

1991

ANNUAL GROWTH REPORT
ADEQUATE PUBLIC FACILITIES
HARFORD COUNTY

Prepared by:
Department of Planning and Zoning
June 1992

THE 1991 ANNUAL REPORT
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EXECUTIVE SUMMARY

Based on the Adequate Public Facilities Ordinance level of service standards for public schools, all Preliminary plans for residential subdivisions will be denied approval in the following school district;

Elementary School Districts

Bel Air

Homestead/Wakefield

Ring Factory

Secondary Schools

Bel Air Middle School

All Subdivisions with Preliminary Plans located in these districts will be processed and placed on a waiting list until capacity is available.

The following schools have approved construction funding and will open on the following dates:

<u>School</u>	<u>Opening Date</u>	<u>Schools Effected</u>
Abingdon ES	Fall 1992	W.M. Paca/OPR ES
Fallston MS	Fall 1993	* Youth's Benefit ES
Fountain Green ES	Fall 1993	Prospect Mill ES, Homestead/Wakefield ES
Belcamp ES	Fall 1993	Bakersfield ES, W.M. Paca/OPR ES, Hillsdale ES, Churchville ES

* Redistricting efforts completed in 1991 included relief for Southampton Middle school, C.M. Wright High school and Bel Air Middle and High schools.

The following Capital projects have planning approval from the State Interagency Committee and have the following tentative opening dates:

Bel Air Middle School Addition	Fall 1994
Bel Air South/Route 24 Elementary	Fall 1994

INTRODUCTION

The Annual Report is a thorough and on-going analysis of growth trends, facility capacity and service performance. This report was prepared by the Department of Planning and Zoning with cooperation of the various providing departments and agencies. It is the intention of this report to provide information on the present development activity as well as past trends and future projections.

The information in this report will be used by public officials, citizens and private developers for various purposes:

- to assess facility adequacy during the development review and approval process;
- to assess facility capacity in support of zoning reclassification decisions;
- to support the evaluation of priority projects in the annual Capital Budget review;
- to identify critical deficiencies which require prompt attention by the County.

The data in this report are aggregated by the appropriate facility area and includes information on the building permits issued by dwelling type, population and households, school enrollments, County rated capacities for each school facility, utilization of each school facility, 3 year projected school enrollments, approved capital projects and pupil yield factors by dwelling unit type. Additional information includes building permits issued County wide compared to regional jurisdictions and 5 and 10 year population and household projections County Wide.

METHODOLOGY

Population Projections

The population and household information in this annual report is based on the 1990 Census data. Yearly estimates of population and households in Harford County are determined from the Census information and a number of variables including, building permits, average household size and household vacancy rates. The 5 and 10 year projections use the same information however, a growth factor is applied to determine how fast and how much the County will grow. This growth factor is based on the number of building permits that will be issued per year. It is important to note that projections are made based on past trends and land use availability.

The 1990 Census information at the census block level is utilized for specific analysis of each facility regarding area maps and demographic information. Building permits were distributed among facility areas by subdivision name and/or address of each building permit for each year. This provides the needed information on growth trends by facility area.

School Enrollment Projections

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

1. Births in a given year which affect subsequent kindergarten and first grade enrollments.
2. Net migration of school age children.
3. Net transfer of children between public and private schools.

4. Nonpromotion of children to the next grade level.
5. Dropouts in the later years of secondary school.
6. Shifts between regular grade and upgraded groups other than special education.

This technique of finding a ratio is used for each successive grade. For example, a ratio is developed between the number of children actually in the first grade in 1985 and the number in the second grade the following year. The ratio, therefore, represents the number of first graders who advance to the second grade. If significant variations, such as a housing boom exist then factors such as pupil yields for subdivision activity and development trends must be measured.

In order to ensure precise projections, development monitoring is a key task in performing accurate projections because housing expansion periods are one of the greatest impacts to school enrollments. Two of the primary means of calculating projected students due to a housing expansion period are by using pupil yield factors and build out schedules from developers.

Pupil yield factors are determined by researching the number of students from a particular community/subdivision that are actually attending their home school. By dividing the number of students accounted for by the number of dwelling units, a pupil generation factor is determined. It is important to note that different pupil yield factors are generated depending on housing type (single family, townhouse, apartment etc.) and school level (elementary, middle and high). Surveys of sample subdivisions to assess an accurate yield factor are completed on a regular basis.

Along with pupil yield factors, build out schedules help to determine impact to area schools on a yearly basis. A build out schedule will show the number and type of units to be constructed in year "x" and every successive year "x" until completion of the project. Board of Education requests built out schedules from developers for year one, year three, and year five. Yearly updates are also requested for the above scenarios in case there

are amendments made to the schedule.

The following tables outline the growth County wide and by facility area. The facility included in this report is the Public School System. Each school facility has been analyzed in terms of past growth trends, current conditions and future enrollment projections. The information has been aggregated by the current school districts. The information in this report is based on factual data.

