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(1) (I) To enact local laws, for the protection and promotion of public safety, health, morals, and welfare, relating to zoning and planning including the power to provide for the right of appeal of any matter arising under such planning and zoning laws to the circuit court except as is provided in § 5(U) of this article. Any decision of the circuit court may be appealed to the Court of Special Appeals.

[(2)] (II) To provide by ordinance that a violation of a zoning law or regulation enacted under this section may be a civil zoning violation. The violation shall be enforced as provided in Article 66B, § 7.01(c) of the Code.

(2) (I) IT HAS BEEN AND SHALL CONTINUE TO BE THE POLICY OF THIS STATE THAT THE ORDERLY DEVELOPMENT AND USE OF LAND AND STRUCTURES REQUIRES COMPREHENSIVE REGULATION THROUGH IMPLEMENTATION OF PLANNING AND ZONING CONTROLS.

(II) IT HAS BEEN AND SHALL CONTINUE TO BE THE POLICY OF THIS STATE THAT PLANNING AND ZONING CONTROLS SHALL BE IMPLEMENTED BY LOCAL GOVERNMENT.

(III) TO ACHIEVE THE PUBLIC PURPOSES OF THIS REGULATORY SCHEME, THE GENERAL ASSEMBLY RECOGNIZES THAT LOCAL GOVERNMENT ACTION WILL ~~LIMIT--FREE--BUSINESS--ENTERPRISE--AND DISPLACE OR LIMIT ECONOMIC~~ COMPETITION BY OWNERS AND USERS OF PROPERTY.

(IV) IT IS THE POLICY OF THE GENERAL ASSEMBLY AND OF THIS STATE THAT COMPETITION AND ENTERPRISE SHALL BE SO ~~DISPLACED OR LIMITED~~ FOR THE ATTAINMENT OF THE PURPOSES OF THE STATE POLICY FOR IMPLEMENTING PLANNING AND ZONING CONTROLS AS SET FORTH IN THIS ARTICLE AND ELSEWHERE IN THE PUBLIC LOCAL AND PUBLIC GENERAL LAW.

(V) THE POWERS GRANTED TO THE COUNTY PURSUANT TO THIS PARAGRAPH SHALL NOT BE CONSTRUED:

1. TO GRANT TO THE COUNTY POWERS IN ANY SUBSTANTIVE AREA NOT OTHERWISE GRANTED TO THE COUNTY BY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW;

2. TO RESTRICT THE COUNTY FROM EXERCISING ANY POWER GRANTED TO THE COUNTY BY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW OR OTHERWISE;

3. TO AUTHORIZE THE COUNTY OR ITS OFFICERS TO ENGAGE IN ANY ACTIVITY WHICH IS BEYOND THEIR POWER UNDER OTHER PUBLIC GENERAL LAW, PUBLIC LOCAL LAW, OR OTHERWISE;
OR