

Friends of Harford, Inc. focuses on Harford's land use issues, working for a fair balance between the rights of those wanting to develop a property and the rights of neighbors who might be impacted by that development.

Land use is controlled by the County Executive and County Council members. In anticipation of the upcoming election, **Friends of Harford** is asking you to please respond to the questions below, so we may understand your perspectives and reasoning on these issues. We will post your responses on our website and notify our members that they are available.

Responses from candidates are due back to us by June 20, 2022 (email@friendsofharford.com). Thank you for your cooperation and assistance in keeping Harford County citizens aware and informed of your goals and objectives.

1. The Master Plan, Harford NEXT, calls for a study on expanding the development envelope in an area beginning at I-95/MD 543 moving northwest along MD 543/Shucks Road to Harford Community College and beyond to US 1 at Hickory. What is your view on expanding the development envelope, specifically the aforementioned MD 543 proposal?

There are some logical pockets on the periphery of the development envelope that deserve inclusion. I have never been a fan of the proposal offered in Harford NEXT to come up from I-95 by way of Schuck's road. I believe that with the solar array going in on the Fielder property, the proposal makes even less sense.
 - Will you support any expansion of the Development Envelope? If yes, what location(s) and reason for expansion? I am not opposed to some limited adjustments to the current envelope.
 - I don't foresee a new development area being offered. And I think strongly that a zoning code re-write needs to occur before the next comprehensive zoning review.
 -
2. Would you approve a request by a landowner or other interested party, as done in neighboring Baltimore County, to downzone their property? If yes, under what circumstances?
I would entertain the request by a property owner to have their property downzoned. I would not consider "another interested party's" request to downzone property they did not have financial interest in.
3. Would you consider introducing legislation to define, measure and reduce noise, light and air pollution? I know we have currently on the books laws regarding light, noise issues. Though, both are hard to enforce, especially the noise. Before I commit to introducing legislation regarding these items I would like the opportunity to review what we currently have as restrictions and laws.
4. Traffic congestion problems are encountered daily by Harford County citizens. What do you propose to address traffic issues? Much of our traffic congestion starts at the development proposal level with inaccurate traffic studies being accepted. This area of testing or of acceptance by the county needs to be re-evaluated. For example, the proposed Creekside development on Moore's Mill road reported that with 124 townhomes proposed, there would be no significant impact regarding traffic. Realistic measures would be beneficial from the beginning.
5. Would you support amending approval procedures of Zoning Code 267-39 - Retention and Afforestation, specifically (F) tree waiver grants and, to commission a Waiver Advisory Board? I would be willing to review and consider.

6. Do you commit to meeting with advocates to discuss the amendment or repeal of legislation that citizens find changed the Zoning Code unfavorably? For example, Bill 21-003 Motor Vehicle Filing or Service Stations and Bill 18-036 Zoning Definitions Intermittent Streams and Perennial Streams?

I am willing to meet with any constituent regarding any issue we have in the county.

7. Do you approve of Light Industrial (LI), Commercial Industrial (CI) or General Industrial (GI) zoning adjacent to residential communities or within a Village District? If not, would you amend the zoning code to uphold your views? Would you research and recommend increased protections for residences from commercial and industrial neighbors by increasing buffers and their types?

I recognize how difficult it can be as commercial development changes over time. Placing or locating residential neighborhoods in close proximity, is not ideal. Buffering is one tool to use in working toward compatibility, but all these concerns are going to be on a case by case basis. I'm not comfortable making such broad and far reaching conclusions.

8. Do you support legislation to create graduated zoning districts next to residential except Mixed Use districts? Graduated zoning is my preference of how we design and assign zonings. Not having a clean slate from the start sometimes complicates those efforts.

9. Would you consider reestablishing the public's right to receive a timely interpretation of the Zoning Code rather than the current determination definition used? If not, why?

Anything that can make the public more aware and make the government's work more transparent of, I am in favor of. I would rather have the questions by the public answered on the front side rather than on the backend.

10. Why are you running for office?

I am running for re-election because there are some very dear programs and initiatives I have begun that I would like to see through to completion. I have worked hard to raise awareness to our drug problems in our adolescent youth and the mental health issues as well. I have raised awareness to our homeless population and have worked to help find some resolve. COVID held us back some, but we continued to meet on both these issues and form partnerships and make headway. The next council will absolutely have three new council representatives. I would like the opportunity to help these new members learn their roles. I do possess a very broad range of institutional knowledge regarding our county government and the work of the council. I still have the desire to work to make our county better for future generations. I would love to be part of that success story.