

★ What is the most important goal you have for the County that you would want to see included in the Master Plan.

County Executive

David Craig - My main goal is that the re-write process is both open and transparent. We were served well by the continual citizen input that we received during the zoning code re-write process. Hopefully, we will be able to replicate that spirit of cooperation.

Mark Fisher - No Reply

Fred Silva - The most important goal is maintaining the rural character of the County. Preservation of open space, quality of life, the environment and public safety must be addressed in the Master plan. Public safety must be addressed during community planning and transportation design to safely and efficiently move people and goods.

Rob Wagner - I plan on maintaining the integrity of the Development Envelope and concentrate efforts to bringing the existing infrastructure up to meet the demands we presently have. Development and growth from previous years has burdened our facilities. We need to address this before moving additional growth forward.

County Council President

Billy Boniface - Finding a balance between maintaining a viable agricultural industry in the county while at the same time promoting quality development in areas capable of being supported by the proper public facilities and infrastructure.

County Council District A

Yvonne Baldwin - No Reply

Dion Guthrie - We need a stronger "Transfer of Development Rights" (TDR) program and not expansion of the "Development envelope".

John Henkel - No Reply

James Thompson - Massive REDEVELOPMENT PLAN for the Route 40 corridor. I have a plan to confront this challenge. Forward-thinking proposal to address the County's TRANSPORTATION NEEDS 40 years into the future. Recognition that without some kind of DESTINATION ATTRACTION here there is almost no reason for anyone to come to Harford.

County Council District B

Derek Howell - No Reply

Joe Woods - Protecting and preserving our rural heritage and our sensitive areas. Also, defining how we rewrite our master plan, by adding wording that includes community groups and civic organizations for more input earlier in the planning process.

County Council District C

Jack Feldman - Fairness and zoning laws that are understandable by the average person. I am not a zoning lawyer, but I am anxious to help all parties. I am a supporter of honesty, and fairness in the Master Plan. Educate me on unfair aspects of the zoning process.

Terence Hanley - No Reply

James McMahan - My goal is to keep the Development Envelope boundary basically where it is. I promise to listen and respond to what my fellow Harford Countians want in the Plan, especially the people in my District. I'll continue to hold evening "talk sessions" for my constituents -- the citizens of Harford.

County Council District D

Todd Paterniti - The most important goal is the improvement to our infrastructure in our ever growing county. From roads, schools, traffic signals going smart to improvements in the northern areas of the county where high speed internet and cable does not exist.

Chad Shrodes - Balance. The County's Master Plan must poise for growth, while ensuring the protection of farmland, natural resources, and our rural heritage remain an equal priority. It is critical that Master Plan concepts are implemented and that the County Administration report annually on their progress and timeline.

County Council District E

Richard Slutzky - No Reply

County Council District F

Sheryl Davis Kohl - Coordination with the municipalities, rural preservation, education, and other quality of life issues are essential. Development areas must be prioritized so that the Master Plan can also be used to guide our capital improvement decisions for schools, roads, utilities and infrastructure.

Mary Ann Lisanti - Our Master Plan consists of element plans that include Land Use, Transportation, Historical and Natural Resources however does not include a plan for Education. Nearly 60% our county's budget is spent on Education, therefore I believe it should be a "new" goal for the Master Plan. I will propose legislation.

★ Explain your plan to preserve our rural heritage--if this is a priority with you.

County Executive

David Craig - As County Executive, I have continuously advocated for our rural heritage by preserving over 46,000 acres of rural land, increasing tax credits for preserved land, starting a "Buy Local" campaign in support of our local farmers, and by strongly advocating for the creation of an Agriculture Magnet School.

Mark Fisher - No Reply

Fred Silva - It is definitely a priority. Can only be accomplished through intelligent planning and good zoning laws. The Master Plan review provides the last opportunity to stop the deliberate and systematic destruction of this County due to hap hazard zoning laws. Future damage can be prevented with good planning.

Rob Wagner - Rural Heritage is a priority and needs to be balanced with proper planning and implementation in the rural area. We need to solicit local support and respond accordingly to maintain the rural heritage.

County Council President

Billy Boniface - Ensure a successful outcome of the update of the county's master plan process by effective communication and cooperation among the council, administration, and community.

