

DENIAL

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 inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Suburban Area Plan Update (2017)* for ensuring appropriate transitional land uses between residential and nonresidential uses to maintain the character of neighborhoods, and promoting activity centers as compact mixed-use areas supporting walking and transit use. Therefore, denial of the request is reasonable and in the public interest because the request would permit the construction of a large auto-oriented convenience store and car wash on the edge of a neighborhood-scale activity center.