

DENIAL
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 inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Winston-Salem Area Plan Update (2013)*, in that the plans call for development that does not negatively affect surrounding neighborhoods. Therefore, denial of the request is reasonable and in the public interest, as some of the proposed uses would increase traffic in the general area.