.8	F / 52.4
MD 23 and Grafton Shop Road	E / 40.4		F / 53.6		D / 32.6
MD 152 and Connolly Road	F / 108.5	F / 51.9			
MD 152 and Reckord Road	E / 48.8	D / 25.9			
MD 159 and Canning House Road			A / 9.7	A / 9.9	
MD 159 and Chelsea Road			D / 28.0	B / 11.3	
MD 159 and Fords Lane			B / 10.0	A / 9.6	
MD 159 and Old Philadelphia Road			A / 5.2	A / 4.6	
MD 159 and Spesutia Road			C / 23.9	C / 24.8	
Tollgate Road and Bel Air South Parkway	E / 42.2	E / 39.8	F / 98.5		
Tollgate Road and Wheel Road	A / 7.6	A / 7.6			
US 1 and Reckord Road	F / 297.3	F / 572.0		F / 81.2	

Counts were not collected in 2020 after March 13 due to the impact of the Covid 19 global pandemic and the Maryland State of Emergency. Although the Governor lifted the Maryland State of Emergency in July 2021, volumes are still impacted by the ongoing Covid 19 global pandemic. Covid 19 Federal/National Emergency ended on May 11, 2023.

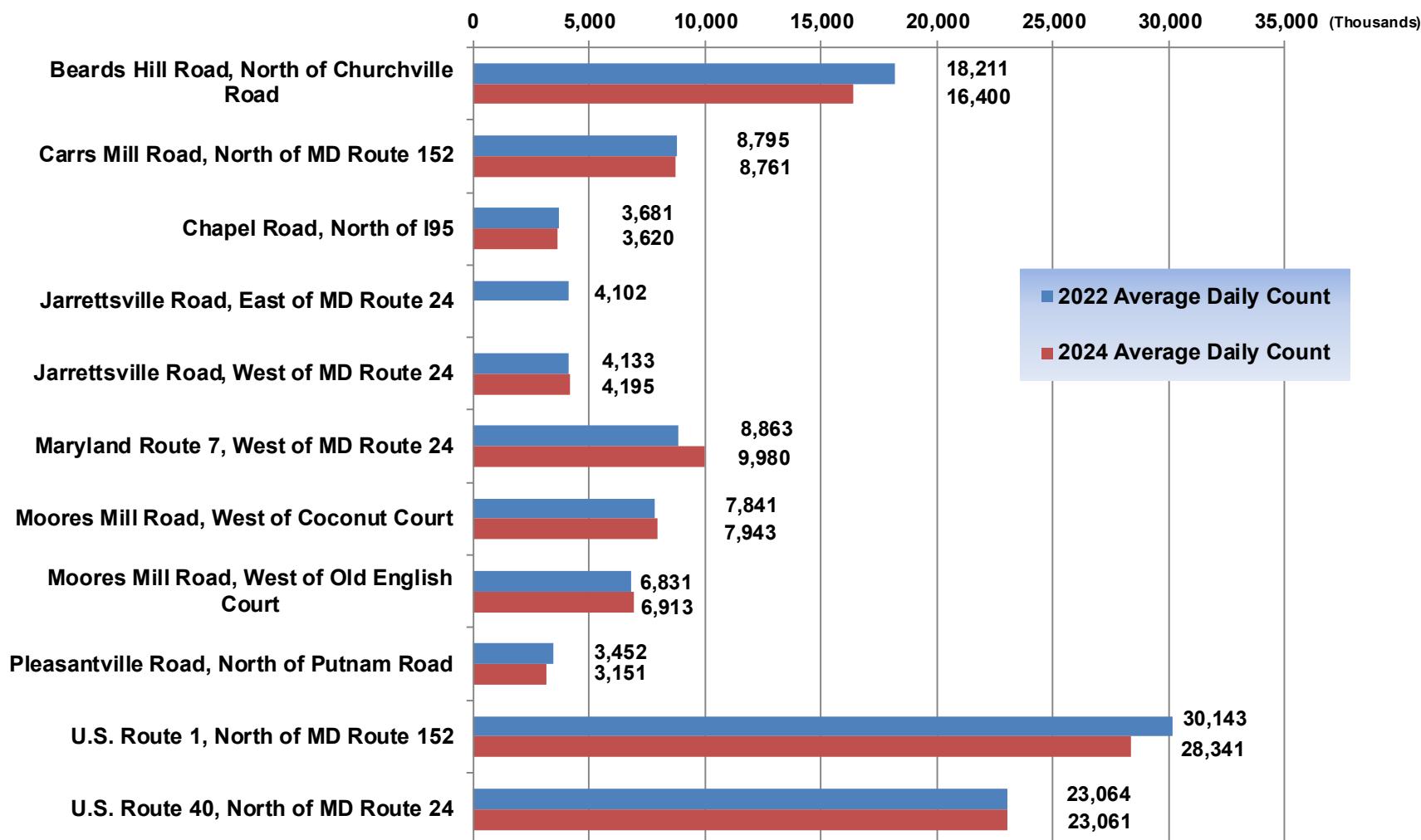
Source: Harford County Dept. of Planning and Zoning, April 2025.

