

ters; (7) the distribution and density of population; (8) other elements of County growth and development. The Master Plan may include in its scope areas outside the boundaries of the County which the Planning Board deems to bear an essential relation to the planning of the County. The studies in connection with the Master Plan shall be conducted, wherever feasible and appropriate, with the cooperation of adjacent planning agencies.

451. In the preparation of the Master Plan, the Planning Board shall give due consideration to the probable ability of the County to carry out, over a period of years, the various public or quasi-public projects embraced in the plan without the imposition of unreasonable financial burdens. In such preparation, the Planning Board shall cause to be made careful and comprehensive surveys and studies of present conditions and the prospects for future growth of the County.

452. The Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the County and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development, and the maintenance of property values previously established. To such end the Master Plan shall also include adequate provision for traffic and recreation, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good civic design and arrangements, the wise and efficient expenditure of public funds, and adequate provision for public utilities and other public requirements.

453. Whenever the Planning Board, after public hearings, shall have adopted any portion of the Master Plan, the governing body or other public agency having jurisdiction over the subject matter of such portion of the Master Plan, before taking action necessitating the expenditure of any public funds incidental to the location, character or extent of one or more projects thereof, shall refer action involving such specific project or projects to the Planning Board for review and recommendation, and shall not act thereon without such recommendation or until 45 days after such reference shall have elapsed without such recommendation. This requirement shall apply to action by a housing, parking, highway, or other authority, redevelopment agency, school board, or other similar public agency, Federal, State, or County.

454. The County Commissioners of Baltimore County may by resolution provide for the reference of any other matter or class of matters to the Planning Board for review and recommendation, before final action is taken thereon and with or without provision that final action thereon shall not be taken until the Planning Board has submitted its report, or until a specified period of time has elapsed without such report having been made.

455. Whenever the Planning Board, pursuant to this sub-heading shall have made a recommendation to another official County agency, such recommendation may be overridden only by a two-thirds vote of the full membership of such other agency. Where the agency