



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary  
Ewing McDowell, Deputy Secretary

February 9, 2017

Peter F. Murphy, President  
Board of Charles County Commissioners  
200 Baltimore Street  
La Plata, Maryland 20646

Dear Mr. Murphy:

In accordance with Subtitle 5, Title 1, of the Land Use Article, Annotated Code of Maryland, the Board of County Commissioners for Charles County originally adopted a growth tier map for Charles County on April 29, 2014. On July 12, 2016, the Board of County Commissioners adopted the *2016 Charles County Comprehensive Plan*, which includes a revised adopted growth tier map.

The Maryland Department of Planning (Planning) recognizes that Charles County's tier map is meant to reflect the proposed zoning classifications in the 2016 Charles County Comprehensive Plan. Although we understand that the County has not yet made a decision on whether to move forward with the proposed zoning classifications, Planning would like to provide feedback to the County on its tier map in a timely manner. To do so, Planning will complete two separate reviews of the Charles County revised growth tier map.

Planning has completed the first of the two planned reviews. Planning's first review assumes that the proposed zoning classifications, as described in the *2016 Charles County Comprehensive Plan*, will be implemented. With this assumption, and for purposes of Section 1-505 of the Land Use Article, Planning has no "comment" on the revised growth tier map. As such, no public hearing is required at this time under Section 1-507 of the Land Use Article. In addition, we find no tier designation conflict between the County's revised growth tier map and the adopted growth tier designations for the City of La Plata's municipal growth area.

Please note, however, that Planning anticipates conducting a second review of the revised growth tier map after the County implements the proposed zoning classifications described in the 2016 Comprehensive Plan. If the County decides not to move forward with the

Peter F. Murphy, President  
Board of Charles County Commissioners  
February 9, 2017  
Page 2

proposed zoning classifications, Planning recommends that the County amend its growth tier map to ensure consistency between the map and the County's zoning classifications.

Since the revised adopted growth tier map has been incorporated into the *2016 Charles County Comprehensive Plan*, the County has fulfilled the requirement to do so established under Section 1-509 of the Land Use Article.

If you have any questions, please contact Jason Dubow at (410) 767-3370.

Sincerely,



Stuart Sirota, AICP  
Assistant Secretary of Planning Services

cc: Steven Ball, Director of Planning, Charles County Planning and Growth Management