

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3556
(ACG 1010 NORTHWEST BLVD, LLC)

The proposed zoning map amendment from GI (General Industrial) to GB-L (General Business – Limited) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to concentrate development within the serviceable land area of Forsyth County, with the highest intensities at city/town centers, activity centers, and along growth corridors, and stimulate redevelopment and increased economic activity on abandoned, obsolete or aging industrial sites as well as commercial areas/corridors that have become less economically attractive; and the recommendation of the *South Central Winston-Salem Area Plan Update (2015)* to focus commercial and mixed-use development in planned commercial/mixed-use areas and activity centers where transportation and utilities exist or are planned, and encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites. Therefore, approval of the request is reasonable and in the public interest because:

1. GB-L zoning provides more use flexibility for the property than the existing GI zoning;
2. The proposed GB-L zoning district is conducive for mixed use development within an activity center; and
3. The request is consistent with the GB district purpose statement.