



Maryland Department of Planning

Sustainable. Attainable

February 1, 2013

The Honorable Andrea Harrison, Chair
Prince George's County Council
County Administration Building (Room 2027)
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3050

Dear Ms. Harrison:

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

Thank you for providing the Department of Planning with a copy of the official Prince George's County Tier Map adopted by the Prince George's County Council on November 20, 2012. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for Prince George's 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 Prince George's County Tier Map adopted by the Prince George's County Council 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 sewerred areas shall apply.

The City of Laurel may be submitting a growth tier map to the Department. Should there be any conflicts with the city's tier mapping and that of the County, the Act provides a process for

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

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

The Honorable Andrea Harrison, Chair
Prince George's County Council
February 1, 2013
Page 2

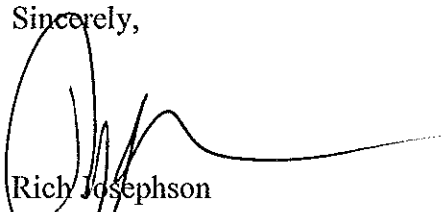
resolution. We do not anticipate that the city's tier map would be in conflict with the criteria under the Act or with the County's adopted map.

We note that two areas designated as Tier III in the County's adopted Tier map are in public ownership. The County has demonstrated that these areas do not have additional development potential. Please consider whether these areas would be more appropriately designated as Tier IV upon the County's next General 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: Obie Patterson, Vice-Chair, Prince George's County Council
Mary A. Lehman, Prince George's County Council
Will Campos, Prince George's County Council
Eric Olson, Prince George's County Council
Ingrid M. Turner, Prince George's County Council
Derrick Leon Davis, Prince George's County Council
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Fern Perit, Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division, Prince George's County
CJ Lammers, Master Environmental Planner, Prince George's County Planning Dept.

The Honorable Andrea Harrison, Chair
Prince George's County Council
February 1, 2013
Page 3

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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
Mike Paone, Southern Maryland Regional Planner, MDP