

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3345  
(POWERSCREEN MID-ATLANTIC, INC.)

The proposed zoning map amendment from LI-S (Limited Industrial-special use zoning) to GI-S (General Industrial-special use zoning) is inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Forsyth Area Plan Update (2013)*, in that, while the area plan does support industrial use at this location, the proposed development site plan does not do enough to protect adjacent residential from the impacts of the industrial development. Per the area plan, “neighborhoods should be protected from inappropriate residential, commercial, industrial, and institutional encroachment” (page 23). Therefore, denial of the request is reasonable and in the public interest because:

1. The proposed use of Manufacturing C is one of the most intense and impactful uses allowed in the UDO;
2. The proposed use is not consistent with the Business Park Design Guidelines regarding the proposed use of a Manufacturing C and could impact the desirability of other nearby land for business park development;
3. The request could establish a precedent for other rezonings within the Union Cross Industrial Center to include the use of Manufacturing C; and
4. The request is not consistent with the GI purpose statement.