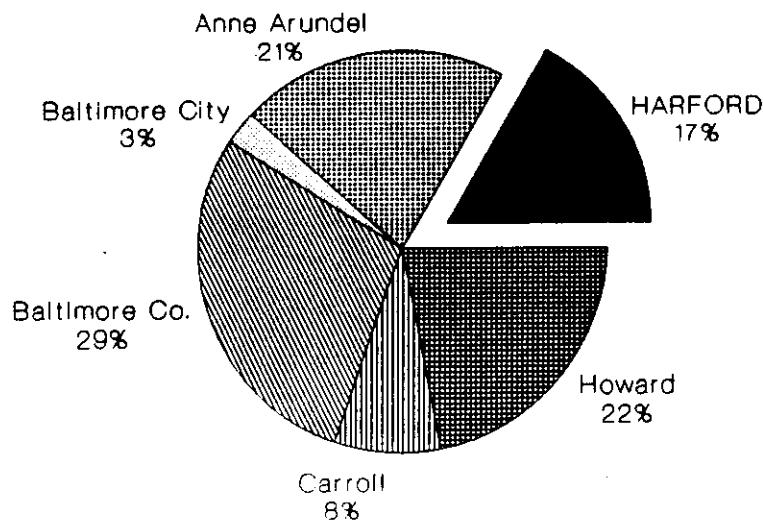
HARFORD COUNTY POPULATION/HOUSEHOLD PROJECTIONS 1991 - 2001

	1991	1996	2001
TOTAL POPULATION	185,953	212,700	229,200
TOTAL HOUSEHOLDS	65,708	75,260	82,950

HARFORD COUNTY - BALTIMORE REGION BUILDING PERMIT ACTIVITY 1986 - 1991

County	TOTAL						1986-1991
	1986	1987	1988	1989	1990	1991	
HARFORD	2,574	2,708	2,586	3,128	2,647	2,280	15,921
Anne Arundel	3,940	3,788	3,390	2,555	3,892	2,408	19,973
Baltimore City	158	306	668	672	240	530	2,574
Baltimore Co.	6,093	4,628	4,810	4,167	4,324	3,185	27,207
Carroll	1,608	1,786	1,458	1,335	958	751	7,896
Howard	4,011	4,161	4,101	5,348	1,303	1,772	20,696
REGION	18,384	17,375	17,013	17,205	13,364	10,926	94,267

% OF REGION'S BLDG. PERMITS 1986 - 1991



HARFORD COUNTY BUILDING PERMIT ACTIVITY BY ELEMENTARY SCHOOL DISTRICT

SCHOOL	1988					1989					1990					1991				
	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/	MH	TOTAL	SF	TH	APT/	MH	TOTAL	SF	TH	APT/	MH	TOTAL	SF	TH	APT/	MH	TOTAL
Abingdon	86	335	313	22	756	112	363	284	12	771	192	219	204	11	626	99	212	0	10	321
Bakerfield	23	0	0	0	23	58	0	0	4	62	44	0	0	2	46	26	0	0	4	30
Bel Air	57	88	0	0	145	54	37	0	0	91	40	0	0	0	40	51	0	0	0	51
Churchville	16	0	0	3	19	13	0	0	9	22	10	0	0	6	16	27	0	0	2	29
Darlington	13	0	0	13	26	6	0	0	16	22	1	0	0	11	12	5	0	0	8	13
Deerfield	31	0	0	3	34	25	0	0	2	27	61	0	0	1	62	23	0	0	4	27
Dublin	7	0	0	7	14	9	0	0	8	17	8	0	0	10	18	6	0	0	4	10
Edgewood	5	22	0	0	27	1	6	0	0	7	1	0	0	0	1	0	0	12	0	12
Forest Hill	86	17	0	3	106	100	6	96	1	203	62	8	36	7	113	77	8	102	2	189
Hall's Cross Roads	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Havre de Grace	1	0	137	1	139	4	0	19	0	23	5	0	8	0	13	0	10	6	0	16
Hickory	31	52	0	6	89	21	53	0	3	77	21	95	0	4	120	19	134	0	4	157
Hillside	23	0	0	31	54	22	0	0	59	81	20	0	0	41	61	8	0	0	19	27
Homestead/Wakefield	180	14	0	0	194	246	0	260	2	508	161	4	12	1	178	114	16	107	0	237
Jarrettsville	56	0	0	3	59	23	0	0	0	23	26	0	0	1	27	24	1	0	2	27
Joppatowne	6	0	0	5	11	4	0	0	2	6	3	0	0	2	5	4	0	0	6	10
Magnolia	1	0	0	6	7	3	0	0	7	10	18	1	0	7	26	20	0	0	7	27
Meadowdale	52	0	0	1	53	76	0	0	0	76	56	0	0	6	62	64	0	0	4	68
Norrisville	18	0	0	2	20	26	0	0	1	27	25	0	0	4	29	19	0	0	0	19
North Bend	41	0	0	12	53	38	0	0	7	45	40	0	0	10	50	17	0	0	6	23
North Harford	39	0	0	18	57	55	0	0	12	67	27	0	0	18	45	44	0	0	16	60
Prospect Mill	217	189	0	2	408	181	110	0	3	294	139	79	0	1	219	92	74	0	1	167
Riling Factory	81	45	0	1	127	83	193	24	1	301	125	95	36	0	256	129	71	24	0	224
Riverside	3	0	0	1	4	3	35	0	0	38	5	10	0	4	19	2	9	0	1	12
Roye-Williams	3	0	0	14	17	2	0	0	6	8	2	0	0	8	10	4	0	0	9	13
Wm. Paca/Old Post Rd	79	13	0	4	96	52	45	170	22	289	56	125	348	19	548	145	216	85	31	477
Wm. S. James	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	1	1
Youth's Benefit	47	0	0	1	48	32	0	0	1	33	39	0	0	4	43	33	0	0	0	33
TOTAL	1,202	775	450	159	2,586	1,249	848	853	178	3,128	1,189	636	644	178	2,647	1,052	751	396	141	2,280

Source: Harford County Department of Planning and Zoning, April 15, 1992.

