

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on September 20, 2023, at 9:00 a.m. in the County Council Chambers, 212 South Bond Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Planning and Zoning
Clarence Cullum	Soil Conservation
Cari Biscoe	Health Department
Robert Anderson	DPW Engineering
Bill Snyder	Volunteer Fire & EMS
Missy Valentino	Board of Education
Crysta Draayer	Planner, Development Review

Also in attendance:

Jeff Campbell

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the projects. The meeting will then be opened up for anyone in attendance that may have questions or comments. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

Land of Famous – Lots 3, 4, & 5

Located on the southeast side of Macton Road, north of Mill Green Road.

Tax Map 18; Parcel 50. Fifth Election District. Council District D. Planner Crysta.

Plan No. P341-2023 Create 3 additional single family lots / 16.780 acres / AG

Received 8/14/2023 Bay State Land Services / Gloria Lucas Famous

Jeffrey Campbell – Bay State Land Services

We are proposing Lot 3, 4, and 5, Land of Famous. I would like to make this particular note that this subdivision particularly isn't necessarily a development per say in air quotes as much as it is a settlement of an estate. Two of the lots will actually be going to members of the estate as part of their financial buy out of the estate and the other lot will be put up for sale. Obviously for paying for the services of all the development of the cost of the remaining property. We are only looking to develop 16.78 acres of the total acreage of the parcel. Which escapes me on the copy of my plan. We do have forest conservation area being proposed and the forest stand delineation plan was submitted and approved by Harford County Planning and Zoning. Perc tests have been completed on the property and all three lots do show adequate septic reserve area.

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Bill Snyder – Volunteer Fire & EMS

Multiple Dwellings accessed from one driveway shall have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows are recommended.

Emergency Services – Read by Bill Snyder

Proposed dwelling located on proposed Lot 3 shall be addressed 1241 Macton Road. The proposed dwelling located on proposed Lot 5 shall be addressed 3605 Mill Green Road. The proposed dwelling located on proposed Lot 4 shall be addressed 3611 Mill Green Road. All proposed dwellings must display house numbers where they are clearly visible from the road they are addressed to.

Clarence Cullum – Harford Soil Conservation District

The proposed clearing and home construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The sediment and erosion control plan must be integrated with the SWM strategy during the design phases. Prior to "Final Plan" submission for erosion and sediment control review, please provide our office with the district plan review fee and voucher. Please note in the event the total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE.

Health Department – Cari Biscoe

The Health Department has reviewed the above referenced preliminary plan received on August 31, 2023. The site is located on the southeast side of Macton Road, north of Mill Green Road. This plan proposes to construct three additional single family lots from an existing parcel. Lot 3, 4 and 5 are unimproved and will be serviced with an individual well and an On-Site Sewage Disposal System. Soil tests were conducted on April 16, 2021. This office has the following comments regarding this proposal.

1. Identify the percentage of the steep slopes provided on the plan. All OSDS components must maintain at least a 25-foot horizontal distance of separation from slopes greater than 25%.
2. Lot 3 proposed well is in the Forest Retention Area. Either relocate the proposed well outside of the FRA or obtain approval from Planning and Zoning for the location shown.

This plan must meet all requirements of COMAR 26.04.03, COMAR 26.04.04 and all local codes and regulations.

Missy Valentino – Board of Education

The attendance areas for the property are North Harford Elementary, North Harford Middle and

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North Harford High School.

Robert Anderson – DPW Engineering
Sediment Control

Required Design Standards

- MDE – Maryland Standards and Specifications for Soil Erosion and Sediment Control, Dec 2011, or latest edition.

Required Plan Approvals

- A sediment control plan is required for the development of this site.
- A grading permit is required.
- Stormwater management must be addressed.

Stormwater Management (SWM)

Required Design Standards

- MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition.
- SWM-Harford County Code Chapter 214.

Required Plan Approvals

(All comments must be addressed to subsequent submittals)

- SWM Concept Plan
- SWM Site Development Plan
- SWM Final Plan (approval required before issuance of grading permit)

Required Permits

- Grading (needs final SM plan approval before issuance)
- Stormwater Management permit
- Note: Building permits require SWM permits before issuance
- Note: Use & Occupancy permits require SWM facilities to be constructed and inspected.

Required Easements

- A 20' wide access easement is required to the stormwater management facility for maintenance purposes.

Outfall Investigation

- A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the lot owner and shall be stipulated in the association documents.
- Practices located on individual lots are the maintenance responsibility of the owner.

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SWM Design Comments

- A Stormwater Management Concept Plan has been submitted for review and must be approved before preliminary plan approval.
- Stormwater management practices designed for and located on individual lots shall be constructed and inspected before the issuance of use and occupancy permits.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.

Highway Engineering

Required Design Standards

- Harford County Road Code
- Maryland Manual on Uniform Traffic Control Devices 2011 or latest edition (for the pavement striping and traffic control signs.)

Required Permits

- Access permits required for the proposed driveways along Mill Green Road and Macton Road.

Right-of-Way/Easement Required

- A 30" right-of-way dedication from the center line is required along Mill Green Road and Macton Road.

Drainage

- On-site water shall not be allowed to enter the public right-of-way.

Design Comments

- Site entrances for each lot shall have adequate sight distance for a 40-mph design speed.
- A sight line profile for each individual driveway is required before preliminary plan approval.
- The driveways must be paved within the county's right-of-way before issuance of any use and occupancy permits.
- Monumental masonry mailboxes or structures shall not be constructed within the county's right-of-way.

Crysta Draayer – Planner

1. This plan proposes to subdivide an existing parcel to create three (3) additional single-family lots. The property is zoned Agricultural (AG) and totals 50.46 +/- acres.
2. As of February 8, 1977, this parcel was part of an original tract of land that consisted of 60 +/- acres and carried six (6) development rights. Lot 1 was created as a family conveyance lot around an existing dwelling in 1991. Lot 2 was created as a family

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conveyance lot in 2006. Lots 3, 4, and 5 are being created via the utilization of three (3) development rights. Therefore, three (3) development rights will remain with the remaining lands.

3. The following must be addressed on the final plat:
 - a. A note must be added to the Subdivision Data to include the total acreage as of February 8, 1977.
4. This project is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD427-2022) has been submitted to the Department of Planning and Zoning and approved. A Forest Conservation Plan (FCP342-2023) has been submitted to the Department of Planning and Zoning but cannot be approved. A new version of the Forest Conservation Plan must address the following:
 - a. The Forest Conservation Plan depicts steep slope areas as “NRD”, but there is no NRD buffer provided to these areas. Per the Harford County Zoning Code, the Natural Resource District regulations and buffers apply to any land area exceeding 40,000 square feet with a slope in excess of 25%. If the identified steep slope areas do not meet this requirement, the areas should not be labeled as NRD.
5. Harford County Historic Preservation Commission review is not required for this plan. The portion of the parcel that is proposed for subdivision is not within the Mill Green National Register Historic District (HA-1781), nor does it contain any known architectural historic sites. Archeological analysis was not completed for this plan.

Public Comments:

No Comments.

Meeting adjourned at 9:18 am.