

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3420
(STC PROPERTIES OF FORSYTH COUNTY, LLC)

The proposed zoning map amendment from GI (General Industrial) and GO (General Office) to E (Entertainment) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage the development of new entertainment venues downtown with larger facilities located near the northern edge, encourage both residential and nonresidential infill development/redevelopment vs. greenfield development, and encourage reuse of vacant and underutilized commercial and industrial sites, and the recommendations of the *North Central Winston-Salem Area Plan Update (2015)* for the revitalization of vacant or underutilized industrial sites in the planning area. Therefore, approval of the request is reasonable and in the public interest because:

1. The request is consistent with the E district purpose statement and district requirements;
2. The site is adjacent to a mixture of intense zoning districts, including E;
3. The request could spur redevelopment activity in an underutilized area where urban services are already in place; and
4. The request may result in additional improvements for pedestrian safety being installed within the proposed district based upon future development.