



Maryland Department of Planning

Sustainable _____ Attainable

May 10, 2013

Wayne H. Dougherty, Mayor
City of Havre de Grace
711 Pennington Av.
Havre de Grace, MD 21078

Dear Mayor Dougherty:

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

Thank you for sending the Department of Planning your letter (dated October 17, 2012). The letter indicates that the City of Havre de Grace adopted Harford County's tier map. Even though this action was based on the Harford County tier map prior to adoption, our review of the Harford County adopted tier map shows no changes in tier designations for the City of Havre de Grace and its growth areas. 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 Havre de Grace.

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 Havre de Grace 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.

Although MDP has no comments on the City's adopted tier map, we would like to reiterate our previous stance on the City's Municipal Growth Element (MDP's September 7, 2010 comment letter on the City's Municipal Growth and Water Resources Elements). The Department expressed concern that the amount of land in the City's designated growth areas is too large compared to MDP's population projections for the City. Continued focus on infill and redevelopment, infrastructure maintenance and upgrade, neighborhood and downtown revitalization, and historic preservation, will ensure that the City can accommodate future population growth within its current municipal boundaries.

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

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

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

Sincerely,



Rich Josephson
Director of Planning Services

cc: Neal Mills, Director, Department of Planning and Zoning, City of Havre de Grace
Carol Mathis, Director of Administration, City of Havre de Grace
C. Pete Gutwald, Director, Harford County Department of Planning and Zoning
Steve Allan, Central Maryland Regional Planner, MDP
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP