

Public Comment Period Record

Date	Page Number	Comment
12-Oct	Chapter 5, Page 13	Land Use in Area 8 fronting on Paradise Road is designated as low density. Prior plans it was low/medium; why the change? What about convenience stores?
12-Oct	Chapter 4	Land Use - Future Land Use Key; color codes for H-D Residential, NC, and T-O Commercial are very close. Need to differentiate
12-Oct	Chapter 5	I would think it would be a more efficient use of land if the low density residential was changed to medium density.
12-Oct		Happy to see a representative from City Council in attendance; hope that the council actually takes the time to review the plan and provide feedback.
12-Oct		Perhaps create a brief synopsis/summary of the comprehensive plan that can be delivered via email or used in promotional material for the City.
12-Oct		Planning Area 8 - 2011 it was identified a slow/medium density; now it is low density. We would prefer to see property as low/medium and can see the potential for future retail (Coffee shops/newspaper)
14-Oct		I now regret that I located to Eagles Rest from Fallston 2 years ago. This Comprehensive Plan and the planning area development docs signed in 2021 located elsewhere on the Town website are not the same, but equally unfavorable to the existence of our neighborhood as I know it. The destruction of forested areas behind the Richmond American section to be replaced with homes just a few feet from single family new builds is not the aesthetic that anyone in this community desires. Aberdeen is allowing a builder with a reputation for "jamming in townhouses", an Aberdeen inspector's words, to ruin this lovely neighborhood. Of course folks have a right to sell and buy/develop but the City has the responsibility to limit permitting and plans to keep the neighborhood we bought into small, contained, and visually attractive without looking into the backs of rows of townhomes or apartments. Why would city planners think that this is what residents want? You know we do not. I appreciate wanting to provide homes for new residents but at the cost of current resident's neighborhoods and quality of life- the same folks who already pay county tax, city tax, and a yearly water system fee. The mess that is and will be behind us is unnecessary. If I desired a multi-family style community, I would not have purchased in Eagles Rest. The traffic on 22 is rough and none of the supporting roadways can handle the projected volume. If this building up for the area is the way of the future, we will be looking to relocate again, though this was to be our forever home in the first community I genuinely loved. Please let me know the detailed timeline for road construction and building so we are no longer in the dark and can make our next housing decision appropriately.
14-Oct		The maps of the City do not include our most recent annexations (Cranberry Business Park, Rock Glen and Long Drive/Pres Homes). I believe they should be included in the final draft.

14-Oct		There are two lots in Locksley Manor that have been included in many of the maps of the City but are not actually in the City and should be excluded
14-Oct	Chapter 10	The first map in Chapter 10 (Map 10-1) indicates that planned water service for the Aberdeen Overlook area and Bosworth properties off Bush Chapel is shaded in green (6-10 years). Shouldn't they be in the yellow 0-5 color? Additionally, it states that the Welands Annexation are in gray which means it is not planned. Since they are in the City, should they be at least in green for planned service in the next 6-10 years?
14-Oct	Chapter 10	Last thing is minor, lots of the population data says that our population is just under 16k per 2020 but the Census data states that our 2020 numbers were 16,250. Is there a reason these are different?
12-Oct		Thanks for your reply to my 9/20 email, and I do understand your point that the codes, etc. will govern the permit/approval process. My only concern is that in the future, if the City looks to modify their codes, they would possibly look to the comprehensive plan for guidance or intent, and seeing the words "preservation of established tree cover is required" may lead to in fact implementing that in the codes. I'm not worried about this with you at this time because of what you said, but just wary of how other possible future City planners and regimes might handle it.
12-Oct		Regarding densities - the Bush Chapel 2011 Comp Plan lists low and medium densities, which would work for a single family detached and attached development. Regarding my 90 acres on Robinhood Road, which is in the 2011 Titan Terrace area and the Old Robinhood area; both of these areas are shown planned for low density. I would like the possibility of single family detached and attached here - could they be listed like Bush Chapel as low and medium densities?
17-Oct		Eagles Rest Phase 2 is missing from several tables where recent projects are mentioned. I think it should be included on pages 4-16, 5-87, and 6-17.
17-Oct	Page 5-69	Bush Chapel Future Land Use Recommendation: Change R2 to R3 as that City zoning better matches the County zoning that allows townhouses and also better matches the medium density residential that is proposed in the plan.
17-Oct	Page D-SAP-BC1	Bush Chapel Small Plan Area/ Introduction/ First Paragraph - Change the last line from "Low to Medium Density" to "Medium to High Density" as that is what is shown on all the plans for this area.

