

(I) THE lands and improvements being zoned or [rezoned, or of the] REZONED; OR

(II) THE surrounding or adjacent lands and [improvements, and] IMPROVEMENTS.

(2) ON THE ZONING OR REZONING OF ANY LAND, A LOCAL LEGISLATIVE BODY may[, upon the zoning or rezoning of any land or lands,] retain or reserve the power [and authority] to approve or disapprove the design of buildings, construction, landscaping, or other improvements, alterations, and changes made or to be made on the [subject] land [or lands] BEING ZONED OR REZONED to assure conformity with the intent and purpose of this article and of the LOCAL jurisdiction's zoning ordinance.

(3) The powers provided in this subsection shall [be applicable] APPLY only if the local legislative body adopts an ordinance which shall include enforcement procedures and requirements for adequate notice of public hearings and conditions sought to be imposed.

[(d) (1) 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.

(2) It has been and shall continue to be the policy of this State that planning and zoning controls shall be implemented by local government.

(3) To achieve the public purposes of this regulatory scheme, the General Assembly recognizes that local government action will displace or limit economic competition by owners and users of property.

(4) 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.]

[(5)](D) The powers granted to [the county pursuant to] A LOCAL JURISDICTION UNDER this subsection [shall not be construed] DO NOT:

[(i)] (1) [To grant to the county] GRANT THE LOCAL JURISDICTION powers in any substantive area not otherwise granted to the [county] LOCAL JURISDICTION by ANY other public general or public local law;

[(ii)](2) [To restrict the county] RESTRICT THE LOCAL JURISDICTION from exercising any power granted to the [county] LOCAL JURISDICTION by ANY other public general or public local law or otherwise;

[(iii)](3) [To authorize the county] AUTHORIZE THE LOCAL JURISDICTION or its officers to engage in any activity which is beyond their power under ANY other public general law, public local law, or otherwise; or

[(iv)](4) [To preempt] PREEMPT or supersede the regulatory authority of any State department or agency under any public general law.