County Council District A

Yvonne Baldwin - No Reply

Dion Guthrie - It is a priority that we do not wind up looking like Anne Arundel County which is a county smaller than Harford County with three times the population. We need to preserve land and do not expand the development envelope.

John Henkel - No Reply

James Thompson - As a primarily rural area, Harford County residents need to recognize this inexorable movement has been marching toward us for decades. The challenge is to not let this inevitability destroy what made Harford. I believe the best way to preserve our wonderful heritage is to publicize it.

County Council District B

Derek Howell - No Reply

Joe Woods - We have the opportunity to protect and preserve not only our rural heritage but our sensitive areas in Harford County by proper planning and the almost total rewrite of the Master Plan. I have stated before being appointed to council that this topic is very important to me.

County Council District C

Jack Feldman - Rural heritage. Roads and schools. If a road or school is "overused" they should not be. I need education by you herein.

Terence Hanley - No Reply

Jim McMahan - We participate in a nationally recognized land preservation program funded in the county by 1/2 of the real estate transfer tax. That fund has dried up due to current market conditions so there's not much we can do now. Harford has 45,000 acres in agricultural preservation.

County Council District D

Todd Paterniti - My plan to preserve our rural heritage would also include our historical heritage. My plan would include smart controlled growth, tax breaks and incentives. These areas are very important to me.

Chad Shrodes - YES! My Plan: **1)** Create a comprehensive TDR Program that establishes sending areas tied to up-zonings within the Development Envelop. **2)** Encourage Conservation-Cluster Developments in agricultural areas. **3)** Advocacy of county, state, and federal land preservation programs and land trusts. **4)** Support Right-to-Farm Legislation **5)** Promote Agri-tourism/direct marketing of Ag

County Council District E

Richard Slutzky - No Reply

County Council District F

Sheryl Davis Kohl - The rural heritage of Harford County is crucially important. Development in the rural areas should be concentrated in the villages and the Agricultural Preservation programs should be a top priority.

Mary Ann Lisanti - I voted to approve the purchase of development rights for several farms in our rural areas. I supported the re-write of the County's Agriculture Preservation Program and co-sponsored amendments to the Priority Preservation Plan to include more of Deer Creek and the Northern Areas of the County.

★ Do you agree with the present delineation of the Development Envelope? If not, what changes would you make?

County Executive

David Craig - I believe we should consider whether or not the current delineation of the development envelope meets Harford's needs today. Any changes to its delineation, however, must be offset by better limits on growth elsewhere. I am committed to land preservation and have helped Harford preserve over 46,000 acres to date.

Mark Fisher - No Reply

Fred Silva - The envelope has no clearly defined boundaries making it easy to expand. I intend to introduce legislation that will establish clear boundaries and with few exceptions contain development within the boundaries. In addition to legislation, it takes a commitment from elected officials to enforce the laws.

Rob Wagner - Yes, and would limit expansion. Some "fine-tuning" may be needed in areas. Existing and available services would be essential to any expansion. Fine-tuning does not equate to large tracts.

County Council President

Billy Boniface - It would be premature to answer that question without evaluating the current utilization of the land both within and outside of the development envelope as it is today, determining effect any boundary changes would have on public facilities and infrastructure, and gathering feedback from the communities that would be affected.

County Council District A

Yvonne Baldwin - No Reply

Dion Guthrie - We need to be ever vigilant of what goes on in our County, so that no longer can happen. There is always someone out there trying to "stretch" the envelope.

John Henkel - No Reply

James Thompson - The present delineation of the Development Envelope is myopic and shortsighted. It needs to be rethought and reworked to accommodate the forces of change that are inevitable in this area between two huge metropolitan markets.

County Council District B

Derek Howell - No Reply

Joe Woods - No expansion, unless the proper infrastructure is in place and development is truly needed in that area.

County Council District C

Jack Feldman - I need education herein. I can not answer.

Terence Hanley - No Reply

Jim McMahan - It will be vitally important for me to be a voice of restraint and reason among the council to make sure the development envelope is protected. Yes, there are areas that need re-adjustment but I will fight to hold back any wholesale inclusions like the Rt 22 Corridor.

County Council District D

Todd Paterniti - At this time with the current information I have available to me I cannot give you my opinion or what changes I would make.

