

3. PRESENT AND FUTURE TRANSPORTATION PATTERNS;
 4. COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT FOR THE AREA;
 5. THE RECOMMENDATION OF THE PLANNING COMMISSION;
- AND
6. THE RELATIONSHIP OF THE PROPOSED AMENDMENT TO THE LOCAL JURISDICTION'S PLAN.

(II) THE LOCAL LEGISLATIVE BODY may grant the amendment TO CHANGE THE ZONING CLASSIFICATION based [upon] ON a finding that there [was a] WAS:

1. A substantial change in the character of the neighborhood where the property is located; OR

2. [or that there was a] A mistake in the existing zoning classification.

(3) [A] THE LOCAL LEGISLATIVE BODY SHALL KEEP A complete record of the hearing and the votes of all members of the local legislative body [shall be kept].

(b) [An] A LOCAL LEGISLATIVE BODY MAY NOT ACCEPT THE FILING OF AN application for a [reclassification shall not be accepted for filing by the local legislative body if the application is for the] reclassification of the whole or [any] part of ANY land [the] FOR WHICH A reclassification [of which] has been [opposed or] denied by the local legislative body on the merits [within twelve (12)] IN THE 12 months [from] BEFORE the date of the [local legislative body's decision] APPLICATION.

(c) The provisions of § 4.04 [above relative to] OF THIS SUBTITLE CONCERNING public hearings and official notice [shall] apply [equally] IN THE SAME MANNER AND TO THE SAME EXTENT to [all] reclassifications.

DRAFTER'S NOTE: This section is derived without substantive change from former § 4.05(a) through (c) of this article.

In subsection (a)(1) of this section, the former reference to “, supplanted, modified,” is deleted as included within the reference “amended”.

Former § 4.05(d) of this section as it related to Washington County is transferred without substantive change to § 14.08 of this article. Former § 4.05(d) of this section as it related to Charles County is added without substantive change to § 14.05(c) of this article.

Former § 4.05(f) and (g) of this section is transferred without substantive change to § 14.09(b) and (c) of this article.