

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3644
(FAMILY SERVICES, INC.)

The proposed zoning map amendment from RS7 (Residential, Single Family – 7,000 square-foot minimum lot size) and RS12-S (Residential, Single Family – 12,000 square-foot minimum lot size – Special Use) to RM12-S (Residential, Multifamily – 12,000 square-foot minimum lot size – Special Use) is generally inconsistent with the recommendations of *Forward 2045* and the *East-Northeast Winston-Salem Area Plan Update (2015)* to protect neighborhoods from inappropriate institutional encroachment. Therefore, denial of the request is reasonable and in the public interest because it increases the portion of the site zoned RM12-S, allowing for expansion of the existing Group Care Facility, A use.