**Table 21D.1**  
**48 Hour Average Weekday Daily Traffic Volume: 2021 and 2023**



Source: Harford County Dept. of Planning and Zoning, May, 2024.

**Table 21D.2**  
**48 Hour Average Weekday Daily Traffic Volume: 2022 and 2024**



Source: Harford County Dept. of Planning and Zoning, May, 2025

**Table 22D**  
**List of Approved County Capital Projects Funded for Construction in Fiscal Year 2024**

Project Name	Project Type
Boggs Road Bridge #66 over Long Branch	Bridge Replacement
Deep Run Road Bridge #152 over Deep Run	Bridge Replacement
Johnson Mill Road Bridge #45 over Stout Bottle Branch	Bridge Replacement
Bridge and Culvert Rehabilitation	Repairs
Bridge and Scours Repairs	Repairs
Bridge Painting	Repairs
Curb, Sidewalks, and Handicap Ramp Replacement	Repairs
Drainage Improvements	Repairs
Guardrails	Repairs
Stormdrain Rehabilitation	Repairs
Streetlights	Upgrades
Intersection Improvements*	Safety/Capacity Improvements
Traffic Calming, Bicycle and Road Safety Improvements	Safety Improvements
Traffic Signals	Safety Improvements
New Roads and Stormdrains	Construction
Washington Court Access Road	Construction
Resurfacing Roadways*	Resurfacing
Efficiency Capital Investment Projects	Reduce Cost and Improve the County's Environmental Footprint
Highway Facilities Repair Program	Repair and Improve County Highway Buildings

\*Note: These are ongoing county-wide project activities that include repairs, upgrades, and resurfacing of roads and bridges selected each spring dependent upon severity of roadway problems and cost for repairs.

**Table 23D**  
**List of State Consolidated Transportation Program Funded for Construction in Fiscal Year 2024**

Project Name	Project Type
US 1 Business - Conowingo Road	Safety and Resurfacing
MD 24 - Emmorton Road	Geometric Improvements
Ma & Pa Trail, Segment 3	Construction
MD 24 - Rocks Road	Construction
I-95 Northbound Express Toll Lanes (ETL) Extension	Construction

Source: Harford County Dept. of Planning and Zoning, May 2025.

Table 24D

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
Priority Letter Key Priorities					
MD22	MD 155	MD 136	Capacity Improvements	Capacity	Yes - Key Priority 1
MD23 @ Grafton Shop Road			Roundabout	Safety / Operations	Yes - Key Priority 2
MD7 @ Stepney Road			Signal or Roundabout	Safety / Operations	Yes - Key Priority 3
US 1 Bypass @ MD 24 Interchange			Construct a 2nd southbound left turn lane and a receiving lane from US 1 Bypass onto MD 24	Capacity	Yes - Key Priority 4
US 40 @ Otsego Street/Ohio Street			Capacity Improvements	Capacity	Yes - Key Priority 5 (Havre de Grace)
US 40 Shared Use Path	Hatem Bridge	MD 715	Shared Use Path	Bicycle / Pedestrian	Yes - Key Priority 6
Harford Transit Operations Facility			New Transit Operations Facility	Transit	Yes - Key Priority 7 (Harford Transit LINK)
MD7	Hollywoods	Stepney Road	Sidewalk	Bicycle / Pedestrian	Yes - Key Priority 8
MD755	US 40	MD 24	Sidewalk	Bicycle / Pedestrian	Yes - Key Priority 8
MD543	1900 Fountain Green Road	Hickory Elementary School	Sidewalk	Bicycle / Pedestrian	Yes - Key Priority 8
MD924	MacPhail Road	Crofton Road	Sidewalk	Bicycle / Pedestrian	Yes - Key Priority 8
MD147 @ MD 152			Capacity Improvements	Capacity	Yes - Key Priority 9
MD24 Northbound - North of I-95	Singer Road	Plumtree Road	Construct a 3rd northbound through lane	Capacity	Yes - Key Priority 10
MD24 Northbound - South of I-95	MD 7	I-95	Capacity Improvements	Capacity	Yes - Key Priority 11
Aberdeen Train Station			Station Square (engineering)	Transit	Yes - Key Priority 12 (Aberdeen)
Bel Air Circulation Improvements	Bond Street	Hays Street	Eliminate the redundant right turn movement and close two-way traffic on Business US 1 from Bond Street to Hays Street	Safety / Operations	Yes - Key Priority 13 (Bel Air)
US 40 @ MD 132/Oakington Road and Old Post Road @ Oakington Road (Oakington Peninsula Access)	US 40	Old Post Road	Traffic Study and Access and Traffic Circulation Improvements	Capacity	Yes - Key Priority 14
Priority Letter Addendum					
MD23 @ MD 146 / Madonna Road			Roundabout	Capacity	Yes - Addendum
MD24	APG (Edgewood)	I-95	Construct a 3rd northbound through lane	Capacity	Yes - Addendum
US 1 @ Reckord Road			Signal	Safety / Operations	Yes - Addendum

