



Maryland Department of Planning

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

April 8, 2013

James Ireton, Jr., Mayor  
City of Salisbury  
125 N. Division Street, Room 304  
Salisbury, Maryland 21801-4940

Dear Mayor Ireton, Jr.:

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

Thank you for providing the Department of Planning with a copy of the City of Salisbury Growth Tier Map (dated December 28, 2012), administratively adopted by the City of Salisbury on December 28, 2012. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for the City of Salisbury.

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 City of Salisbury 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 City's comprehensive plan or an element of the plan when the City 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.

To date, we have not received a tier map from Wicomico County. Should there be any conflicts between the Town's mapping and that of the County, the Act provides a process for resolution.

Finally, we would like to note that in the department's comments on the 2010 Comprehensive Plan, according to the 2010 Comprehensive Plan build-out estimate, there is excess capacity for all projected household growth by 2030 within the City limits. MDP encourages the City to concentrate on infill and redevelopment to accommodate this projected growth prior to annexation of any identified growth areas.

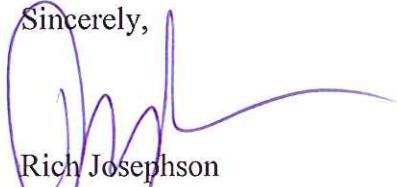
Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

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

Mayor James Ireton, Jr.  
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Should you have any questions, please don't hesitate to contact us.

Sincerely,



Rich Josephson  
Director of Planning Services

cc: Jack F. Lenox, Director, Salisbury Wicomico Planning Office  
Keith D. Hall, Long-Range Transportation Planning, Salisbury Wicomico Planning  
Tracey Gordy, Director, Lower Eastern Shore Regional Office, MDP  
Jay Sakai, Director, Water Management Administration, MDE  
Jason Dubow, Director, Environmental Planning Division, MDP