

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? Will you support any expansion of the Development Envelope? If yes, what location(s) and reason for expansion?

I do not have any specific plans for recommendations to the County Council for expanding the development envelope. It is premature to make any definitive determination, and the technical analysis on any requested changes would need to be done by Planning & Zoning at the appropriate time in the future. I will review those and consider the views of landowners and communities in evaluating any possible recommendations to the County Council. Ultimately it will be the Council that approves any expansion, not the County Executive.

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?

If a landowner wishes to downzone their property, I would support that recommendation to the County Council for consideration, unless there is a compelling reason not to.

3. Would you consider introducing legislation to define, measure and reduce noise, light and air pollution?

I would be happy to consider any recommendations Friends of Harford has for the County Council's consideration.

4. Traffic congestion problems are encountered daily by Harford County citizens. What do you propose to address traffic issues?

First and foremost, we need to accelerate our efforts to manage growth and to preserve farmland, forest and open space in all parts of Harford County. I intend to ramp up our efforts and reach the goal of 75,000 acres preserved by 2032.

Second, I will work collaboratively with our delegation in Annapolis to restore Harford County's fair share of our highway user revenue. Tens of millions have been diverted by the state, which is funding that otherwise would have been used to improve our roadways.

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 discuss any recommendations FOH has for the County Council to consider that could improve the county's tree retention efforts.

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 Filling or Service Stations and Bill 18-036 Zoning Definitions Intermittent Streams and Perennial Streams?

My administration will be open and transparent. I will meet or speak with any stakeholders regarding recommendation to the County Council for consideration.

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?

Generally no, new industrial projects should not be positioned directly adjacent to residential areas. For example, had I been on the county council in 1997 I would not have supported changing the zoning of the Mitchell Farm from residential to LI.

But there certainly are exceptions. For example, there is GI and CI within the Whiteford Village district, where industry goes back more than a century to the era of the Whiteford Packing Co. Staso Milling Co., and the slate quarries. So you really need to look at each area individually, because while in most places industry and residential don't mix, you can't paint everything with a broad brush.

It really just comes down to involving the community, making smart zoning decisions, and operating transparently. I pledge that my administration will provide all three of those.

8. Do you support legislation to create graduated zoning districts next to residential except Mixed Use districts?

I would be happy to discuss any recommendations FOH has for the County Council to consider.

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?

I am not aware that it had been taken away. But in any case, my Administration will ensure that inquiries to all county departments, including Planning & Zoning, are responded to in a timely and complete fashion.

10. Why are you running for office?

I am running for County Executive because I care deeply about Harford County and want it to be a shining example as a county that has low taxes, pristine landscapes, thriving small businesses, great schools, and safe communities. I am not running for County Executive as a stepping-stone to another office or to build my resume. I have a record of results during my time as Council President and as the county's administrator, and I know that under my experienced conservative leadership that Harford County will continue to be the best county in Maryland.