



Maryland Department of Planning

Sustainable Attainable

July 26, 2013

Matthew C. Hull, Mayor
Town of Keedysville
P.O. Box 359
Keedysville, MD 21756 - 0359

Dear Mayor Hull:

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

Thank you for providing the Department of Planning with a copy of the Town of Keedysville Growth Tier Map adopted by the Town of Keedysville on December 3, 2012 through Resolution #2012-12. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for the Town of Keedysville.

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 Town of Keedysville 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 Town's comprehensive plan or an element of the plan when the Town 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 sewered areas shall apply.

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

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

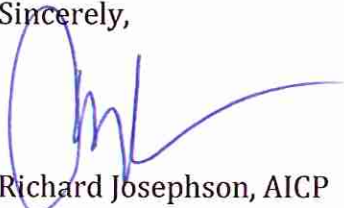
Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

Matthew C. Hull, Mayor
July 26, 2013
Page 2

We note that the Town of Keedysville adopted tier map includes a Tier II designation for an area outside of the Town's municipal boundaries and outside of the Town of Keedysville municipal growth area; however, under LU §1-508, the Town cannot adopt a designation in its tier map for this area. As a result, this area cannot be considered part of the Town's adopted tier map. We understand that the Town has initiated the annexation process for this area; however, to ensure legal inclusion within the corporate limits, all annexations must follow the requirements listed in the attached Maryland Municipal League Municipal Annexation Checklist. To date, we have not received the annexation plan or notice of proposed annexation hearing for this area, nor has the Department of Legislative Services received the Town resolution or new Town boundaries. Both steps are required to complete the annexation process.

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

Sincerely,



Richard Josephson, AICP
Director of Planning Services

Enclosures: 1

cc: Richard L. Bishop, Town Administrator, Town of Keedysville
Stephen Goodrich, Planning Director, Washington County Dept. of Planning
Meghan Hammond, GIS Technician, Washington County Dept. of Planning
Dave Cotton, Regional Planner, Western Maryland Regional Office, MDP
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP