

14.06.

(a) This section applies to Frederick County.

(b) Notwithstanding any other provision of this article, the Board of County Commissioners may overrule an action of the Frederick County planning commission under §§ 3.05, 3.06, 3.07, and 3.08 of this article by a majority vote of the membership of the Board of County Commissioners.

(c) (1) Notwithstanding § 4.07(a) of this article, the members of the board of appeals may be appointed to terms of 1 to 3 years.

(2) The terms of the board of appeals shall be staggered.

(d) If a plat is approved and recorded in accordance with this article before the transfer of land, § 5.05 of this article does not apply to the contract for sale or negotiation for sale of property zoned industrial, commercial, or both industrial and commercial.

~~(E) (1) AN ORDINANCE OR AMENDMENT TO AN EXISTING ORDINANCE THAT EFFECTS A COMPREHENSIVE CHANGE IN ZONING LAWS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS MAY NOT TAKE EFFECT UNLESS THE ORDINANCE OR AMENDMENT HAS BEEN SUBMITTED TO, AND APPROVED BY, THE VOTERS OF FREDERICK COUNTY AT A REFERENDUM HELD AT A GENERAL OR SPECIAL ELECTION EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, AN ORDINANCE OR AN AMENDMENT TO AN EXISTING ORDINANCE THAT ENACTS A SUBSTANTIAL REWRITE, REPLACEMENT, OR REPEAL OF THE FREDERICK COUNTY ZONING ORDINANCE OF 1977-78 SHALL TAKE EFFECT 30 DAYS AFTER THE DATE OF ENACTMENT.~~

(2) (I) AN ORDINANCE OR AN AMENDMENT TO AN EXISTING ORDINANCE THAT ENACTS A SUBSTANTIAL REWRITE, REPLACEMENT, OR REPEAL OF THE FREDERICK COUNTY ZONING ORDINANCE OF 1977-78 MAY BE PETITIONED TO A COUNTY REFERENDUM WITHIN 60 DAYS OF THE DATE OF ENACTMENT.

(II) 1. BEFORE IT IS EFFECTIVE, A PETITION SUBMITTED UNDER THIS PARAGRAPH SHALL BE SIGNED BY AT LEAST 3% OF THE NUMBER OF QUALIFIED VOTERS OF FREDERICK COUNTY WHO VOTED FOR GOVERNOR IN THE LAST PRECEDING GUBERNATORIAL ELECTION.

2. IF MORE THAN ONE-THIRD BUT LESS THAN THE FULL NUMBER OF SIGNATURES REQUIRED FOR A REFERENDUM PETITION TO BE EFFECTIVE IS FILED WITH THE SECRETARY OF STATE BEFORE 30 DAYS AFTER THE DATE OF ENACTMENT, THE TIME FOR THE ORDINANCE TO TAKE EFFECT SHALL BE EXTENDED TO 60 DAYS AFTER THE DATE OF ENACTMENT.

(III) THE SUBSTANTIAL REWRITE, REPLACEMENT, OR REPEAL OF THE ZONING ORDINANCE SHALL BE SUSPENDED AFTER A PETITION IS SUBMITTED AND UNTIL:

1. A COURT OF COMPETENT JURISDICTION DECLARES THE PETITION INVALID; OR