

Critical Area Commission

STAFF REPORT

August 12, 2026

APPLICANT: City of Aberdeen

PROPOSAL: Refinement – Critical Area Map Update

JURISDICTION: City of Aberdeen (Harford County)

COMMISSION ACTION: Concurrence with Chair’s Determination of Refinement

STAFF RECOMMENDATION: Approval

STAFF: Kate Durant

**APPLICABLE LAW/
REGULATIONS:** ; COMAR 27.01.11

DISCUSSION:

The City of Aberdeen is requesting approval of an update to their Critical Area map. Under Critical Area law and COMAR 27.01.11, each local jurisdiction is required to update the 1,000-foot Critical Area boundary using the best available information and technologies every 12 years. This is the first boundary line update for the City of Aberdeen.

Updated Critical Area Maps

Commission staff worked with the City of Aberdeen, Harford County, the Maryland Department of Natural Resources, the Maryland Department of the Environment, and the Eastern Shore Regional GIS Cooperative (ESRGC) to develop an updated Critical Area map for the city. The draft map was vetted by the aforementioned agencies and delivered to the City as a summary draft map for local adoption. The update resulted in a two acre gain and a 30-acre loss, with a net loss of 28 acres in the City’s Critical Area. The large loss to the east is due to a change in what was an extension of the Critical Area by the County during original program approval. The County decided to remove this extension during their map update. The loss to the east is due to a shift in the stream channel and a small loss of tidal wetlands. There were 2 properties with a gain of Critical Area. A copy of the map is attached to this staff report.

Ordinance No. 735

On March 9, 2026, the Aberdeen City Council approved Ordinance No. 2-O-16, which will update the City’s Critical Area map in accordance with State law (Ch. 119, Acts of 2008, §1 – 4)

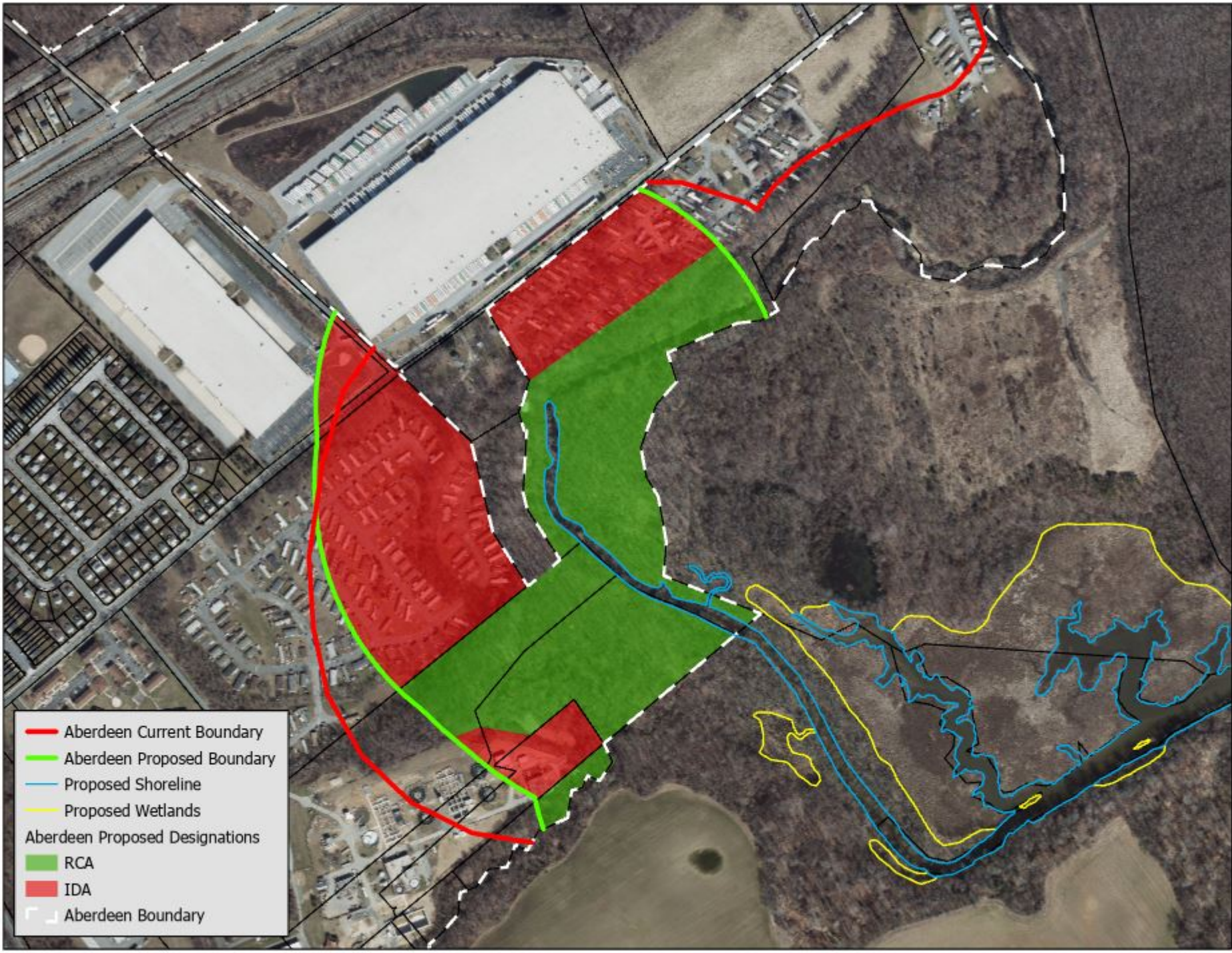
and the Critical Area Commission's mapping regulations (COMAR 27.01.11). This action constituted local adoption of the updated Critical Area map of the City of Aberdeen.

RECOMMENDATION

The mapping update was completed in accordance with State law and COMAR 27.01.11, which requires an update to the Critical Area map and 1,000-foot boundary line. Therefore, Commission staff recommend the Program Committee concur with the Chair's determination that the City of Aberdeen mapping update be reviewed as a refinement to the City's Critical Area program; and that the Program Committee recommend the Chair approve this map amendment as proposed.

ATTACHMENTS

1. Summary Draft Map



- Aberdeen Current Boundary
- Aberdeen Proposed Boundary
- Proposed Shoreline
- Proposed Wetlands
- Aberdeen Proposed Designations
 - RCA
 - IDA
- - - Aberdeen Boundary