

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3367
(JULIE DELANE DAVIS)

The proposed zoning map amendment from HB (Highway Business) and RS9 (Residential, Single Family – 9,000 sf minimum lot size) to HB-S (Highway Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan*, in that it ensures appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods, and encourages convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan, as well as the recommendation of the *Southeast Winston-Salem Area Plan Update (2013)* for commercial use; therefore approval of the request is reasonable and in the public interest because:

1. The request will permit the development of a site which is currently constrained by dual zoning.
2. The site is adjacent to HB zoning on three sides.
3. The site is within an activity center, close to a growth corridor.
4. The request includes only two uses.