

granting of the amendment. The schedule of conditions shall be enforced in strict accordance with the enforcement provisions set forth by the applicant therein. Any amendment to the Zoning Map granted in accordance with the provisions of this section shall be entered upon the Zoning Map with the word "conditional" inscribed upon the property so zoned, together with the locating reference to the schedule of conditions. This section applies only within Charles County.]

A petition for an amendment to the Zoning Map may be recommended for approval by the Planning Commission and granted by the County Commissioners subject to such specific terms, conditions, limitations and restrictions together with provisions for the enforcement thereof, as the Planning Commission and County Commissioners deem necessary or advisable to prevent any detrimental effects to the use or development of adjacent properties, the general neighborhood, and the County. Any zoning map amendment which is granted upon any terms, conditions, limitations and restrictions under the terms of this section, shall be called a Conditional Zoning Map Amendment and shall be entered upon the zoning map with the word "CONDITIONAL" inscribed upon the property so zoned; and Indenture, containing a schedule of any such terms, conditions, limitations and restrictions and a metes and bounds description of the property shall be executed by the property owner and recorded among the Land Records of Charles County, Maryland. No Conditional Zoning Map Amendment shall be granted unless written consent to the terms, conditions, limitations and restrictions is obtained from the Petitioner. If it is determined that such terms, conditions, limitations and restrictions will adequately prevent detrimental effect to the use or development of adjacent properties, the general neighborhood, and the County, the Planning Commission and the County Commissioners may amend the Zoning Map in accordance with this section. All such conditions and limitations shall remain in full force and effect so long as the property remains subject to the applicable zoning; while such conditions and limitations remain in effect, the property shall be put to no use except as permitted by the schedule, or in the alternative, as permitted by the original zoning category applicable to the property prior to the granting of the Conditional Map Amendment. The schedule of conditions shall be enforced in strict accordance with the enforcement provisions set forth in the schedule, and the property shall automatically revert to its original zoning without further proceedings if any of the terms, conditions, limitations and restrictions are violated.

SEC. 2. *And be it further enacted, That this Act shall take effect July 1, 1969.*

Approved April 23, 1969.

CHAPTER 316
(House Bill 540)

AN ACT to repeal and re-enact, with amendments, Section 320(d) of the Code of Public Local Laws of Charles County (1965 Edition,