

## LOCATION OF MAJOR INDUSTRIAL FACILITIES.

(B) ST. MARY'S COUNTY DOES NOT PRESENTLY HAVE AN ADOPTED PLAN, COUNTY-WIDE ZONING REGULATIONS AND CURRENT SUBDIVISION REGULATIONS PURSUANT TO THIS ARTICLE, BUT ST. MARY'S COUNTY HAS A PROPOSED PLAN AND PROPOSED ZONING AND SUBDIVISION REGULATIONS.

(C) ~~[[THAT]]~~ IT IS IN THE INTEREST OF ST. MARY'S COUNTY AND THE STATE OF MARYLAND THAT THE APPROVAL OF CERTAIN NEW DEVELOPMENT BE DELAYED FOR A LIMITED PERIOD OF TIME UNTIL PROPOSALS CAN BE EVALUATED PURSUANT TO AN ADOPTED PLAN AND UP-TO-DATE ZONING AND SUBDIVISION REGULATIONS.

(D) ~~[[THAT]]~~ ST. MARY'S COUNTY HAS AT THE PRESENT TIME ONLY LIMITED INDUSTRIAL FACILITIES, AND ANY PROPOSAL FOR HEAVY INDUSTRIAL FACILITIES SHOULD BE APPROVED ONLY AFTER SPECIAL REVIEWS TO ASCERTAIN THE IMPACT ON THE EXISTING CHARACTER OF ST. MARY'S COUNTY.

## 9.03.

~~[[IN~~ ADDITION TO THE REQUIREMENTS OF THIS ARTICLE, INCLUDING THE PUBLIC NOTICE AND HEARING PROVISIONS, ANY ZONING ORDINANCE ADOPTED BY ST. MARY'S COUNTY SHALL CONTAIN A DISTRICT ENTITLED "HEAVY INDUSTRIAL" WHICH SHALL:

(A) BE DEFINED SO AS TO INCLUDE ALL INDUSTRIAL USES WHICH, TAKING INTO ACCOUNT THE PRESENT CHARACTER OF ST. MARY'S COUNTY, ARE OF A HEAVY INDUSTRIAL NATURE, INCLUDING FACILITIES FOR CHEMICAL OR CATALYTIC MANUFACTURING, AND GASOLINE PROCESSING OR REFINING.

(B) PROVIDE PROCEDURES FOR THE SPECIAL REVIEW AND APPROVAL OR DISAPPROVAL OF THE LOCATION OF ANY HEAVY INDUSTRIAL DISTRICT, INCLUDING BUT NOT LIMITED TO: (1) A FULL ANALYSIS OF THE NATURE OF THE EXPECTED USE; (2) THE DEGREE TO WHICH THE EXPECTED USE WOULD CAUSE OR CONTRIBUTE TO AIR, NOISE OR WATER POLLUTION; (3) THE DEGREE TO WHICH THE PROPOSED USE WOULD CONTRIBUTE TO FURTHER INDUSTRIAL DEVELOPMENT IN THE AREA; (4) THE DEGREE TO WHICH THE PROPOSED USE WOULD ADVERSELY AFFECT SURROUNDING PROPERTIES AND COMMUNITIES INCLUDING NATURAL FEATURES AND HISTORIC SITES; (5) THE IMPACT UPON COMMUNITY FACILITIES, INCLUDING ROADS, SCHOOLS, AND COUNTY SERVICES; (6) ANY OTHER FACTORS WHICH THE REGULATIONS REQUIRE TO BE CONSIDERED. ST. MARY'S COUNTY IS HEREBY EMPOWERED TO REQUEST THAT UNITS OF STATE GOVERNMENT REVIEW A PROJECT AND FURNISH THEIR ADVISORY COMMENTS.

(C) PROVIDE THAT THE LOCATION OF ANY HEAVY INDUSTRY IN ST. MARY'S COUNTY COULD HAVE A SIGNIFICANT