

giving at least fifteen days notice in a newspaper of general circulation throughout the County, of the place and time of the beginning of such hearing or hearings. The County Commissioners shall have power to amend, supplement or repeal the regulations or restrictions adopted by them, provided that before doing so they shall follow the same procedure with respect to notice and public hearings as is herein provided for the original regulations and restrictions.

220. The County Commissioners are hereby vested with such duties and powers as may be necessary and advisable for the proper administration of this sub-title and of such zoning regulations as they may adopt under the provisions of this sub-title, including the power to make general exceptions to permit continuance of existing uses and to permit limited trade or commercial uses of designated streets or blocks within residence areas and including the power to summon and compel the attendance of witnesses. Prior to the commencement of construction work on any new buildings or structures of any kind within the limit of St. Mary's County, the person, firm or corporation so constructing shall apply to the County Commissioners for a permit, and shall pay a fee of one dollar (\$1.00) therefor.

221. Any person, persons, taxpayer, officer, department, board or bureau of the County, jointly or severally aggrieved by any decision of the County Commissioners of St. Mary's County, may, within thirty days after the filing of such decision in the Office of the County Commissioners, appeal to the Circuit Court for St. Mary's County.

The said Court shall hear all such appeals de novo and shall have power to affirm the decision of the County Commissioners of St. Mary's County, or reverse the same, in whole or in part, and may remand any case for the entering of a proper order or for further proceedings, as the Court shall determine.

All issues in any proceeding under this sub-title shall have preference over all other civil actions and proceedings.

222. The County Commissioners shall keep in a separate book all rules, regulations and restrictions adopted by them from time to time under the authority of this sub-title, and any amendments or supplements thereto, and shall cause copies to be printed and made available for general distribution. Any such printed copy, together