



Maryland Department of Planning

Sustainable _____ Attainable

January 9, 2014

Mr. Larry Tom
Planning and Zoning Officer
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

RE: MDP's review of revised tier map, September 2013

Dear Mr. Tom:

Thank you for providing the Department of Planning with a copy of the most recent Anne Arundel County Tier Map. This map has been adopted through your Office and serves as the official County Tier Map. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for Anne Arundel County.

The Maryland Department of Planning is pleased to advise you that the Department has no comments on the Anne Arundel County Tier Map that rise to the level of requiring a public hearing, however, we do have comments regarding consistency between the tier map and the MDE approved water and sewer plan, as described below.

Please be advised that LU §1-509 requires the growth tiers 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 service areas shall apply.

The Maryland Department of Planning worked closely with your staff to provide feedback throughout the tier map development process. MDP recognizes that Anne Arundel County is considering modifying its General Development Plan (GDP) to add several areas to its designated growth areas. These areas were proposed for sewer service by Anne Arundel County but were denied by the Maryland Department of Environment (MDE) due to a finding of

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

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

inconsistency with the County's GDP. Including these areas within its designated growth areas and/or changing GDP land use classifications to be consistent with the provision of sewer would resolve some minor discrepancies regarding consistency with the GDP.

Prior to these GDP changes, MDP suggests that the County designate these areas as Tier 2A, with a footnote on the County tier map indicating "Not in the Water/Sewer Plan as Modified by MDE". These specific areas are detailed on the attached review map.

We would like to recognize your 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,

A handwritten signature in black ink, appearing to read "Richard Josephson", with a long horizontal flourish extending to the right.

Richard Josephson, AICP
Director of Planning Services

cc: Carole Sanner, Deputy Director
Lynn Miller, Long Range Planning Administrator
Jason Dubow, Director, Environmental Planning, MDP
John Leocha, Environmental Planner, MDP
Jay Prager, MDE