**Table 24D**

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
MD 155 @ I-95			Interchange Improvement - add an eastbound MD 155 left turn lane onto the northbound I-95 on ramp	Safety / Operations	Yes - Addendum
MD 23 (East-West Highway) @ MD 165 (Baldwin Mill Road)			Capacity Improvements	Safety / Operations	Yes - Addendum
US 1 @ Fallston Village			Drainage Improvement	Safety / Operations	Yes - Addendum
US 40	West Bel Air Avenue	Market Street	Drainage Improvement	Safety / Operations	Yes - Addendum
Access Management - US 1 Business @ Bel Air Plaza	MD 24	Kelly Avenue	Install a raised median, convert the access to Bel Air Plaza and Bel Air Town Center to right-in and right-out, and remove the signal between Kelly Avenue and MD 24	Safety / Operations	Yes - Addendum
Access Management - MD 22 Median	Brierhill Drive	Moores Mill Road	Install a raised median	Safety / Operations	Yes - Addendum
Access Management - MD 22 @ Wawa	MD 543	Econ Drive	Construct a raised "T" median	Safety / Operations	Yes - Addendum
Access Management - MD 22 @ Campus Hills Shopping Center	Campus Hills Shopping Center	Arena Club Access	Convert the entrance to Campus Hills Shopping Center and the 3 access points between Campus Hills Drive and the Arena Club to a right-in / right-out and relocate the signal from Campus Hills Shopping Center entrance to the intersection of Campus Hills Drive	Safety / Operations	Yes - Addendum
Paradise Road @ Beards Hill Road			Roundabout	Safety / Operations	Yes - Addendum
MD 22 @ Aldino Stepney Road			Signal	Safety / Operations	Yes - Addendum
West Bel Air Avenue (MD 132) @ Middleton Road			Roundabout and Pedestrian Improvements	Safety / Operations	Yes - Addendum
I-95 Tydings Bridge EZ Pass Commuter Pass Plan	Harford County	Cecil County	New Electronic Toll Structure	Safety / Operations	Yes - Addendum
Harford Transit			Extend evening hours and implement Saturday service	Transit	Yes - Addendum
MD 24 Shared Use Path (Forest Hill)	Red Pump Road	Rockspring Church Road	Shared Use Path	Bicycle / Pedestrian	Yes - Addendum
MD 22 Bicycle and Pedestrian Upgrades	MD 543	APG	Sidewalks, Bicycle Lanes and Share the Road Signage	Bicycle / Pedestrian	Yes - Addendum
Bel Air to Harford Community College Trail	Moores Mill Road	Harford Community College	Trail	Bicycle / Pedestrian	Yes - Addendum
Woodley Road Extended (Formerly known as Perryman Road A)	Michaelsville Road	MD 715	0 to 2 Lanes; New 2-lane road	Economic Development	Yes - Addendum
East Coast Greenway Susquehanna River Crossing	Harford County	Cecil County	Bicycle and Pedestrian bridge	Economic Development	Yes - Addendum
I-95					
I-95 Section 200	North of MD 43	MD 24	Add 2 southbound Express Toll Lanes	Capacity	No