HARFORD COUNTY BUILDING PERMIT ACTIVITY BY SECONDARY SCHOOL DISTRICTS 1988 - 1991

MIDDLE SCHOOLS

SCHOOL	1988				1989				1990				1991							
	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/	MH	TOTAL	SF	TH	APT/	MH	TOTAL	SF	TH	APT/	MH	TOTAL	SF	TH	APT/	MH	TOTAL
Aberdeen	77	4	0	45	126	99	45	0	93	237	75	53	348	56	532	102	172	84	55	413
Bel Air	155	80	0	1	236	199	193	207	3	602	177	99	36	1	313	159	102	47	1	309
Edgewood	175	372	313	30	890	182	376	447	17	1,022	309	291	204	29	833	216	247	13	23	499
Fallston	234	17	0	3	254	234	6	180	1	421	194	8	48	4	254	172	8	176	0	356
Havre de Grace	62	0	137	15	214	86	0	19	16	121	62	0	8	17	87	69	0	16	12	97
Magnolia	10	0	0	11	21	10	35	0	9	54	26	11	0	13	50	26	9	0	14	49
North Harford	160	0	0	44	204	150	0	0	26	176	125	0	0	41	166	112	0	0	28	140
Southampton	329	302	0	10	641	289	193	0	13	495	221	174	0	17	412	196	213	0	8	417
TOTAL	1,202	775	450	159	2,586	1,249	848	853	178	3,128	1,189	636	644	178	2,647	1,052	751	336	141	2,280

HIGH SCHOOLS

SCHOOL	1988				1989				1990				1991							
	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/	MH	TOTAL	SF	TH	APT/	MH	TOTAL	SF	TH	APT/	MH	TOTAL	SF	TH	APT/	MH	TOTAL
Aberdeen	77	4	0	45	126	99	45	0	93	237	75	53	348	56	532	102	172	84	55	413
Bel Air	159	104	0	1	264	210	230	207	3	650	185	99	36	1	321	171	100	46	2	319
Edgewood	175	372	313	30	890	182	376	447	17	1,022	309	291	204	29	833	216	247	13	23	499
Fallston	247	18	0	3	268	233	6	180	1	420	202	8	48	4	262	181	8	177	0	366
Havre de Grace	62	0	137	15	214	86	0	19	16	121	62	0	8	17	87	69	0	16	12	97
Joppatowne	10	0	0	11	21	10	35	0	9	54	26	11	0	13	50	26	9	0	14	49
North Harford	160	0	0	44	204	150	0	0	26	176	125	0	0	41	166	112	0	0	28	140
C. Milton Wright	312	277	0	10	599	279	156	0	13	448	205	174	0	17	396	175	215	0	7	397
TOTAL	1,202	775	450	159	2,586	1,249	848	853	178	3,128	1,189	636	644	178	2,647	1,052	751	336	141	2,280

HARFORD COUNTY POPULATION / HOUSEHOLDS 1987 - 1991 BY ELEMENTARY SCHOOL DISTRICT

SCHOOL	1987		1988		1989		1990 (April 1)		1991	
	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
Abingdon	1,365	3,944	2,083	5,978	2,815	8,024	3,410	8,076	4,005	11,333
Bakerfield	2,740	7,917	2,761	7,925	2,820	8,038	2,864	7,520	2,908	8,229
Bell Air	3,117	9,008	3,255	9,341	3,341	9,522	3,379	8,758	3,417	9,670
Churchville	1,820	5,259	1,838	5,275	1,859	5,298	1,874	5,460	1,889	5,346
Darlington	675	1,951	700	2,008	721	2,054	732	2,046	743	2,104
Deerfield	1,719	4,968	1,751	5,027	1,777	5,065	1,836	5,818	1,895	5,363
Dublin	1,219	3,524	1,233	3,538	1,249	3,559	1,266	3,504	1,283	3,631
Edgewood	1,563	4,516	1,588	4,559	1,595	4,546	1,596	5,306	1,597	4,519
Forest Hill	1,562	4,514	1,663	4,772	1,856	5,289	1,963	6,064	2,070	5,859
Hall's Cross Roads	1,554	4,491	1,554	4,460	1,554	4,429	1,554	4,129	1,554	4,398
Havre de Grace	2,374	6,860	2,506	7,192	2,528	7,204	2,540	6,163	2,552	7,223
Hickory	1,833	5,298	1,918	5,504	1,991	5,674	2,105	6,359	2,219	6,280
Hillsdale	2,517	7,274	2,568	7,370	2,645	7,538	2,703	7,010	2,761	7,813
Homestead/Wakefield	4,095	11,835	4,279	12,282	4,762	13,571	4,931	13,698	5,100	14,433
Jarrettsville	2,020	5,839	2,077	5,960	2,098	5,980	2,124	6,826	2,150	6,084
Joppatowne	2,866	8,283	2,877	8,256	2,882	8,214	2,887	7,851	2,892	8,184
Magnolia	1,326	3,833	1,333	3,825	1,342	3,826	1,367	4,329	1,392	3,939
Meadowvale	1,794	5,183	1,844	5,292	1,916	5,461	1,975	5,410	2,034	5,756
Norrisville	636	1,837	655	1,879	680	1,939	708	2,151	736	2,082
North Bend	1,656	4,787	1,707	4,898	1,750	4,986	1,797	5,655	1,845	5,220
North Harford	1,561	4,513	1,616	4,637	1,679	4,786	1,722	5,144	1,765	4,994
Prospect Mill	2,036	5,884	2,424	6,956	2,703	7,703	2,911	8,062	3,119	8,827
Rling Factory	1,756	5,075	1,877	5,387	2,163	6,164	2,406	6,901	2,649	7,497
Riverside	3,149	9,101	3,153	9,049	3,189	9,089	3,207	9,047	3,225	9,127
Roye-Williams	1,621	4,684	1,637	4,698	1,645	4,687	1,654	7,142	1,664	4,708
Wm. Paca/Old Post Rd	1,263	3,649	1,354	3,886	1,628	4,641	2,149	5,894	2,670	7,555
Wm. S. James	1,350	3,902	1,350	3,875	1,350	3,848	1,352	4,451	1,354	3,832
Youth's Benelli	4,063	11,743	4,109	11,792	4,140	11,799	4,181	13,358	4,222	11,948
TOTAL	55,250	159,673	57,707	165,618	60,678	172,933	63,193	182,132	65,708	185,953

