



Maryland Department of Planning

Sustainable Attainable

December 29, 2014

The Honorable Larry C. Porter, President  
Caroline County Board of County Commissioners  
County Courthouse  
109 Market St., Room 123  
Denton, MD 21629

RE: MDP's review of adopted tier map; No comments

Dear Commissioner Porter:

Thank you for providing the Maryland Department of Planning (MDP) with a copy of the official Caroline County Tier Map adopted by the Board of County Commissioners of Caroline County on July 29, 2014. Adoption of the map establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for Caroline County.

Under LU §1-505, MDP may comment on mapped growth tiers when the Department determines that the growth tiers do not meet the statutory mapping criteria.

MDP is pleased to advise you that the official Caroline County Tier Map adopted by the Board of County Commissioners of Caroline County satisfies the criteria for designation of growth tiers under LU §1-508. The Department therefore has no comments on the adopted map.

Please be advised that LU §1-509 requires that the growth tiers are to be incorporated into the County's comprehensive plan or an element of the plan when the County conducts its six year review of the plan. If the growth tiers are not incorporated into the comprehensive plan or an element of the plan during that 6-year review, this section provides that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewer areas shall apply.

Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary  
Amanda Stakem Conn, Esq., Deputy Secretary

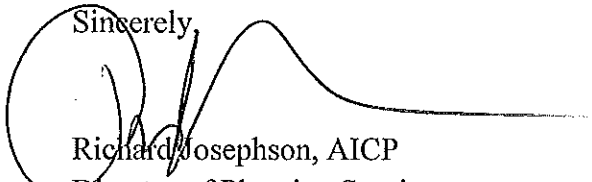
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With regard to municipal tier maps in Caroline County, we received an administrative adoption letter from Denton (September 6, 2012) and a resolution from Federalsburg (December 3, 2012), along with their adopted municipal tier maps. We compared the municipal growth area designations from these two municipalities to the County's municipal growth area designations and found no conflicting tier designations between the Federalsburg and Caroline County adopted tier maps, however, with regard to Denton, we did identify one conflicting tier designation between the Denton adopted tier map and the Caroline County adopted tier map. Denton designated one part of its growth area (north of the town's boundary) as Tier II, while the county designated this area as Tier IV.

Section §9-206(i) of the Environment Article ("ENV"), establishes a process for resolving conflicting tier designations such as these. As a first step, the County should work with Denton to resolve the conflicting tier designation. If the conflict cannot be resolved between Denton and the county, we will convene a meeting with the Maryland Department of the Environment (MDE), the county and Denton to seek resolution of the conflicting tier designations, and if necessary, recommend the preferred tier designation for the area in question to MDE. Please let us know if you would like us to facilitate a meeting with the county and the Town of Denton as a first step.

Should you have any questions, please don't hesitate to contact me.

Sincerely,



Richard Josephson, AICP  
Director of Planning Services

cc: Wilbur Levengood, Jr., Board of County Commissioners of Caroline County, Vice-President  
Daniel Franklin, Board of County Commissioners of Caroline County  
Katheleen Freeman, Director, Caroline County Dept. of Planning, Codes & Engineering  
Richard Hall, Secretary, MDP  
Jay Sakai, Director, Water Management Administration, MD