

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 County, prior to any hearing by a zoning hearing examiner and the district council concerning a request for a special 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 THE SURROUNDING AREA, CONSIDERING ONLY THE FOLLOWING FACTORS:

1. Noise;
2. Watershed and water quality;
3. Airshed and air quality; AND
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-}-

(iii) Be paid for by the applicant through a ~~filing--fee,--a-subsequent-assessment,--or-both,--unless-covered-by-the-initial-filing-fee-paid-by-the-applicant~~ FEE FOR THE SERVICES PERFORMED BY THE COMMISSION, NOT TO EXCEED \$8,000, IN ADDITION TO THE INITIAL FILING FEE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1986.

Approved May 13, 1986.