Source: Harford County Department of Planning and Zoning, April 20, 1992.

HARFORD COUNTY POPULATION / HOUSEHOLDS 1987 - 1991 BY SECONDARY SCHOOL DISTRICT

MIDDLE SCHOOLS

SCHOOL	1987		1988		1989		1990 (April 1)		1991	
	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
Aberdeen	9,374	27,090	9,493	27,246	9,719	27,698	10,224	29,927	10,729	30,364
Bel Air	6,585	19,029	6,809	19,541	7,381	21,035	7,678	22,030	7,975	22,570
Edgewood	5,728	16,555	6,574	18,867	7,545	21,502	8,336	23,208	9,127	25,830
Fallston	5,560	16,070	5,802	16,651	6,202	17,675	6,443	20,322	6,684	18,917
Havre de Grace	4,846	14,005	5,049	14,492	5,164	14,718	5,247	13,619	5,330	15,083
Magnolia	7,342	21,219	7,362	21,130	7,414	21,128	7,461	21,227	7,509	21,249
North Harford	6,707	19,384	6,901	19,806	7,068	20,145	7,226	22,231	7,384	20,896
Southampton	9,107	26,320	9,716	27,886	10,187	29,032	10,578	29,568	10,969	31,043
TOTAL	55,250	159,673	57,707	165,618	60,678	172,933	63,193	182,132	65,708	185,953

HIGH SCHOOLS

SCHOOL	1987		1988		1989		1990 (April 1)		1991	
	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
Aberdeen	9,374	27,090	9,493	27,246	9,719	27,698	10,224	29,927	10,729	30,364
Bel Air	8,998	26,003	9,249	26,543	9,866	28,118	10,171	28,182	10,476	29,647
C. Milton Wright	4,428	12,798	5,274	15,136	6,245	17,797	7,036	19,914	7,827	22,151
Edgewood	7,434	21,483	7,688	22,065	8,087	23,048	8,336	23,208	8,585	24,295
Fallston	7,091	20,493	7,294	20,935	7,409	21,117	7,492	23,824	7,575	21,436
Havre de Grace	5,128	14,821	5,148	14,775	5,200	14,819	5,247	13,619	5,295	14,983
Joppatowns	6,942	20,063	7,136	20,481	7,303	20,814	7,461	21,227	7,619	21,561
North Harford	5,855	16,921	6,424	18,437	6,850	19,522	7,226	22,231	7,602	21,514
TOTAL	55,250	159,673	57,707	165,618	60,678	172,933	63,193	182,132	65,708	185,953

1991 HARFORD COUNTY SCHOOLS UTILIZATION CHART
ELEMENTARY SCHOOLS

SCHOOLS	CAPACITY	Actual		Projected					
		91-92	%UTIL	92-93	93-94	94-95	%UTIL		
Abrington	600	---	---	490	490	490	82%	490	82%
Bakerfield	550	497	90%	502	455	455	83%	456	83%
Bel Air	550	637	116%	679	721	721	131%	775	141%
Belcamp	600	---	---	---	490	490	82%	490	82%
Churchville	395	392	99%	399	383	383	97%	388	98%
Darlington	225	148	66%	154	154	154	68%	152	68%
Deerfield	570	560	98%	562	555	555	97%	556	98%
Dublin	300	273	91%	281	281	281	94%	285	95%
Edgewood	525	479	91%	498	508	508	97%	512	98%
Forest Hill	400	338	85%	348	378	378	95%	404	101%
Fountain Green	600	---	---	---	510	510	85%	510	85%
Hall's Cross Pkds	655	477	73%	477	435	435	66%	465	71%
Havre de Grace	585	495	85%	518	533	533	91%	545	93%
Hickory	745	772	104%	779	788	788	106%	804	108%
Hillsdale	550	468	85%	470	410	410	75%	419	76%
Home/Wakefield	1005	1154	115%	1237	1274	1274	127%	1361	135%
Jarrettsville	550	525	95%	524	540	540	98%	554	101%
Joppatowne	525	468	89%	466	485	485	92%	509	97%
Magnolia	550	545	99%	541	552	552	100%	574	104%
Meadowvale	525	489	93%	505	515	515	98%	523	100%
Norrisville	225	182	81%	182	206	206	92%	213	95%
North Bend	565	449	79%	447	489	489	87%	496	88%
North Harford	525	447	85%	445	449	449	86%	454	86%
Prospect Mill	750	872	116%	945	547	547	73%	612	82%
Ring Factory	600	662	110%	751	808	808	135%	845	141%
Riverside	600	662	110%	685	699	699	117%	718	120%
Roye-Williams	800	733	92%	733	740	740	93%	757	95%
WP/OPR	1080	1340	124%	1038	758	758	70%	918	85%
Wm. S. James	575	587	102%	609	652	652	113%	688	120%
Youth's Benefit	1010	1146	113%	946	950	950	94%	960	95%
ELEMENTARY TOTAL		15,797		16,211	16,755	17,433			

