

COUNCIL TO APPROVE OR DISAPPROVE THE PLAN WITHIN NINETY DAYS OF SUBMISSION TO IT BY THE COMMISSION SHALL CONSTITUTE FINAL APPROVAL FOR THE PURPOSES OF THIS SECTION. IN THE EVENT THAT THE COUNCIL SHALL DETERMINE TO MAKE REVISIONS, MODIFICATIONS OR AMENDMENTS THEN IT SHALL HOLD A PUBLIC HEARING THEREON AFTER GIVING THIRTY DAYS NOTICE THEREOF. SUCH DETERMINATION SHALL SUSPEND THE NINETY DAY PERIOD AS PROVIDED HEREIN AND SAID PERIOD SHALL TERMINATE THIRTY DAYS AFTER THE AFORESAID PUBLIC HEARING.

(4) ADOPTION AND AMENDMENT BY COMMISSION. AT ITS FIRST REGULAR MEETING NEXT FOLLOWING APPROVAL OF THE PLAN BY THE COUNCIL, THE PLAN SHALL BE SUBMITTED TO THE COMMISSION FOR ADOPTION IN ITS APPROVED FORM. NO PLAN OR AMENDMENT TO AN APPROVED PLAN MAY HEREAFTER BE ADOPTED BY THE COMMISSION UNLESS AND UNTIL APPROVED BY THE COUNCIL.

*(g) Publication and Effect of Approved Plans*

*(1) Publication of Approved Plans. Subsequent to final adoption and/or approval of plans in accordance with the provisions of this section, the Commission shall cause the same to be printed and made available for public distribution.*

*(2) Effect of Approved Zoning Plans. Zoning plans adopted by the Commission and approved by the District Council shall be considered as guides for the development of the areas covered by such plans; they shall not constitute a legal justification or requirement for the granting of any local zoning map amendment until the District Council shall determine in its judgment that said zoning map amendment is timely, desirable, and compatible with the development of the area. However, if such plans are in accordance with the zoning applicable to a parcel of real estate at the time an application is filed for the rezoning of such parcel to some other use, they shall constitute a legal justification for the denial of such rezoning if the District Council shall so determine.*

*(3) (2) Any Plans Now Adopted Shall Remain Effective. In Montgomery County, with regard to local master plans in preparation, but not adopted on or before the effective date of this Act, the Commission shall submit to the Council a statement of the concepts, guidelines, and goals which it is following in the preparation of each such plan. Such statement shall be approved or disapproved in accordance with the procedure set forth in Section (f).*

*(h) Urban Renewal Areas. The Commission may include in the General Plan or in any local master plan, and may so designate, any land or area which shall have been designated as an "Urban Renewal Area" by the Commission and by the Montgomery County Council or the County Commissioners of Prince George's County under authority granted to such Council, Board of Commissioners, or by the governing body of any incorporated municipality under the governing body by the General Assembly. In an area so designated, and included in such plan, the Commission may, in accordance with procedures hereinafter provided, indicate that said land*