



Maryland Department of Planning

Sustainable _____ Attainable

May 10, 2013

Edward Hopkins, Mayor
Town of Bel Air
39 N. Hickory Avenue
Bel Air, MD 21014

Dear Mayor Hopkins:

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

Thank you for sending the Department of Planning your letter (dated September 24, 2012). The letter indicates that the Town of Bel Air adopted Harford County's tier map. Even though this action was based on the Harford County tier map prior to adoption, our review of the Harford County adopted tier map shows no changes in tier designations for the Town of Bel Air and its growth areas. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for the Town of Bel Air.

LU §1-505 allows the Department to comment on growth tiers adopted by local jurisdictions. The Maryland Department of Planning is pleased to advise you that the map adopted by the Town of Bel Air satisfies the statutory requirements of LU §1-508 for designation of growth tiers. The Department therefore has no comments on the adopted map.

Please be advised that the law requires that the growth tiers are to be incorporated into the Town's comprehensive plan or an element of the plan when the Town 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 the 6-year review, the law indicates that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewer areas shall apply.

Although MDP has no comments on the Town's adopted tier map, we would like to reiterate our previous comments on the Town's Municipal Growth Element (MDP's January 23, 2009 comment letter on the Town's draft comprehensive plan). The Department expressed concern that the amount of land in the Town's designated growth areas is too large compared to MDP's population projections for the Town. Continued focus on infill and redevelopment, infrastructure maintenance and upgrade, neighborhood and downtown revitalization, and historic preservation, will ensure that the Town can accommodate future population growth within its current municipal boundaries.

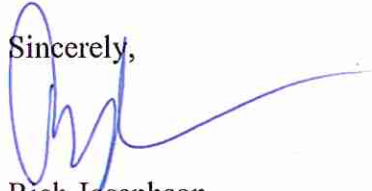
Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Matthew J. Power, Deputy Secretary

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

Sincerely,



Rich Josephson
Director of Planning Services

cc: Kevin L. Small, Director of Planning, Town of Bel Air
Randolph Robertson, Director of Public Works, Town of Bel Air
Christopher Schlehr, Town Administrator, Town of Bel Air
C. Pete Gutwald, Director, Harford County Department of Planning and Zoning
Steve Allan, Central Maryland Regional Planner, MDP
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP