

general purposes and intent. In Prince George's County the district council may provide, in its zoning regulations, that the zoning hearing examiner may grant or deny special exceptions, and shall provide for the appeal of decisions of the zoning hearing examiner in special exception cases to the district council. The decisions of the administrative office or agency in Montgomery County shall be subject to an appeal to either the board of appeals or other administrative body as may be designated by the district council and the appeal shall follow that procedure which may from time to time be determined by the district council. The district council also may authorize the board of zoning appeals to interpret the zoning maps or pass upon disputed questions of lot lines or district boundary lines or similar questions as they arise in the administration of the regulations.

(b) In Montgomery County, notwithstanding any provision in Article 25A, § 5(U), of the Annotated Code to the contrary, a decision by the county board of appeals on applications for zoning variations or exceptions may be appealed within 30 days by any person, municipality, corporation, or association, whether or not incorporated, which has appeared at the hearing in person, by attorney, or in writing, to the circuit court for the county, which may affirm or reverse the decision appealed from or remand it to the board for further consideration for any reason, or dismiss the appeal as provided by law. Any party to the proceedings in the circuit court may appeal from such decision to the Court of Special Appeals. The review proceedings provided by this section are exclusive.

(C) (1) IN PRINCE GEORGE'S AND MONTGOMERY-COUNTIES COUNTY, PRIOR TO ANY HEARING BY A ZONING HEARING EXAMINER OR AND THE DISTRICT COUNCIL CONCERNING A REQUEST FOR A SPECIAL EXEMPTION EXCEPTION FOR THE MINING OF SAND OR GRAVEL, A REPORT SHALL BE PREPARED IN ACCORDANCE WITH THIS SUBSECTION.

(2) ANY REPORT REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION SHALL:

(I) BE PREPARED BY THE COMMISSION;

(II) COMPREHENSIVELY EVALUATE THE REQUEST BY ANALYZING THE IMPACT OF THE PROPOSED MINING ACTIVITIES ON:

1. NOISE;
2. WATERSHED AND WATER QUALITY;
3. AIRSHED AND AIR QUALITY;
4. TRAFFIC AND TRAFFIC SAFETY; AND
5. ANY OTHER ENVIRONMENTAL FACTORS RELATING TO THE HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS IN THE AFFECTED AREA; AND