

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3404
(GRAND AT UNION CROSS, LLC)

The proposed zoning map amendment from RM12-S (Residential, Multifamily – 12 dwelling units per acre maximum density – Special Use) to RM18-S (Residential, Multifamily – 18 dwelling units per acre maximum density – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Forsyth County Area Plan Update (2013)*, in that the plans recommend protecting neighborhoods from inappropriate residential encroachment. Therefore, denial of the request is reasonable and in the public interest as the proposed rezoning would allow large three story buildings adjacent to established single family homes – these buildings are out of character with the surrounding single family development.