



WASHINGTON COUNTY
DIVISION OF PLAN REVIEW AND PERMITTING
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone: (240) 313-2460
FAX: (240) 313-2461
Hearing Impaired call 7-1-1 for Maryland Relay

MEMORANDUM

TO: All Interested Parties

FROM: Jennifer Smith, P.E, Deputy Director, DPW

DATE: September 21, 2012

RE: Notice of Grandfathering Provisions of The Sustainable Growth and Agricultural Preservation Act of 2012

The purpose of this memorandum is to inform you of the Grandfathering Provisions of The Sustainable Growth and Agricultural Preservation Act of 2012 and how they may affect future subdivisions in Washington County. The Sustainable Growth and Agricultural Preservation Act of 2012, (The Act) was passed by the Maryland General Assembly and signed into law by Governor O'Malley on May 2, 2012. The Act restricts where major residential subdivisions proposed on septic systems can occur in the County. After October 1, 2012, preliminary plats for any major subdivision proposed on septic systems can not be submitted to the County for Planning Commission approval in areas within the Urban Growth Area (Tier I and Tier II areas) or in areas identified as Tier IV areas.

The Department of Planning and Zoning is working with the Maryland Department of Planning to identify where the Tier I, II, III and IV areas are in the County. Final determination of the Tier area limits may not occur until later this year.

The Act provides for grandfathering of major subdivisions proposed on septic systems where a preliminary plat has been submitted and accepted by the County prior to October 1, 2012. Therefore, it is imperative that any preliminary plats for major subdivision on septic be submitted to DPRP prior to this grandfathering deadline. You may contact the Department of Planning and Zoning to determine whether your proposed subdivision will likely fall into a Tier I, II or IV area. However, please keep in mind that final determination of the Tier area limits may not occur until later this year.

Please feel free to contact me at 240-313-2410 or Jill Baker at 240-313-2433 should you have any questions.

cc: Greg Murray, County Administrator
Stephen Goodrich, Director, Department of Planning and Zoning
Jill Baker, Department of Planning and Zoning
Tim Lung, Department of Planning and Zoning