Table 24D

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
I-95 Northbound Dynamic Messaging Sign			Install a Dynamic Messaging Sign along I-95 Northbound prior to the MD 24 / MD 924 ramp	Safety / Operations	No
I-95 Section 200	MD 24	MD 543	Widen from 6 lanes to 10 lanes	Capacity	No
I-95 Southbound Part-Time Shoulder Usage	Maryland House Travel Plaza	MD 24	Capacity Improvements	Capacity	No
I-95 Section 200	MD 543	MD 22	Widen from 6 lanes to 8 lanes	Capacity	No
I-95 Section 300	MD 22	Cecil County	Widen from 6 lanes to 8 lanes	Capacity	No
US 1					
US 1 Bypass	MD 147/Business US 1	US 1 (Hickory Bypass)	Widen from 2 to 4 lanes	Capacity	No
US 1 Bypass			Bridge replacement	Safety / Operations	No
US 1 (Bel Air Road)	MD 152	MD 147/Business US 1	Widen from 4 to 6 lanes	Capacity	No
US 1 (Bel Air Road) @ MD State Police Entrance			Access Improvement	Safety / Operations	No
US 1 @ MD 152			Capacity Improvements	Capacity	No
US 1 (Bel Air Road)	Perry Hall Area	MD 152	Widen from 4 to 6 lanes	Capacity	No
US 1 BUSINESS					
US 1 Business	MD 147/Business US 1	MD 24	Widen from 3 or 4 lanes to 5 lanes	Capacity	No
US 1 Business	MD 24	Tollgate Road	Safety and Resurface	Safety / Operations	No
US 1 Business "Bel Air Boulevard"	Tollgate Road	Hays Street	Road Diet - reduce the road footprint from 5 to 4 lanes by removing the 2-way center turn lane	Safety / Operations	No
Business US 1 (Conowingo Road) @ Henderson Road			Signal	Safety / Operations	No
US 1 Business	Moores Mill Road	US 1 Bypass	Safety and Resurface	Safety / Operations	No
US 40 (HAVRE DE GRACE)					
US 40 Streetscape	Old Post Road	Hatem Bridge	Streetscape	Safety / Operations	No
Ohio Street	MD 155	US 40	Widen from 2 to 4 lanes	Capacity	No
US 40					
US 40 @ Swan Creek			Bridge rehabilitation	Safety / Operations	No
US 40	Robinhood Road	MD 715	Widen from 4 to 6 lanes	Capacity	No
US 40	MD 543	Lufkin Road	Widen from 4 to 6 lanes	Capacity	No
US 40 @ MD 543			Capacity Improvements	Safety / Operations	No

Table 24D

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
US 40	MD 152	Baltimore County Line	Safety and Resurface	Safety / Operations	No
MD 7					
MD 7 Sidewalk	Clearview Road	Edge of school property	Sidewalk in front of William Paca /Old Post Elementary School	Bicycle / Pedestrian	No
MD 7 @ Abingdon Road			Capacity Improvements	Capacity	No
Abingdon Road	MD 924	US 40	Upgrade	Safety / Operations	No
Hookers Mill Road	Laurel Bush Road	MD 136	Upgrade	Safety / Operations	No
MD 7 @ MD 136			Capacity Improvements	Capacity	No
MD 7	MD 543	US 40	Widen from 2 lanes to 4 lanes	Capacity	No
MD 7 @ Brass Mill Road			Capacity Improvements	Capacity	No
Stepney Road	MD 7	Bush Chapel Road	Upgrade	Safety / Operations	No
Bush Chapel Road	Stepney Road	West Bel Air Road	Upgrade	Safety / Operations	No
MD 22					
MD 22	MD 543	I-95	Widen from 2-3 lanes to 4-5 lanes	Capacity	No
MD 22	MD 462 (Paradise Road)	US 40	Widen from 4 to 6 lanes	Capacity	No
MD 22 Eastbound HOV Lane	Old Post Road	APG	HOV lane	Capacity	No
MD 22 @ US 40			Capacity Improvements	Capacity	No
MD 22	MD 462	Mount Royal Avenue	Noise Abatement	Safety / Operations	No
Access Management - MD 22 @ Beards Hill Plaza	Middleton Road	Beards Hill Road	Provide an access to the shopping center from Middleton Road	Safety / Operations	No
MD 22 @ MD 156			Intersection realignment	Safety / Operations	No
MD 22 (HCC to MD 155)	HCC	MD 155	Widen from 2-3 lanes to 4-5 lanes	Capacity	No
MD 22	Prospect Mill Road	Thomas Run Road	Capacity Improvements	Capacity	No
MD 22 @ MD 543			Capacity Improvements	Capacity	No
MD 22 @ John Carroll High School			Capacity Improvements	Capacity	No
MD 23					
MD 23			Bridge replacement	Safety / Operations	No
MD 23 @ High Point Road			Roundabout	Safety / Operations	

