

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3408
(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 GB-S (General Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage redevelopment and reuse of existing sites and buildings that is compatible with the surrounding area, and to use transitional land uses or physical buffering between residential and nonresidential uses to maintain neighborhood character and stability; and is generally consistent with the recommendations of the *East Northeast Winston-Salem Update (2015)* to expand new development at this location towards the rear of the site, to retain the existing campus entrance off Old Greensboro Road, and to design new parking for this facility to be visually unobtrusive and pedestrian-friendly. Therefore, approval of the request is reasonable and in the public interest because:

1. The site has historically been used for a mixture of institutional-related uses in a campus setting;
2. The request does not include any stand-alone commercial uses;
3. The site is located at the intersection of a major and minor thoroughfare and is served by transit;
4. The request includes a condition whereby the proposed GB-S zoning would revert back to the current MU-S and RS9 zoning if the proposed use is not in operation within two years of rezoning approval; and
5. The request would address a growing community need by serving people who are suffering from the effects of substance abuse.