Source: Harford County Public Schools and Department and Planning and Zoning, 5/15/92.

**1991 HARFORD COUNTY SCHOOLS UTILIZATION CHART
SECONDARY SCHOOLS**

	Actual		Projected			
	91-92	92-93	93-94	94-95	94-95	94-95
	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
MIDDLE SCHOOLS CAPACITY						
Aberdeen	1530					
Bel Air	1012					
Edgewood	1391					
Fallston *	900					
Havre de Grace	792					
Magnolia	1071					
North Harford	1242					
Southampton	1535					
MIDDLE SCHOOL TOTAL	6,630		7,020		8,256	8,803

	Actual		Projected			
	91-92	92-93	93-94	94-95	94-95	94-95
	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
HIGH SCHOOLS CAPACITY						
Aberdeen	1877					
Bel Air	1409					
C. Milton Wright	1197					
Edgewood	1382					
Fallston *	1670					
Havre de Grace	905					
Joppatowne	1143					
North Harford	1440					
HIGH SCHOOL TOTAL	8,004		8,506		8,177	8,540
SECONDARY TOTAL	14,634		15,526		16,433	17,343

* The actual 1991-92 enrollment housed in the Fallston High School building includes students in Grades 7-12. In 1992-93, the projection includes students in Grades 9-12. Beginning in 1993-94, the projections are for Grades 9-12.

APPENDIX

Pupil Yield Factors

	<u>K-5</u>	<u>6-8</u>	<u>9-12</u>
Single Family	.43	.18	.17
Townhome	.23	.08	.11
Apt./Condo(2+ bdrm)	.15	.03	.03
Mobile Home	.07	.02	.02