**Table 24D**

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
MD 23 (Norrisville Road/Jarrettsville Road) @ MD 165 (Baldwin Mill/Federal Hill Road)			Increase the truck turning radius for right turning traffic	Safety / Operations	No
MD 24					
MD 24 @ Trimble Road			Crosswalk	Bicycle / Pedestrian	No
MD 24 @ MD 755			Capacity Improvements	Capacity	No
MD 755 @ MD 24			Pedestrian Improvement	Bicycle / Pedestrian	No
MD 24	Singer Road	US 1 Bypass	Widen from 4 to 6 lanes	Capacity	No
MD 24 @ Singer Road			Grade separated intersection	Safety / Operations	No
MD 24 @ Wheel Road			Grade separated intersection	Safety / Operations	No
MD 24 Shared Use Path (Bel Air)	MacPhail Road	Boulton Street	Shared Use Path	Bicycle / Pedestrian	No
Atwood Road @ Marketplace Drive			Roundabout	Safety / Operations	No
Boulton Street @ Kelly Avenue			Roundabout	Safety / Operations	No
Rock Spring Road (MD 924 and MD 24)	Town of Bel Air	MD 23	Signal Timing	Safety / Operations	No
MD 24 (Rock Spring Road)	US 1 Bypass	MD 23	Widen from 2 to 4 lanes	Capacity	No
MD 24 @ Myers Drive			Capacity Improvements	Capacity	No
MD 24 (Section G)	Sharon Road	Ferncliff Lane	Upgrade	Safety / Operations	No
MD 24 @ Branch of Deer Creek			Bridge replacement	Safety / Operations	No
MD 24 @ Tributary to Deer Creek			Bridge replacement	Safety / Operations	No
MD 24 @ St Mary's Road			Intersection Improvement	Safety / Operations	No
MD 624 @ St Mary's Road			Intersection Improvement	Safety / Operations	No
MD 132 (Bel Air Avenue)					
MD 132 @ CSX Crossing			ADA improvements of sidewalk at railroad crossing	Safety / Operations	No
MD 132B (OLD POST ROAD- ABERDEEN)					
MD 132B (Old Post Road) @ Emmitt Avenue			Crosswalk and ADA Sidewalk at Transit Stop	Bicycle / Pedestrian	No
MD 136					
MD 136	MD 7	US 1	Upgrade	Capacity	No
MD 136 @ Cool Spring Road			Intersection Improvement	Safety / Operations	No

Table 24D

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
MD136 @ Deer Creek			Bridge replacement	Safety / Operations	No
MD136 @ Falling Branch			Bridge replacement	Safety / Operations	No
MD 152 / MD 147					
MD152	APG (Edgewood)	US 40	Upgrade	Capacity	No
MD152	I-95	US 1	Upgrade	Safety / Operations	No
MD152	Stockton Road	south of Old Mountain Road	Geometric Improvements	Capacity	No
MD152 Bikeway	US 40	Carrs Mill Road	Striping and signage	Bicycle / Pedestrian	No
MD152 @ Singer Road			Capacity Improvements	Capacity	No
MD152 @ MD 147			Capacity Improvements	Capacity	No
MD147	Baltimore County Line	US 1 / US 1 Bypass	Upgrade	Safety / Operations	No
MD152 @ Carrs Mill Road / Old Fallston Road			Signal Timing	Safety / Operations	No
Carrs Mill Road	MD 152	Grafton Shop Road	Upgrade	Safety / Operations	No
Hess Road	MD 152	Baltimore County Line	Upgrade	Safety / Operations	No
MD 155					
MD155 @ Earltown Road			Capacity Improvements	Capacity	No
MD155 @ MD 161			Signal	Safety / Operations	No
MD 165					
MD165 @ Dooley Road			Roundabout	Safety / Operations	No
MD 462					
MD462 (Paradise Road)	MD 155	MD 132 (Bel Air Avenue)	Upgrade	Safety / Operations	No
MD 490 (UNION AVENUE HAVRE DE GRACE)					
MD490 (Union Avenue) @ Layfette Street			Drainage Improvement	Safety / Operations	No
MD 543					
MD543	US 40	US 1 (Hickory Bypass)	Widen from 2 to 4 lanes	Capacity	No
Bata Blvd Access Road	MD 543	Bata Blvd	0 to 2 Lanes; New 2-lane road	Capacity	No
MD543 (Creswell Area)	I-95	MD 136	Widen from 2 to 4 lanes	Capacity	No
MD543 @ MD 7			Capacity Improvements	Capacity	No
MD543 @ MD 136			Capacity Improvements	Capacity	No

