



Maryland Department of Planning

Sustainable \_\_\_\_\_ Attainable

February 7, 2013

The Honorable Rex Simpkins, President,  
Somerset County Commissioners  
Somerset County Commissioners Office  
11916 Somerset Ave., Room #111  
Princess Anne, MD 21853

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

Dear Mr. Simpkins:

Thank you for providing the Department of Planning with a copy of the official Somerset County Tier Map adopted by the Somerset County Commissioners on December 18, 2012. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for Somerset County.

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

The Maryland Department of Planning is pleased to advise you that the official Somerset County Tier Map adopted by the Somerset County Commissioners 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.

We commend the County for working closely with its municipalities, Princess Anne and Crisfield, to reach concurrence on the designation of municipal growth areas.

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

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

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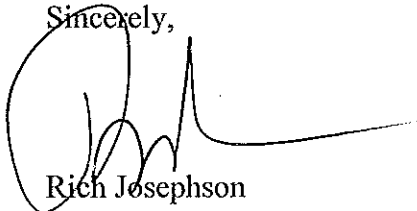
We note that a number of the parcels in the Princess Anne and Westover area, designated as Tier III on the County's adopted Tier map, are under protective easements from further subdivision and one parcel is in public ownership. These parcels are more appropriately designated as Tier IV. The County Planning Department has indicated that these areas do not have additional development potential and will recommend that these parcels be designated as Tier IV in the interim period while updating the County's Comprehensive Plan.

MDP recognizes that Somerset County is currently undertaking an extensive update of its 1996 Comprehensive Plan to re-evaluate its Primary Growth Areas in light of WWTP capacity and other issues. The County also should consider future growth projections in the update of the Comprehensive Plan to inform the designation and size of County Growth Areas. These types of planning adjustments should be reflected in an updated Tier map that is required to be included in the next Comprehensive Plan update.

We would like to recognize the County's staff for their outstanding work in preparing the County's growth tier map.

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

Sincerely,



Rich Josephson  
Director of Planning Services

- cc: Charles F. Fisher - Vice-President, Somerset County Commissioners  
Craig N. Mathies, Sr., Somerset County Commissioner  
Jerry S. Boston, Somerset County Commissioner  
Randy Laird, Somerset County Commissioner  
Gary Pusey, Planning Director, Somerset County Planning Department  
Robin Street, Director, Somerset County Sanitary Commission

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Richard E. Hall, Secretary, MDP  
Jay Sakai, Director, Water Management Administration, MDE  
Matt Power, Deputy Secretary, MDP  
Jenny King, Chief-of-Staff, MDP  
Peter Conrad, Director, Local Planning Assistance, MDP  
Jason Dubow, Director, Environmental Planning, MDP  
Stephanie Martins, Analysis Coordinator, MDP  
Tracey Gordy, Director, Lower Eastern Shore Regional Office, MDP