

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3419  
(QUALITY OIL COMPANY, LLC AND NCDOT)

The proposed site plan amendment for a Convenience Store use in a GB-S zoning district is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Forsyth County 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 encroachment. Therefore, denial of the request is reasonable and in the public interest, as the proposed use and site plan includes gas pumps and a car wash directly across from existing and proposed residential development.