Table 24D

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
MD 543 @ Wheel Road			Capacity Improvements	Capacity	No
MD 543 @ Eva Mar Blvd / Sparta Ct			Activate Signal	Safety / Operations	No
MD 646					
MD 646	MD 543	MD 136	Safety and Resurface	Safety / Operations	No
MD 924					
MD 924 Shared Use Path	Woodsdale Road	MacPhail Road	Shared Use Path	Bicycle / Pedestrian	No
MD 924	St. Clair Drive	Laurel Bush Road	Widen from 3 lanes to 4 lanes	Capacity	No
MD 924 @ Singer Road / Abingdon Road			Capacity Improvements	Capacity	No
MD 924 @ Holly Wreath Road			Capacity Improvements	Capacity	No
MD 924 @ Wheel Road			Capacity Improvements	Capacity	No
MD 924	Laurel Bush Road	Patterson Mill Road	Widen from 3-4 lanes to 5 lanes	Capacity	No
MD 924 @ Bel Air S Pkwy / Laurel Bush Road			Capacity Improvements	Capacity	No
MD 924 @ Plumtree Road / Medstar Blvd			Capacity Improvements	Capacity	No
MD 924 @ Patterson Mill Road / Barrington Place			Capacity Improvements	Capacity	No
MD 924 @ MacPhail Road			Capacity Improvements	Capacity	No
ABERDEEN TRAIN STATION TOD					
Aberdeen Train Station			TOD	Transit	No
Aberdeen Train Station			Parking and Exterior Improvements	Transit	No
BEL AIR SOUTH PARKWAY					
Bel Air South Parkway @ Blue Spruce Drive/Festival at Bel Air			Roundabout	Safety / Operations	No
CHAPEL ROAD					
Chapel Road	Robinhood Road / Earlton Road	Ohio Street	Upgrade	Safety / Operations	No
EDGEWOOD					
MD 755	MD 24	APG (Edgewood)	Widen from 2 to 4 lanes	Capacity	No
Willoughby Beach Road/Trimble Road Bikeway	Flying Point Park	Future County Park on Nuttal Avenue	Striping and signage	Bicycle / Pedestrian	No
HARFORD TRANSIT LINK					
Transit Signal Prioritization			Queue Jump Lanes on MD 22, MD 924 and US 40	Transit	No
JOPPA / JOPPATOWNE					
MD 7 @ Joppa Farm Road			Intersection Realignment; Capacity Improvements	Capacity	No

Table 24D

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
Trimble Road	Joppa Farm Road	MD 152	Upgrade	Safety / Operations	No
Joppa Farm Road Extended	Haverhill Road	Fort Hoyle Road	0 to 2 Lanes; New 2-lane road	Capacity	No
Joppa Farm Road	US 40	Trimble Road	Sidewalks, Bicycle Lanes and Signage	Bicycle / Pedestrian	No
Colonial Joppa Greenway	Jerusalem Mill	Mariner Point Park	On Road / Off Road Trail	Bicycle / Pedestrian	No
LSHG					
Lower Susquehanna Heritage Greenway (LSHG)	Conowingo Dam	Oakington Peninsula	Off Road Trail	Bicycle / Pedestrian	No
MA & PATRAIL					
Ma & Pa Trail	Williams Street trailhead	Blakes Venture Park	Off Road Trail	Bicycle / Pedestrian	No
Ma & Pa Trail (North Harford)	Wheeler School Road	Maryland / Pennsylvania State Line	Trail	Bicycle / Pedestrian	No
Ma & Pa Trail (Ultimate Connection)	Towson, Maryland (Area)	York, Pennsylvania (Area)	Trail	Bicycle / Pedestrian	No
MACPHAIL ROAD					
MacPhail Road	Brierhill Drive	Wheel Road	Upgrade	Safety / Operations	No
MacPhail Road Sidewalk	Edgehill Drive	MD 924	Sidewalk and Crosswalk	Bicycle / Pedestrian	No
MacPhail Road Shared Use Path	Homestead / Wakefield Elementary School Site	Atwood Road	Shared Use Path	Bicycle / Pedestrian	No
MacPhail Road (Missing Section)	MD 924	MD 24	0 to 2 Lanes; New 2-lane road	Capacity	No
MARC					
MARC Service	Northern Virginia	Philadelphia	Extend MARC service to Delaware and provide additional commuter rail service to Harford County	Transit	No
MTA					
MTA Commuter Service	Harford County	Downtown Baltimore and Harbor East	Additional MTA Commuter Bus Service	Transit	No
PERRYMAN					
MD715 Extended	Present Terminus	MD 22	0 to 4 Lanes; New 4-lane road	Capacity	No
Perryman Road B	US 40 @ Mitchell Lane	Canning House Road	0 to 2 Lanes; New 2-lane road and bridge	Capacity	No
PROSPECT MILL ROAD / THOMAS RUN ROAD					
Prospect Mill Road / Thomas Run Road connection	Prospect Mill Road	Thomas Run Road	0 to 2 Lanes; New 2-lane road	Capacity	No
Thomas Run Road	MD 22	West Medical Hall Road	Streetscape	Safety / Operations	No

**Table 24D**

COMPLETE MULTIMODAL TRANSPORTATION LIST (2024)					
Project Name	Project Limits		Improvement	Primary Category	In The Most Recent Priority Letter
	From	To			
Prospect Mill Road	MD 543	MD 22	Upgrade	Safety / Operations	No
SINGER ROAD					
Singer Road	Winters Run	Beaver Dam Road	Upgrade	Safety / Operations	No
SUSQUEHANNA RIVER CROSSING					
Amtrak Bridge Replacement	Harford County	Cecil County	Replace existing rail bridge	Transit	No
TOLLGATE ROAD					
Tollgate Road @ Bel Air South Parkway			Roundabout	Safety / Operations	No