Chad Shrodes - A detailed study of unimproved residential land within the County's Development Envelope needs to be completed. Future expansion should only be considered in conjunction with an established comprehensive Transfer of Development Rights (TDR) program and approval of boundaries of sending and receiving areas. Otherwise, it should be left "AS IS"!

County Council District E

Richard Slutzky - No Reply

County Council District F

Sheryl Davis Kohl - The Development Envelope is synonymous with the water and Sewer Service area. The County has had the policy that more intense development should be located in this area and I agree with that. Development opportunities within the Envelope should be exhausted before expansion of the area is considered.

Mary Ann Lisanti - I will scrutinize the development envelope boundaries and make decisions based upon the availability and need of public infrastructure. As a Member of the Council I will approach this decision with extensive public input and technical expertise to promote sustainable economic growth and consistent public land use policy.

★ **The new Zoning Code Transfer of Development Rights (TDR) program “sends” building rights from any AG zoned property to any property regardless of its zoning classification if it is within a Rural Residential overlay zone on the current Land Use map or is within a Rural Village. One right from AG translates to 2 building rights in the above zones. Do you agree with the County’s TDR program? If not, what would you change?**

County Executive

David Craig - When we created the TDR program we knew that while it wasn't perfect, it was an improvement. We need to continue to review the program while it is in its infancy. It is still early to identify any potential problems, as no one has utilized the TDR program yet.

Mark Fisher - No Reply

Fred Silva - I do not agree with the TDR program as it is written because it does not prevent expansion of the development envelope. By designed it obfuscates the process and is ripe for abuse. A review of the TDR program to close any loopholes will be conducted.

Rob Wagner - I have always thought overlays undermine the essence of our Zoning Code. Currently this is the only plan we have and I question how well it is working. There still exists a need to develop a “working” TDR program.

County Council President

Billy Boniface - Harford County now has the long overdue concept of TDR sending and receiving areas. No effective TDR program works without revision on a regular basis. The Master Plan update will allow us to evaluate how to best use the program to maintain a viable agricultural presence in the county.

County Council District A

Yvonne Baldwin - No Reply

Dion Guthrie - For now the Zoning Code Transfer of Development Rights (TDR) program is “O.K.”, but we need to keep an eye on how it is working. Right now this conforms to the Comprehensive Zoning Review as long as they are located in a rural residential or rural village designation as defined in the Land Use Element Plan.

John Henkel - No Reply

James Thompson - The TDR program is also myopic and shortsighted. Failure to allow for adequate and necessary growth over several decades will force our children and grandchildren to move away to wherever the jobs are. We need to start looking ahead, not look in the rear-view mirror to 1750, 1850 or 1950.

County Council District B

Derek Howell - No Reply

Joe Woods - The TDR is poorly structured at best. However, it is needed to help preserve and save our farmlands and our farmer's way of life. One of the needed fixes is to insure that the transfers go into the Development Envelope where the infrastructure is available to support the growth.

County Council District C

Jack Feldman - I need education herein. I can not answer.

Terence Hanley - No Reply

Jim McMahan - I will stay with the current plan for the time being. The development rights must be used in the IN-FILL areas and in most cases infrastructure exists to accommodate the building. Like everything else it must be watched and if abuses begin the council can tweak the law.

County Council District D

Todd Paterniti - I am terribly sorry but with the current information available to me and lack of clarity I cannot answer this question at this time.

Chad Shrodes - While it's not perfect, I support the TDR program over the previous non-TDR program. It can be revised, expanded, and improved. My vision for a future TDR program would be led by a dynamic task force and tie residential up-zoning within the Development Envelope to preservation of agricultural land.

County Council District E

Richard Slutzky - No Reply

County Council District F

Sheryl Davis Kohl - TDR programs are complicated and must balance goals of rural preservation and property rights. It seems that the current program, and other relevant regulation, does not do enough to direct rural growth to the villages. I am open to hearing from the experts and affected property owners on how to make the TDR program more effective.

Mary Ann Lisanti - Yes, I voted in favor of the legislation to create our County's first Transfer of Development Rights Program. It is an important tool for encouraging development in planned growth areas. TDR's has been debated for 20+ years in the County and never enacted into law, until this Council acted.