

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3439
(FORSYTH COUNTY)

The proposed zoning map amendment from IP (Institutional and Public) to GB-S (General Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Forsyth County Area Plan Update (2013)* in that *Legacy* recognizes the importance of appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods, and the area plan recommends protecting neighborhoods from inappropriate commercial or institutional encroachment. Therefore, denial of the request is reasonable and in the public interest because the request would place a relatively intense use across the street from a residential area.