# APPENDIX E

**Table 25E**  
**2024 HARFORD COUNTY APPROVED PRELIMINARY PLANS**

2024 RESIDENTIAL PRELIMINARY PLANS																
PLAN ID	PLAN NAME	ACREAGE	LOT ACREAGE	TAX MAP 1	PARCEL 1	TOTAL UNITS	SF UNITS	TH UNITS	APT UNITS	ENVELOPE	COMMENTS	PLAT 1	ZONING 1	ZONING 2	TYPE OF USE	DATE APPROVED
452/2023	1811 & 1815 HARFORD ROAD	0.7646	0.76160055	0194		2	2	0	0	YES	SUBDIVIDE PARCEL 194 INTO PROPOSED LOTS 1 & 2	220/27	R2		RESIDENTIAL	4/12/2024
402/2021	BELONGAROSS - LOTS 1 & 2	16.979	16.9790061	0376		2	2	0	0	NO	SUBDIVIDE PARCEL 4 TO CREATE LOTS 1 & 2		AG		RESIDENTIAL	7/31/2024
527/2023	BOYCE, LDS OF JACK & VICTORIA	12.45	12.450024	0183		2	2	0	0	NO	SUBDIVIDE AN EXISTING PARCEL INTO (2) SINGLE FAMILY RESIDENTIAL LOTS	220/91	AG		RESIDENTIAL	3/20/2024
011/2022	CAINE RIDGE LOTS 8-11	18.092	18.0920039	0427		4	4	0	0	NO	RE-SUBDIVIDE EXISTING LOT 6 TO CREATE (4) SINGLE FAMILY RESIDENTIAL LOTS AS LOTS 8-11	220/34	AG		RESIDENTIAL	2/26/2024
234/2023	CARSINS RESERVE	16.45	16.450058	0049		41	41	0	0	YES	CREATE (41) SINGLE FAMILY RESIDENTIAL LOTS		R2	COS	RESIDENTIAL	2/2/2024
148/2024	CATTAIL, LLC - LOT 1	2	20023	0024		1	1	0	0	NO	REVISE BOUNDARY SURVEY 218/72 BY CREATING LOT 1 AS A CHILD LOT (MALPF)	220/54	AG		RESIDENTIAL	6/5/2024
164/2024	EXETER GREEN - LOTS 35 & 43	4.659	1.4180055	0839		1	1	0	0	NO	SUBDIVIDE EXISTING LOT 35 TO CREATE (1) ADDITIONAL RESIDENTIAL LOT AS LOT 43	220/69	RR		RESIDENTIAL	7/10/2024
68/2024	FALLS CREST - LOTS 32 & 32A	6.11	3.1420048	0016		1	1	0	0	NO	REVISE PLAT 67-71 BY SUBDIVIDING EXISTING LOT 32 TO CREATE LOT 32A	220/32	RR		RESIDENTIAL	4/3/2024
341/2023	FAOUSM, LD OF LOTS 3,4,& 5	16.78	16.780018	0050		3	3	0	0	NO	SUBDIVIDE AN EXISTING PARCEL TO CREATE (3) ADDITIONAL SINGLE FAMILY LOTS		AG		RESIDENTIAL	10/10/2024
440/2023	FOARD, LDS OF THE ESTATE OF SAMUEL B., JR.	5.003	5.0030016	0096		1	1	0	0	NO	CREATE LOT 1 VIA FAMILY CONVEYANCE AROUND AN EXISTING DWELLING ON ARCEL 96 AND UNIMPROVED LAND FROM PARCEL 158	220/06	AG		RESIDENTIAL	1/11/2024
433/2023	GREENFIELDS - LOT 135	19.579	19.5790039	0450		1	1	0	0	NO	REVISE PLATS 28-32, 28-33 AND 28-34 BY REMOVING GREEN AND OPEN SPACE NOTES AND RENAMING AS LOT 135		RR		RESIDENTIAL	1/4/2024
250/2024	HARKINS, LDS OF W. HERBERT & PATRICIA A. - LOT 20	2	20033	0381		1	1	0	0	NO	CREATE ONE CHILD LOT FROM REMAINING LANDS		AG		RESIDENTIAL	9/5/2024
202/2024	HOY, LAND OF - LOT 1	2	20008	0008		1	1	0	0	NO	CREATE (1) CHILD LOT FROM AN EXISTING PARCEL	220/92	AG		RESIDENTIAL	9/23/2024
233/2024	KAHOE, LAND OF ROBERT - LOTS 7 & 8	27.09	40034	0316		2	2	0	0	NO	SUBDIVIDE EXISTING LOT 1 TO CREATE TWO LOTS (LOTS 7 & 8)		RR		RESIDENTIAL	9/16/2024
380/2023	KEYES, LDS OF - LOT 1	2	20043	0064		1	1	0	0	NO	CREATE (1) SINGLE FAMILY RESIDENTIAL LOT AS A CHILD LOT		AG		RESIDENTIAL	12/7/2024
303/2024	KNIGHT, LDS OF - LOT 2	4.11	4.110018	0069		1	1	0	0	NO	CREATE ONE RESIDENTIAL LOT AS A FAMILY CONVEYANCE LOT 2		AG		RESIDENTIAL	11/17/2024
412/2023	KNOPP, LDS OF - LOTS 1 & 2	31.7689	40024	0192		2	2	0	0	NO	CREATE (2) SINGLE FAMILY RESIDENTIAL LOTS FROM AN EXISTING PARCEL	220/93	AG		RESIDENTIAL	3/27/2024
424/2023	MOXLEY, LD OF	153.558	9.27270027	0110		3	3	0	0	NO	CREATE (3) SINGLE FAMILY RESIDENTIAL LOTS FROM AN EXISTING PARCEL		AG		RESIDENTIAL	3/22/2024
391/2024	ORNUFRAK, LD OF JOSEPH AND KATHY - LOT 1	2	20019	0142		1	1	0	0	NO	CREATE ONE SINGLE FAMILY RESIDENTIAL LOT		AG		RESIDENTIAL	11/19/2024
189/2023	PHILLIPS, LD OF FRANCIS S. LOT 3	8.279	8.2790039	0008		1	1	0	0	NO	SUBDIVIDE EXISTING LOT 1 TO CREATE LOT 2 AROUND AN EXISTING DWELLING		AG		RESIDENTIAL	1/28/2024
395/2023	REFORMATION BIBLE CHURCH, INC. - LOT 2	43.954	4.4740019	0038		1	1	0	0	NO	CREATE (2) SINGLE FAMILY RESIDENTIAL LOTS FROM AN EXISTING PARCEL		AG		RESIDENTIAL	4/11/2024
170/2024	SPOONER'S CREEK - LOT 2A	5.37	00024	0366		1	1	0	0	NO	SUBDIVIDE EXISTING LOT 2 TO CREATE LOT 2A	220/53	RR		RESIDENTIAL	6/27/2024
224/2024	TAYLOR, LD OF JAMES EDWARD, MELISSA M. TAYLOR	2	20026	0028		1	1	0	0	NO	REISE BOUNDARY SURVEY 218/59 BY CREATING LOT 2 AS A CHILD LOT	220/78	AG		RESIDENTIAL	7/26/2024
307/2024	WALTER, CHARLES E., JR. & MARA DILSON	14.61	14.610034	0320		2	2	0	0	NO	FAMILY RESIDENTIAL LOTS		AG		RESIDENTIAL	10/8/2024
49/2024	1/TRACT 6	14.96	1.9830005	0072		1	1	0	0	NO	CHILD LOT		AG		RESIDENTIAL	5/29/2024
464/2023	1/TRACT 9	38.24	1.9830005	0072		1	1	0	0	NO	CHILD LOT		AG		RESIDENTIAL	5/29/2024
157/2023	WILLOW OAK	11.84	11.840055	0197		5	5	0	0	NO	FAMILY RESIDENTIAL LOTS	220/35	AG		RESIDENTIAL	2/1/2024
				482.65	187.21		84	84	0	0						

