

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3519
(CALCO, INC.)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) to GB-S (General Business – Special Use) 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 center activity centers and along growth corridors, and require sufficient, but not excessive parking, while protecting adjacent land uses, surrounding neighborhoods, and the environment; and the recommendations of the *South Suburban Area Plan Update (2017)* for commercial uses for this site. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposal fits within the context of the Peters Creek Parkway Growth Corridor along which it is situated; and
2. The proposal repurposes an underutilized parking lot and adds use intensity to an existing site while also decreasing the overall area of impervious surfaces on the site.