

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3427
(JOROGA REAL ESTATE, LTD)

The proposed zoning map amendment from HB-S (Highway Business – Special Use – Food or Drug Store) to PB-L (Pedestrian Business – Special Use Limited) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage reuse of vacant and underutilized commercial and industrial sites and to promote new, convenient commercial and business services to support neighborhood needs; and the recommendations of the *Southeast Winston-Salem Area Plan Update (2013)* for commercial development. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow more use flexibility on a site which has been commercially zoned since 1999; and
2. The site is located on the periphery of an activity center, it is adjacent to residential zoning, and is served with sidewalks and transit.