

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3481
(TERRY RAY HICKS)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RS9-S (Residential, Single Family – 9,000 sf minimum lot size – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to facilitate the development of affordable housing for seniors and people with special needs, including accessory dwelling units or granny flats to allow them to age in place, as well as independent living and assisted living facilities; and allow accessory apartments with fewer restrictions on occupancy in urban areas. Furthermore, the *Southwest Winston-Salem Area Plan Update (2016)* calls for the promotion of affordable housing throughout Forsyth County by providing incentives, utilizing cost-effective site design, and permitting accessory dwellings and congregate care facilities at appropriate locations. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposal will not drastically increase traffic along South Hawthorne Road;
2. The proposal promotes different housing options and affordability in the neighborhood;
and
3. This proposal efficiently reuses an existing structure.