

~~State departments and agencies to lend their assistance in further study of the system.~~

WHEREAS, The counties and municipalities of the State have been vested with the basic responsibilities for planning and development, and the local governments are continually searching for ways to improve planning and development; and

WHEREAS, The interests of the entire State are affected by local planning and development, and the General Assembly wishes to encourage the most sound and effective planning and development; and

WHEREAS, The existing system of land use plans, zoning ordinances and subdivision regulations places the responsibility upon the individual developer for selecting the land for development, constructing or financing the cost of the necessary public facilities including streets, water and sewer lines, and occasionally small parks and school sites, and finally the construction of dwellings or other structures; and

WHEREAS, The result of the existing system is that development often occurs in a scattered and inefficient pattern causing a sprawl effect, bypassing of developable land, unnecessary public costs for school busing and extension of major public facilities such as water and sewer lines, and a pattern of development which lacks an appearance of organization and design; and

WHEREAS, In the seventeenth, eighteenth, and nineteenth centuries there existed in Maryland a system of planning and development based upon precise physical plans showing the location of streets, parks and open spaces, sites for public improvements, dwellings, and commercial and industrial structures, and examples of these early planning efforts are found in such cities and towns as Annapolis, Baltimore, Havre de Grace, Frederick, Chestertown, Snow Hill, and Upper Marlboro as well as Washington, D.C.; and

WHEREAS, These plans were implemented by the active participation of government through construction of the streets, installation of water and sewer lines, and the siting of places for parks and other public facilities with construction of individual dwellings and other structures by private developers and builders; and

WHEREAS, An active role of local government in establishing and constructing the streets, water and sewer lines, and other public facilities for development enables government to provide for the expansion of existing urban areas in an orderly manner, observe