

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3438
(JAMES N. HOWARD AND KERRY E. HOWARD)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RM12-S (Residential, Multifamily – 12 units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to concentrate development within the serviceable land area of Forsyth County with the highest densities at city/town centers, activity centers and along growth corridors, encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors, and encourage higher development densities and mixed-use development within the serviceable land area; and the recommendations of the *South Suburban Area Plan Update (2017)* for intermediate-density residential development for this site. Therefore, approval of the request is reasonable and in the public interest because:

1. The site is situated between commercial development and an existing multifamily development;
2. The proposal would not encroach on existing single-family neighborhoods; and
3. The site is located within walking distance of a shopping center and transit stops, with existing sidewalks providing for safe pedestrian travel.