17-Oct	Map BCSAP-2	The three small properties closest to Bush Chapel as well as the house Mike Hiob grew up in should probably be yellow for Low Density Residential as the existing land use as they don't have any Ag on them. Near this same area, might want to reclassify the Cullum junk yard as industrial instead of low density residential.
21-Oct	D-SAP-AS9	The Noplock Family Farm is located in Planning Area 8 and fronts on Paradise Road (Route 462). The draft 2022 Comprehensive Plan (Page D-SAP-AS9 and following) recommends low density residential development. For a variety of reasons, I suggest that the Planning Commission return it to a low/medium density designation as it has been since the 2011 Comprehensive Plan. Also, in it's May 24, 2022 updated to the City Council, Wallace Montgomery stated that "The Planning Commission's recommendation is to retain Aldino-Stepney as a Future Growth Priority with Low to Medium Density REsidential and Limited Mixed Use/Commercial future land uses."
21-Oct	Page 5-54	Although the 2022 text states "This area should be targeted for low-intensity business uses that support and enhance the lives of the immediate residents, such as small cafes or bodegas..." (see page 5-54) in Area 8, there does not seem to be any allowance for that in the Low-Density REsidential designation for this property. Having a cafe or bodega, for example, within walking distance is very attractive. Commissioner Gillis expressed similar sentiments at an earlier meeting.
21-Oct		Are there any areas designated for those over 55? If not, some medium density housing would permit "patio homes" or "villas" which would be ideal for that population - spacious homes, first floor master suites, great rooms and kitchens with guest facilities on the second floor. I can attest to the fact that these are in short supply in Harford County. As for the younger generation, I would like to express my thoughts on what I have learned from helping our son and daughter-in-law search for their first home. Young working couples are looking for sidewalk communities with small yards that require little maintenance. Whether young or aging, homes with smaller lots are more affordable.
21-Oct		Finally, Paradise Road could easily accommodate the additional traffic that some medium density housing would bring.

24-Oct	Chapter 3	I'd like to see Chapter 3 include a few lines on upgrading the downtown US Post Office. A) One low-cost enhancement would be a drive-up letter drop w/the drop slot on the driver's side. I think there's room behind the building in a low-traffic stretch of road -- maybe carving out a small portion of the parking lot along Buchanan Lane. B) The building interior is outdated, worn, inefficient, and in need of a thorough renovation to bring the Post Office up to current Post Office standards. C) The building exterior needs an upgrade, too. I'm almost sure the Post Office has developed new standards for enhancing their building exteriors. D) Recommend sharing w/US Post Office officials as a courtesy -- pointing out the importance of the Post Office to the health of downtown and inviting them to come alongside the City in the coming years w/eterior and interior enhancements of their own.
24-Oct	Chapter 3	Maybe the Post Office could eventually build a new building in a new downtown location w/its own parking lot. Challenge Post Office officials in a friendly way to develop a concept for a new downtown location and offer to work with them on such a project.
24-Oct	General	An executive summary would be helpful
24-Oct	SAP	When looking at the Small Area Plans, see just low residential in some areas, but don't see much on commercial use or City facilities? Can you explain?
27-Oct	General	More retail - preferably downtown. Specifically clothing/shoes/housewares. Currently our only options are big box stores or going elsewhere in the County.
27-Oct	General	Cleaned up. Trash pickup, landscaping, mowing, painting, etc.
27-Oct	General	Improved or more grocery stores. I'm not impressed with the produce at Shop Rite or Aldi, and have not been in Lidl. Food Lion in Churchville has a much better produce section, and that's where I currently go because it's the closest to home. I am absolutely a convenience shopper, and will go to whatever store has what I want & is convenient to my current location.
27-Oct	General	More police TRAFFIC presence. Some guy just drove his lawn mower down the sidewalk past our office. Scooters & bikes are ridden on the sidewalks all the time, and should be in the street. There are often blatant traffic violations downtown, like U-turns in the middle of Bel Air Ave, terrible parking jobs (blocking travel lanes), right turns on red where it's marked no turn on red, parking on the street for more than the 2 hour limit, parking semis on Bel Air Ave, etc. And there are NEVER police downtown to address these things that should be addressed.

2-Nov	General	<p>I am a co-Chair of Bike Harford, promoting bike infrastructure work to make cycling safe for the 8 year olds and the 80 year olds across Harford County. And those in between 8 and 80, too! The concept plan work going on now for the Aberdeen - Havre de Grace Route 40 connector is exciting. We see safer cycling/ walking infrastructure supporting healthier residents, creating economical ways for families to help themselves, healthier air and water, less crowded roads and parking areas, less impact on wildlife, and more -- similar to many goals that Aberdeen Planning holds. We will likely have a meeting within the next month or two. Would one of your staff members be available to present, and help us learn more about your work and upcoming projects?</p>
8-Nov	Chapter 5	<p>In Chapter 5 Municipal Growth, Planning Area 1, Aberdeen does not address the properties at the corner of US Route 40 and Md. Route 715 that run along MD Route 715 to Old Philadelphia Road (Route 7) that need to be redeveloped or developed and which will require a zoning change to do so.</p>
15-Nov	General	<p>I appreciate the efforts of Wallace Montgomery, the City's Planning Commission, the City Staff and the City Council. With all of these entities involved, I believe the finished product will be something we can all be proud of. That being said, I have already offered my opinion regarding many aspects of this document, so the only thing I will offer at this time is: Please don't attempt to pacify every request submitted by the general public. Many times, their comments (or requests) may be self serving or in conflict with what's best for our City.</p>
20-Nov	Chapter 8	<p>Sports Tourism can and will have a huge impact on our city. We need to foster conditions to expand Ripken experience and to have all turf fields. We need more branded and independent dining facilities on I-95 & Downtown area. Need big box retail and office supply stores. We need a housing facility like Bulle Rock, and improvements in public transportation</p>