2024 NON RESIDENTIAL PRELIMINARY PLANS																
PLAN ID	PLAN NAME	ACREAGE	LOT ACREAGE	TAX MAP 1	PARCEL 1	TOTAL UNITS	SF UNITS	TH UNITS	APT UNITS	ENVELOPE	COMMENTS	PLAT 1	ZONING 1	ZONING 2	TYPE OF USE	DATE APPROVED
178/2024	1301 GOVERNOR COURT	14.44	00062	0766		0	0	0	0	YES	RECONFIGURE LOT 1 LOTS OF M.GLACKIN AND LOT 7 LOTS OF WM PACA INDUSTRIAL PARK	220/55	GI		NON RESIDENTIAL	5/22/2024
66/2024	BYNUM RUN BUSINESS CENTER LOT 9A SUBDIVISION	2.91	1.58880040	0382		1	0	0	0	YES	REVISE PLAT 210-59 BY SUBDIVIDING EXISTING LOT 9A TO CREATE LOTS 9A & 9E	221/09	B3		NON RESIDENTIAL	5/28/2024
081/2024	MAGNOLIA ROAD CSEGS (SOLAR)	22.3	22.30069	0011		0	0	0	0	YES	CONSOLIDATE (2) PARCELS TO CREATE A LOT FOR A COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS) IN THE GI ZONING DISTRICT		GI		NON RESIDENTIAL	7/30/2024
				39.65	23.89											