

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3448  
(NIZAM HUMAYUN)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to LB-L (Limited Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan, and to encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. Furthermore, the *East-Northeast Winston-Salem Plan Update (2015)* recognizes this property as a nonconforming commercial use and recommends that the use can continue to operate under its existing nonconforming status. Therefore, approval of the request is reasonable and in the public interest because:

1. The site has been used for auto-related uses and a convenience store for many years. The proposed uses are relatively less intense;
2. The site is located at the intersection of a collector street and a minor thoroughfare served by transit; and
3. The request would permit the site to continue providing convenient services to nearby residents.