Pennsylvania

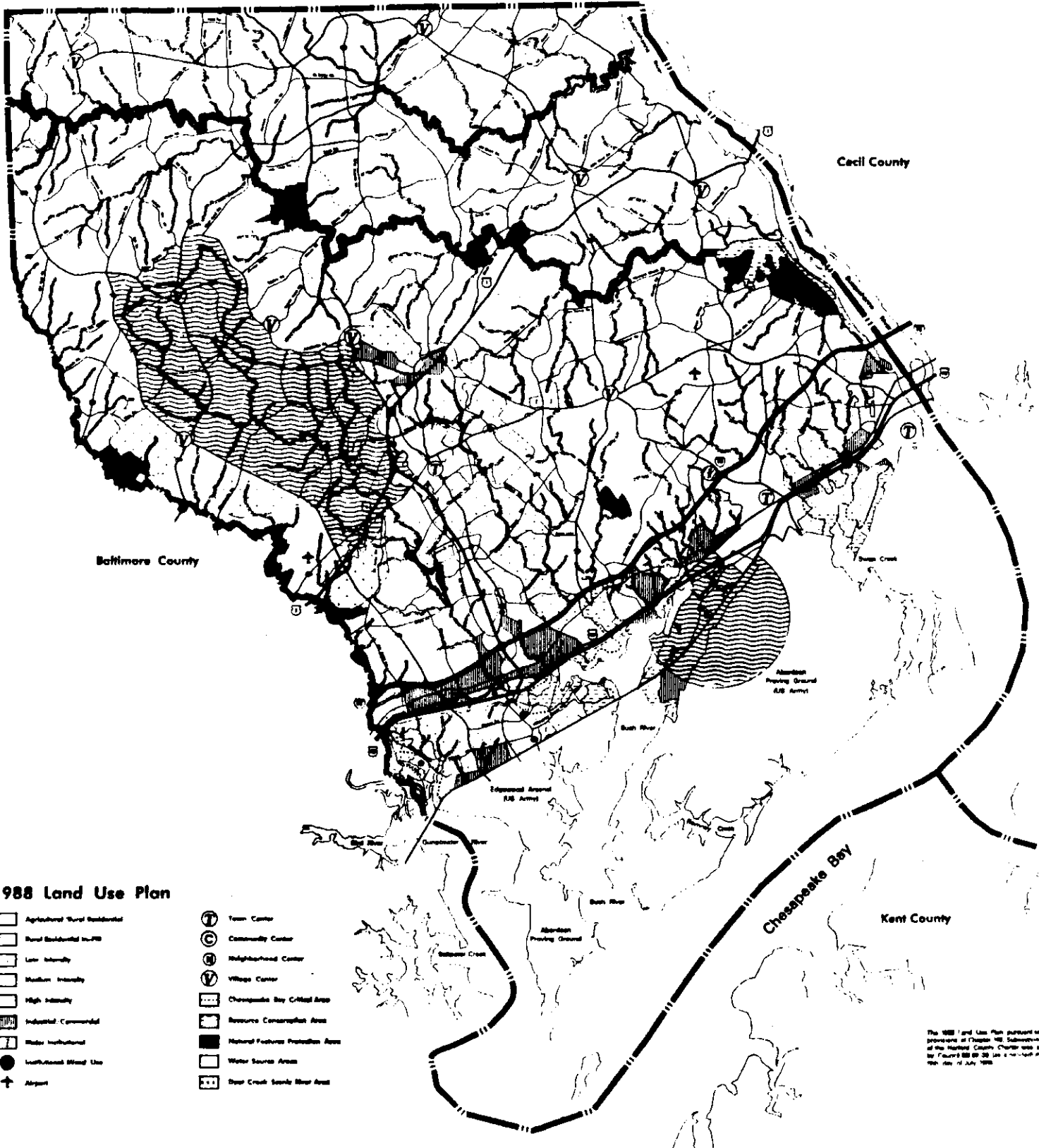
York County

Lancaster County

Cecil County

Baltimore County

Kent County



1988 Land Use Plan

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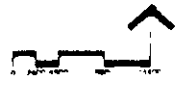
The 1988 Land Use Plan prepared in the proceedings of Chapter 142, Subsection C of the Harford County Charter was approved by Council 88-07-30 on a recorded day this day of July 1988.



Master Land Use Plan

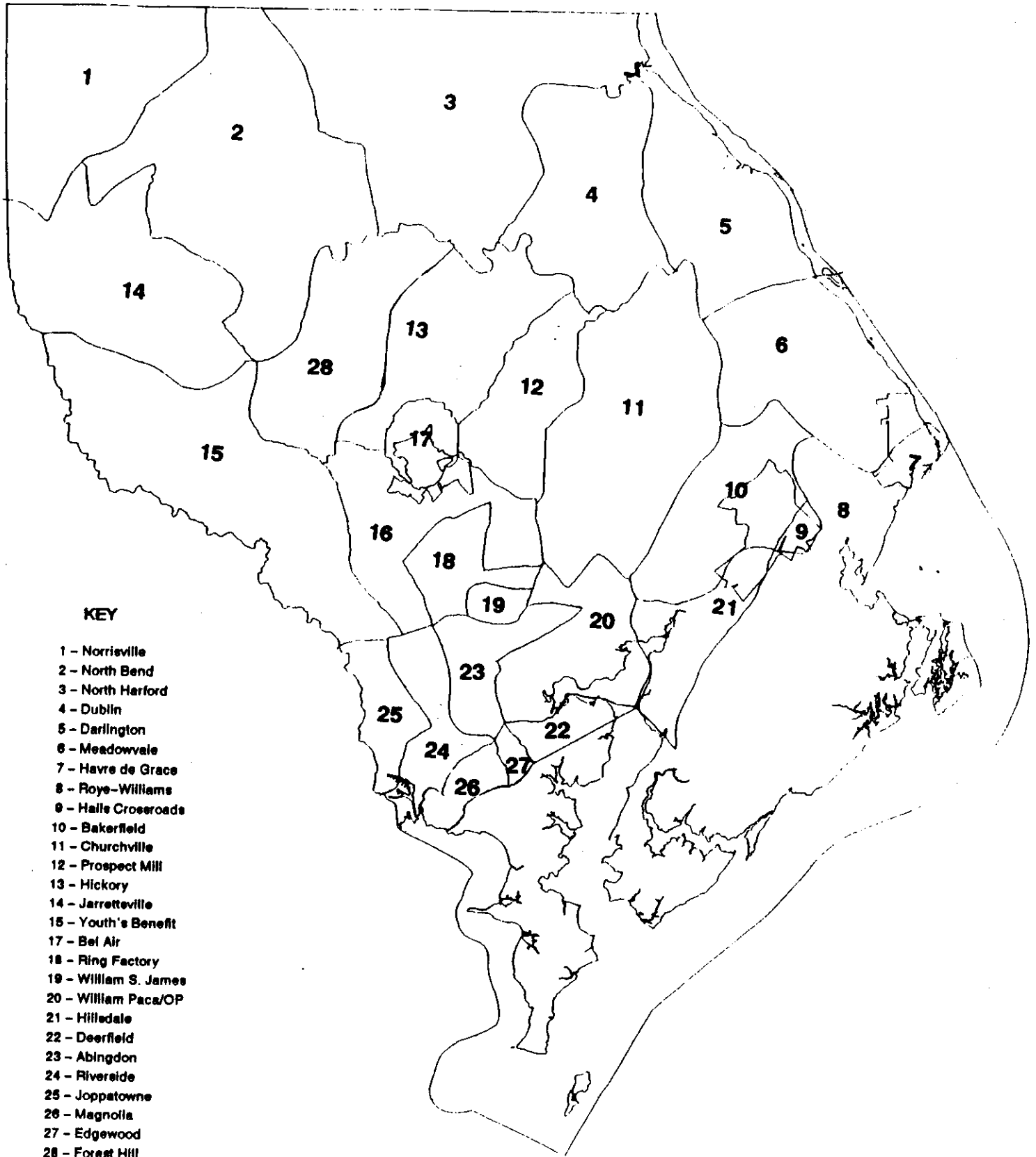
HARFORD COUNTY, MARYLAND

Consulted Drafted by Clark McCune Water, Inc.
 88 for "Resource Areas"
 88-07-30
 1988

