

*Resolved*, That the Montgomery County Council is hereby requested to direct said commission to complete its studies and to make its recommendations for possible revisions of the Charter to said Council in sufficient time for the consideration of said recommendations by said Council in order that appropriate revisions of the Charter may be placed before the electorate in the general election of 1966.

Approved May 4, 1965.

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No. 40

(House Joint Resolution 58)

House Joint Resolution creating a Commission for the study and review of existing legislation in reference to zoning and planning law and procedures in Montgomery County and related matters.

WHEREAS, Montgomery County has for many years been a leader among governmental units in the field of forward looking zoning and planning policies and procedures; and

WHEREAS, the pressures of vastly increased population and the demand for increased local industry and commerce have changed Montgomery County from a one time "bedroom community" to a vital and viable economic unit striving to achieve a realistic balance of single family residential, multi family residential, commercial and industrial land uses; and

WHEREAS, the dynamic growth of Montgomery County has produced conflicts in the views of citizens of said County in reference to the proper methods of controlling or guiding such growth; and

WHEREAS, the increased forces of change and dynamic growth have resulted in ever increasing numbers of requests for zoning map amendments which under present procedures must be heard and decided by the Montgomery County Council; and

WHEREAS, the aforesaid rapid growth and change in Montgomery County has produced demands for revisions in the zoning and planning mechanics and procedures in said County in order that said growth and change might continue in an orderly and constructive manner subject to the direction and proper control of the elected representatives of the citizens and taxpayers of said county; and

WHEREAS, there are many complex and important questions which have been raised in recent years by interested persons and organizations concerning the coordination of sanitary sewer and water construction with land use planning in said County as well as the related questions of the sphere of influence over such matters which should be that of the Montgomery County Council as the direct elected representatives of the people of said County; and

WHEREAS, among other suggestions which have been made from time to time are those for (1) the creation of a zoning board to hear and determine zoning map amendment applications in said County, (2) the adoption of a detailed land use plan for the entire