

Section 8-403(h)
Annotated Code of Maryland
(1984 Volume and 1991 Supplement)

Preamble

WHEREAS, During the next 30 years, Maryland's population is projected to increase by over 1 million persons living in approximately 640,000 new households; and

WHEREAS, To meet the needs of existing and future residents, State and local government in partnership with the private sector will need to act in concert to assure that economic growth and is better directed and to assure the more efficient use and protection of Maryland's land and other natural resources; and

WHEREAS, The diversity of the State requires a ~~flexible~~ an approach compatible with Maryland's diversity to assure more efficient development practices and patterns and protection of sensitive areas; and

WHEREAS, The protection of sensitive areas ~~is key and more efficient development are keys~~ to the restoration of the Chesapeake Bay ~~Agreement~~ and protection of our environment; and

WHEREAS, Planning and decision making at the local level with assistance from the State Economic Growth, Resource Protection, and Planning Commission encourages the broadest base of direct citizen participation; and

WHEREAS, Improved planning will increase fiscal efficiency and management of development; and

WHEREAS, As a result of the Chesapeake Bay Agreement, signed by the Governor in 1987, important visions were adopted to protect the environment and natural resources of the State; and

WHEREAS, To accomplish these visions and also promote more efficient and environmentally sound economic development, local and State regulatory activities governing land use and development should be coordinated to assure better timing and improve permitting of private actions; and

WHEREAS, It is the intent of the General Assembly that no provision of this Act diminish any private property protected by the United States or Maryland Constitutions; and

WHEREAS, This Act is not intended to diminish any existing local government planning and zoning powers and is intended to provide for the protection of sensitive areas, incorporation of the visions developed under the Chesapeake Bay Agreement, and more efficient land use through local government planning and zoning powers; now, therefore,

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows: