

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3648
(MARTIN MARICHE GARCIA, MARTHA BEATRIX AYALA, JUAN CARLOS MARICHE
AYALA, AND SHANNON AMANDA TINSLEY)

The proposed zoning map amendment from NB-S (Neighborhood Business – Special Use) to NB-L (Neighborhood Business – Limited Use) is generally consistent with the recommendations of *Forward 2045* to prioritize neighborhood uses, such as cafes, medical offices, and grocery stores, instead of large-scale commercial uses, near residential areas; and the recommendations of the *Southeast Winston-Salem Area Plan Update (2013)* for maintaining the existing commercial use. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow increased flexibility in using an underutilized property for small business activity; and
2. The request would provide services to nearby residents with minimal negative impacts.