

CONSISTENCY WITH THE MARYLAND PLANNING ACT OF 1992

The General Plan Refinement stands in compliance with the general plan requirement of the Maryland Economic Development, Resource Protection, and Planning Act of 1992 (the Planning Act). The seven visions of the State Planning Act of 1992 are embraced and confirmed by the General Plan Refinement.

The seven visions of the State Planning Act as stated in Article 66B, Section 3.06 of the Annotated Code of Maryland are:

1. Development is to be concentrated in suitable areas;
2. Sensitive areas are to be protected;
3. In rural areas growth is to be directed to existing population centers and resource areas are to be protected;
4. Stewardship of the Chesapeake Bay and the land is to be considered a universal ethic;
5. Conservation of resources, including a reduction in resource consumption is to be practiced;
6. To assure the achievement of paragraphs 1 through 5 above, economic growth is encouraged and regulatory mechanisms are to be streamlined;
7. Funding mechanisms are to be addressed to achieve these objectives.

The Refinement's conformance to these visions is described in several places. First, the Geographic Components section describes how the general pattern of development addresses the seven visions. Second, the introduction to each goal in Chapter 2 generally states how the goal, objectives, and strategies set the framework for achieving the seven visions.

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vision for the future

In addition to the General Plan Refinement's conformance to the seven visions, the Planning Act requires the implementation of a sensitive areas element designed to protect environmentally impacted areas. Sensitive areas are described in the Act as 100-year floodplains, streams and their buffer areas, habitats of threatened and endangered species, and steep slopes. Flexible development regulations, the streamlining of the development process, and innovative economic development techniques are also required to be addressed on a more specific basis. The sensitive areas element and a framework for amending zoning and other regulations and ordinances will be addressed as part of the master plan and functional planning program.

The Maryland Planning Act also requires a review and, if necessary, revision or amendment to local plans which implement the Planning Act, at intervals of no more than six years. The purpose of this review is to ensure compliance with the Planning Act. A status report, six years after the General Plan Refinement and six years after the adoption of future master, sector, or functional plans or plan amendments will be produced to satisfy this statutory requirement. The six-year report offers an excellent opportunity to assess the status of the County's implementation of the General Plan Refinement. It is also an opportunity to review the conformance of the County's other plans to the Refinement.

Chesapeake Bay.

