

APPROVAL

STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3471 (FREDERICK W. FOGG; LANIER WILLIAMS REAL ESTATE, LLC; AND MDC NC1, LP)

The proposed zoning map amendment from LB (Limited Business) and RS9 (Residential, Single Family – 9,000 sf minimum lot size) to LB-S (Limited Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. Furthermore, the *South Suburban Area Plan Update (2017)* recommends commercial use of the site. Therefore, approval of the request is reasonable and in the public interest because:

1. The project includes attractive building elevations; and
2. The proposed site plan includes enhanced landscaping along the road frontages to minimize visual impacts from this intense, auto-focused use.