

Article 66B - Land Use

1.03.

(a) (1) When developing a comprehensive plan for a charter county, a planning commission shall include:

(i) A transportation plan element which shall:

1. Propose the most appropriate and desirable patterns for the general location, character, and extent of the channels, routes, and terminals for transportation facilities, and for the circulation of persons and goods on a schedule that extends as far into the future as is reasonable;

2. Provide for bicycle and pedestrian access and travelways;
and

3. Include an estimate of the probable utilization of any proposed improvement;

(ii) If current geological information is available, a mineral resources plan element that:

1. Identifies undeveloped land that should be kept in its undeveloped state until the land can be used to provide or assist in providing a continuous supply of minerals, as defined in § 15-801(i) of the Environment Article;

2. Identifies appropriate postexcavation uses for the land that are consistent with the county's land planning process;

3. Incorporates land use policies and recommendations for regulations:

A. To balance mineral resource extraction with other land uses; and

B. To the extent feasible, to prevent the preemption of mineral resources extraction by other uses; and

4. Has been reviewed by the Department of the Environment to determine whether the proposed comprehensive plan is consistent with the programs and goals of the Department;

(iii) An element which contains the planning commission's recommendation for land development regulations to implement the comprehensive plan and which encourages:

1. Streamlined review of applications for development, including permit review and subdivision plat review within the areas designated for growth in the comprehensive plan;

2. The use of flexible development regulations to promote innovative and cost-saving site design and protect the environment; and