



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? **In order for me to consider expanding the development envelope, the study would need to focus on the infrastructure needs of water & sewer, widening necessary roadways, the impact on nearby schools and neighboring properties and the surrounding environment before any further development is started.**

Will you support any expansion of the Development Envelope? If yes, what location(s) and reason for expansion? **I would support expansion of the Development Envelope under the above-referenced conditions that I previously described.**

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? **Yes, if it reduces population density and is in the best interest of nearby land owners and surrounding properties. I would support downzoning if it reduces traffic congestion and helps to reduce negative environmental impacts, ex. air, water and noise pollution.**
3. Would you consider introducing legislation to define, measure and reduce noise, light and air pollution? **Yes.**
4. Traffic congestion problems are encountered daily by Harford County citizens. What do you propose to address traffic issues? **The State and County would need to work together to acquire the necessary funding to widen certain roads, expand intersections and install the necessary roadway infrastructure to ensure better traffic flow. Improvements need to also be made to public transportation in Harford County to expand availability, access and routes.**
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?



Yes

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? **Yes**
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 do NOT approve of LI, CI or GI zoning adjacent to residential communities or within a Village District. I would consider amending the zoning upon doing research and working with my fellow Councilmembers and the County Administration. I am in favor of increased protections of residences by increasing natural buffers and berms.**
8. Do you support legislation to create graduated zoning districts next to residential except Mixed Use districts? **I would consider supporting it after further in-depth study.**
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? **Yes.**
10. Why are you running for office? **I am the currently elected Harford County Councilman from District F. I believe that service is a calling and I enjoy helping people. It has been a blessing to be of service to my constituents and Harford County over the past 7+ years. I am a much more effective councilman than when I started and have a greater vision and plans for my next term to help Harford County and its citizens. I would like to improve infrastructure in Harford County to support present and future growth, strengthen our education system to provide a safe and effective learning environment for our children and educators, support and strengthen our law enforcement to ensure they have the tools and manpower to do an effective job protecting us and providing law & order in our community, and continue to preserve our farms and rural heritage. I would like to complete several projects that I have begun in the last several years.**