

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3513
(BINNY R. ORRELL, SR. AND DOUGLAS ORRELL)

The proposed zoning map amendment from HB (Highway Business) 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 increase infill development in the serviceable land area and encourage reuse of vacant and underutilized commercial and industrial sites; and the recommendations of the *Southwest Winston-Salem Area Plan Update (2016)* for commercial use of the subject property. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed use is consistent with existing uses along Stratford Road;
2. The request would allow for redevelopment of an existing commercially zoned property;
and
3. Significantly fewer vehicle trips are expected to be generated by the request relative to the previous use of the site.