

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 22-003

Introduced by Council Member Beulah

Legislative Day No. 22-003 Date February 15, 2022

AN ACT to establish a temporary moratorium on the approval of site plans and issuance of building permits for the construction of any new buildings within the boundaries of the Perryman Peninsula; to establish the duration of the moratorium; to prohibit the County from accepting certain applications or issuing certain permits; to establish a committee to evaluate the impact of any new construction on the safety of the Perryman wells, the safety of vehicle access, and the impact upon the waterways; to make recommendations to improve the existing regulations and statutes; and generally relating to a temporary moratorium regarding construction on the Perryman Peninsula.

By the Council, February 15, 2022

Introduced, read first time, ordered posted and public hearing scheduled:

on: March 15, 2022

at: 6:00 PM

By Order: *Mylia A. Dixon*, Council Administrator

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on \_\_\_\_\_, and concluded on \_\_\_\_\_.

*Mylia A. Dixon*, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1           WHEREAS, the Perryman Peninsula contains a mixture of residential and industrial buildings;  
2    and

3           WHEREAS, the Perryman Peninsula also contains a large aquifer complex that supplies a  
4    significant amount of the water supply for the County; and

5           WHEREAS, the Perryman Peninsula contains environmentally sensitive areas and in the  
6    northeastern portion of the peninsula lies the banks of the Bush River; and

7           WHEREAS, the Bush River watershed is contained in all but the eastern most portion of the  
8    peninsula and all of the Deep Spring Branch also known as Bush Creek, Sod Run and a large portion  
9    of the Cranberry Run sub watersheds are also located there, and

10          WHEREAS, the Perryman Peninsula is served by only one primary access road which has  
11    become insufficient to permit efficient transportation to serve the needs of the current residents and  
12    businesses; and

13          WHEREAS, one contributing factor in the current traffic congestion is the continued  
14    development of the Perryman Peninsula without solving the existing deleterious and dangerous  
15    roadway conditions; and

16          WHEREAS, the Harford County 2016 Master Plan provides for the development of a corridor  
17    capacity management and preservation program that coordinates land use and transportation decisions;  
18    and

19          WHEREAS, the 2016 Master Plan further states that safety and congestion relief studies should  
20    be conducted to inform decision making and identifying practical alternatives for improving  
21    conditions; and

22          WHEREAS, the 2016 Master Plan provides a goal to allow for efficient movement of freight  
23    and agricultural equipment and states that the completion of the Michaelsville Road connection for

1 truck traffic in Perryman for a direct connection to MD 715 will help accomplish this goal; and

2 WHEREAS, since the implementation of the 2016 Master Plan no additional primary  
3 alternative access road has either been completed or begun construction; and

4 WHEREAS, in 1996, the Perryman Well Head Protection Study was conducted and, as a  
5 result, the Perryman Wellfield Protection District was legislatively adopted; and

6 WHEREAS, since the adoption of the Perryman Wellfield Protection District and the adoption  
7 of the 2016 Master Plan there has been development of warehouses and distribution centers which  
8 heretofore did not exist; and

9 WHEREAS, while the construction of these centers provides an economic benefit to the  
10 County, there has been no study or preparation for the arrival of them in our community as a whole  
11 and the Perryman Peninsula in particular; and

12 WHEREAS, the placement of more massive industrial buildings on the Perryman Peninsula  
13 without any consideration of the protection of the viability and safety of the current occupants of the  
14 peninsula and the continued protection of the of the County's water supply and environmentally  
15 sensitive areas is misguided.

16 NOW THEREFORE,

17 Section 1. Be It Enacted By the County Council of Harford County, Maryland that:

18 A. Purpose. The provisions of this Act are designed to temporarily prohibit the approval of site  
19 plans and issuance of building permits for the construction and expansion of any new  
20 structures on the Perryman Peninsula in order to provide for the orderly safe and  
21 environmentally sound development and provide for the peace, safety, and good order of the  
22 public.

23 B. There is hereby established a temporary moratorium on the approval of site plans and issuance

1 of building permits for the construction of new commercial, industrial or residential buildings  
2 within the Perryman Peninsula.

3 C. The moratorium shall be in effect for 150 calendar days from the date this Act becomes law  
4 and shall expire at that time unless further extended.

5 D. During the period of the moratorium, applications for final site and building plan approval,  
6 building permits, and other permits and approvals related to the construction or expansion of  
7 any new commercial, industrial, or residential building shall not be accepted or issued by the  
8 County.

9 E. The moratorium shall not apply to:

- 10 1) Any existing operating or occupied commercial, industrial, or residential  
11 building; or  
12 2) The lawful use of any commercial, industrial, or residential building which has  
13 received all necessary permits and approvals from the County but has not yet  
14 commenced operation or occupancy.

15 F. The moratorium shall be applicable to all property located on the Perryman Peninsula.

16 G. During the period of the moratorium, the County Council shall appoint a Perryman Peninsula  
17 study group consisting of 15 members, which consist of 2 Council Members, a representative  
18 of the Harford County Sherriff's Office, a member of the emergency services, 2 members with  
19 environmental expertise, a representative of the Harford County Department of Planning and  
20 Zoning, a representative of the Harford County Department of Inspections, Licensing, and  
21 Permits, a representative of the Harford County Department of Community and Economic  
22 Development, a representative of the Harford County Department of Public Works, 2  
23 residents of the Perryman Peninsula, 3 representatives of the business community with at least

1           1 located on the Perryman Peninsula.

2   H.       The Perryman Peninsula study group shall study the placement, construction, minimum  
3           acreage, maximum building size, any necessary restriction on the operation of future  
4           commercial and industrial buildings, the impact on environmentally sensitive areas and the  
5           Perryman Wellfields, necessary road access required to continue to develop the peninsula and  
6           any other issue related to development on the Perryman Peninsula which the group determines  
7           to be relevant.

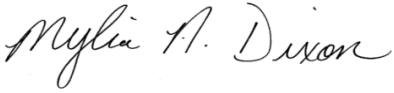
8   I.       The Perryman Peninsula Study Group shall present to the County Council its report, including  
9           any recommendations, within 80 days of the date this Act becomes law.

10 Section 2.     And Be It Further Enacted that this Act shall take effect 60 calendar days from the date  
11 it becomes law.

12

EFFECTIVE:

*The Council Administrator does hereby certify that seven (7) copies of this Bill are immediately available for distribution to the public and the press.*



\_\_\_\_\_  
Council Administrator