

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3491
(HURST-DAVIS BUILDING, LLC)

The proposed zoning map amendment from LB (Limited Business) to PB-L (Pedestrian Business, Special Use Limited) 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 the recommendations of the *Southwest Winston-Salem Area Plan Update (2016)* for commercial use. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed zoning would limit uses that are not consistent with the adjacent properties which are currently zoned LB, HB, GB-S and IP;
2. The site is compatible with and complements the commercial and residential uses nearby;
and
3. The site has good pedestrian and vehicular access and is suitable for a variety of uses.