

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3414  
(AIR PARK, LLC)

The proposed zoning map amendment from GI (General Industrial) to GB-L (General Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to concentrate development within the serviceable land area of Forsyth County with the highest densities at city/town centers, activity centers and along growth corridors, to encourage reuse of vacant and underutilized commercial and industrial sites, and to encourage redevelopment and reuse of existing sites and buildings that is compatible with the surrounding area; and the recommendations of the *East-Northeast Area Plan Update (2015)* for this site to be used for commercial land uses in the future, and for commercial areas to be compact with limited access to major thoroughfares. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow some commercial uses not permitted in the GI zoning district to promote reuse of a vacant commercial building compatible with the surrounding area;
2. The request promotes commercial uses on a growth corridor that is supported by the relevant area plan; and
3. The site fronts on a major thoroughfare which has ample capacity and is served by sidewalks and transit.