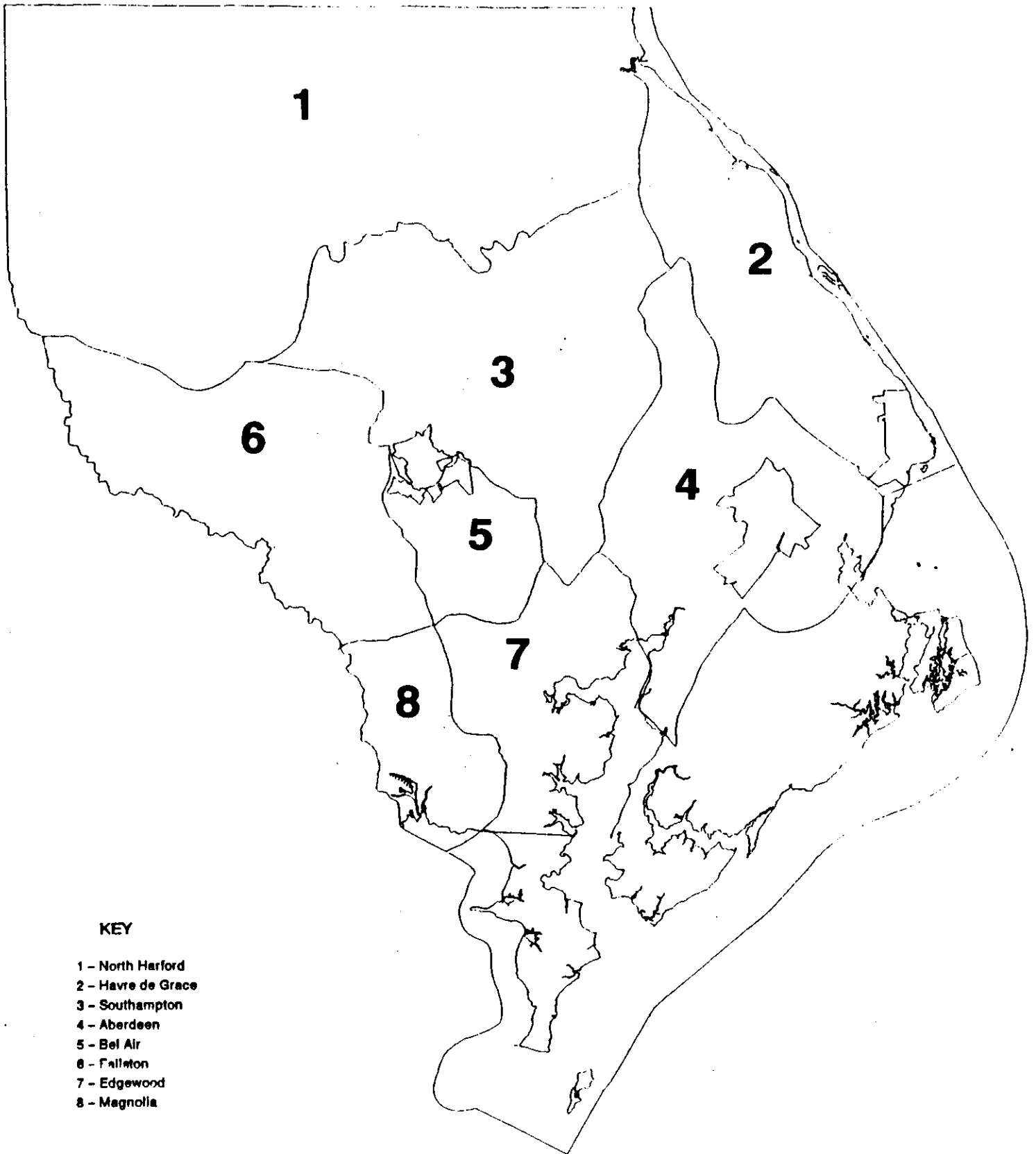


HARFORD COUNTY

ELEMENTARY SCHOOL DISTRICTS



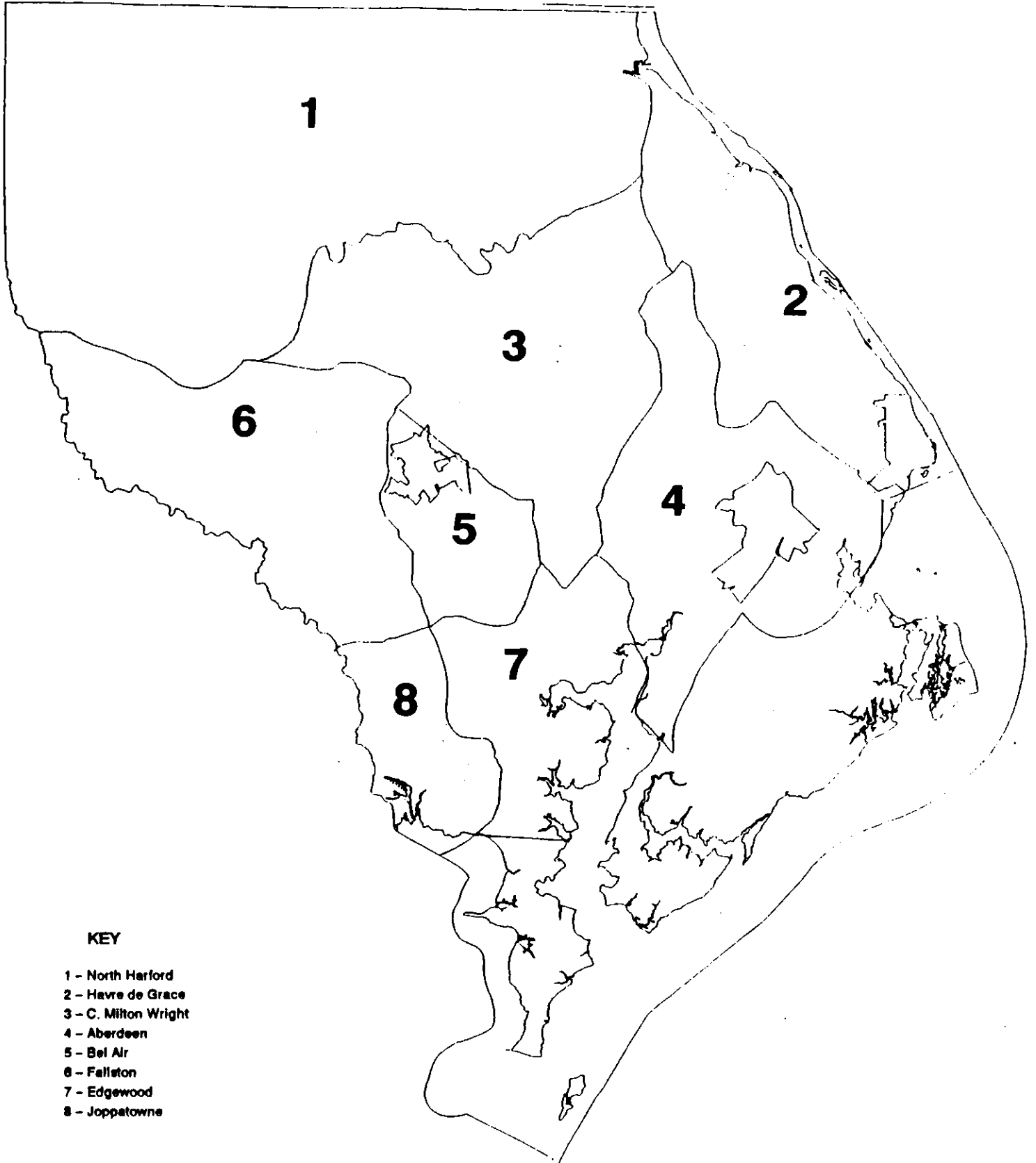
HARFORD COUNTY MIDDLE SCHOOL DISTRICT



KEY

- 1 - North Harford
- 2 - Havre de Grace
- 3 - Southampton
- 4 - Aberdeen
- 5 - Bel Air
- 6 - Fallston
- 7 - Edgewood
- 8 - Magnolia

HARFORD COUNTY HIGH SCHOOL DISTRICTS




KEY

- 1 - North Harford
- 2 - Havre de Grace
- 3 - C. Milton Wright
- 4 - Aberdeen
- 5 - Bel Air
- 6 - Fallston
- 7 - Edgewood
- 8 - Joppatowne

POLICY GUIDELINES
for Implementation of the
ADEQUATE PUBLIC FACILITIES LAW

- Preliminary plans for residential development will not be approved for sites where the elementary school which serves the site will have an enrollment greater than 120% of the capacity in two (2) years, or where the middle/high school will have an enrollment greater than 120% in three (3) years.
- The factual basis for all decisions relating to adequacy will be the Annual Growth Report which is released on June 1 and becomes effective July 1 of every year. Enrollment projections will only be adjusted annually, unless changes in enrollment, facility capacity, or facility construction significantly affect the approval or disapproval of plans under this law.
- Enrollment projections will include future capacity which will be provided by proposed new schools only when construction funding approval by both the State and County has been granted.
- Plans which have been submitted prior to the release of the Annual Growth Report on June 1, in areas which will be closed for approvals after the July 1 effective date, will continue to be reviewed on a normal schedule.
- Applicants submitting plans after June 1, for an area which will be closed for approvals after July 1, will be advised of the applicability of the law and will be allowed to submit plans with the understanding that approval before July 1 is unlikely. Plans submitted in this circumstance will not be provided with an accelerated review by the Department.
- After July 1, previously submitted but unapproved plans, as well as new plan submittals, will be reviewed on a normal schedule and concluded with a non-binding letter indicating compliance and any conditions necessary for final plat approval. These plans will be placed on a waiting list and no further approval of public works agreements or grading permits will be granted, nor will final plats be accepted for review. At such time as the Annual Growth Report indicates available school capacity, final approvals will be issued and normal processing of other approvals and final plats may proceed.
- The Adequate Public Facilities Law only applies to residential developments greater than five units/lots; except that transient housing or housing for the elderly are exempt.



William G. Carroll
Director of Planning
June 1, 1992

