

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3390  
(ALLEN AND GINA SURRATT, AND JAMES AND CARLENE RAMSEY)

The proposed zoning map amendment from PB (Pedestrian Business) to LB-S (Limited Business - Special Use District) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to promote compatible infill development that fits with the context of its surroundings, and ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. The proposed amendment is also consistent with the recommendations of the *Southwest Winston-Salem Area Plan Update (2016)* to provide appropriate buffering and screening between land uses to protect residents from the negative effects of development, and for developers to assemble a substantial number of contiguous lots before seeking rezoning. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposed use will provide needed community services;
2. The proposed infill development will utilize currently vacant lots in a commercially zoned area; and
3. The proposed street tree plantings and sidewalk improvements will enhance the neighborhood streetscape.