



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

David R. Craig, Secretary  
Wendi W. Peters, Deputy Secretary

May 25, 2016

Ms. Deborah Carpenter, Director  
Planning and Land Management  
Garrett County  
203 South Fourth Street  
Oakland, MD 21550

LOCAL PLAN REVIEW: Garrett County Comprehensive Plan Amendment – Growth Tier Map

Dear Ms. <sup>Debbie</sup>Carpenter:

Thank you for the opportunity to review the proposed amendment to the Garrett County Comprehensive Plan. The Garrett County Commissioners initially adopted its Growth Tier Map on December 4, 2014, and recently adopted a revised Growth Tier Map, with minor revisions, on May 2, 2016. The proposed amendment to the 2008 County Comprehensive Plan will incorporate the revised Tier Map into the Plan.

The Maryland Department of Planning (“Planning”) is pleased to advise you that it has no “comment”, for purposes of Section 1-505 of the Land Use Article, Annotated Code of Maryland, on the Garrett County Tier Map, as amended and adopted by the Board of Garrett County Commissioners on May 2, 2016. As such, no public hearing is required under Section 1-507 of the Land Use Article.

From the County’s submission to Planning dated May 3, 2016, our understanding is that the County intends to incorporate, by amendment, the amended and adopted Tier Map into the County’s Comprehensive Plan. Once the Comprehensive Plan amendment incorporating the Tier Map is adopted by Garrett County, the County will have fulfilled the requirement under Section 1-509 of the Land Use Article that a local jurisdiction must incorporate the jurisdiction’s adopted tier map into its comprehensive plan or an element of the plan.

The municipalities of Loch Lynn Heights and Grantsville have, respectively, adopted relevant portions of the County’s Tier Map as their own. As such, there are no tier designation conflicts between the County and these municipalities. While other municipalities within the County may ultimately adopt tier maps, Planning does not, at this time, anticipate that such maps will be in conflict with the County’s map.

Please feel free to contact me at (410) 767-4533 or David Cotton, Western Maryland Regional Planner, at (301) 777-2161. We appreciate your participation in the plan review process.

Sincerely,

  
Peter G. Conrad, AICP  
Manager of Planning Assistance and Education

cc: Paul C. Edwards, President of Garrett County Board of County Commissioners  
Stuart Sirota, Assistant Secretary of Planning Services  
File