

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3452
(THE COMMONS OF FORSYTH COUNTY INC.)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use) and RS9 (Residential, Single Family – 9,000 square foot minimum lot size) to MU-S (Mixed Use – Special Use – Two Phase) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area, and the recommendations of the *East Northeast Winston-Salem Area Plan Update (2015)* for mixed-use development. Therefore, approval of the request is reasonable and in the public interest because:

1. A majority of the site has been zoned MU-S since 2004 and had previously been used for a mixture of institutional-related uses in a campus setting;
2. The request will maintain the existing vegetative screening along Harvest Drive;
3. No new standalone buildings are proposed; and
4. The site is located at the intersection of a major and minor thoroughfare and is served by transit.