

300.1 It shall be unlawful for the owner of any land within the Town to make or authorize or permit the subdivision of any lot, or the construction, opening or dedication of any street, sewer, or other facilities in connection with a subdivision, unless and until a plat thereof shall have been approved and recorded in accordance with this Ordinance.

300.2 No plat of a subdivision of land within the Town shall be filed or recorded until it shall have been approved by the Planning Commission in accordance with this Ordinance.

301 PENALTIES AND SANCTIONS

301.1 As provided in Section 7.01 of Article 66B of the Annotated Code of Maryland, 1970 Edition, a violation of this Ordinance is declared to be a misdemeanor.

301.2 Whoever, being the owner or agent of the owner of any land located within a subdivision transfers or sells or agrees to sell or negotiate to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded or filed in the office of the Clerk of the Circuit Court of Washington County, Maryland, shall forfeit and pay a penalty of one hundred (\$100.00) dollars for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided.

301.3 The Mayor and Town Council may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by civil action in any court of competent jurisdiction.

ARTICLE 4

ADMINISTRATION AND APPEAL

400 PLANNING COMMISSION'S AUTHORITY

400.1 As provided by Maryland law, the authority to approve subdivision plats pursuant to the regulations in this Ordinance is

vested in the Town Planning Commission.

400.2 Where the Planning Commission finds that extraordinary hardships may result from strict compliance with provisions of this Ordinance, the Planning Commission may modify the application of said regulations so that substantial justice may be done and the public interest secured; provided, however, that such modification shall not have the effect of nullifying the intent and purpose of this Ordinance; and further provided that, in granting said modifications, the Planning Commission may impose such requirements or conditions as will, in its judgment, secure substantially the objectives of the provisions in the Ordinance so modified.

401 DEVELOPMENT ADMINISTRATOR

401.1 The Planning Commission shall designate a person to serve as Development Administrator for the purpose of receiving and processing applications and plats and performing other duties as specified hereinafter. Such person shall be a member of the Planning Commission except that the Commission may with the approval of the Mayor and Council, designate a person not a member of the Planning Commission to serve as the Development Administrator.

401.2 The remuneration, if any, paid to the Development Administrator for performing the duties specified hereinafter shall be in such amount as may be mutually agreeable to the Planning Commission and the Mayor and Council.

402 FEES

Fees to cover the administrative costs of reviewing and approving plats shall be paid by the applicant in accordance with the schedule of charges adopted by the Mayor and Council. Said fees shall be collected by the Development Administrator on behalf of the Town and shall promptly be deposited with the General Fund of the Town.

403 APPEALS

As provided by Maryland law, any person or persons, jointly or severally, aggrieved by any decision of the Planning Commission pursuant to this Ordinance may appeal said decision to the Circuit Court of Washington County.

ARTICLE 5

PROCEDURAL REGULATIONS

500 TENTATIVE SKETCH PLAN