

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3430
(EBERLEE FARMS, LLC; BILL EBERT AND JANET EBERT)

The proposed zoning map amendment from RS9 (Residential, Single-Family – 9,000 sf minimum lot size) to RM12-S (Residential, Multifamily – 12 units per acre maximum density – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southwest Winston-Salem Area Plan Update (2016)* 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 because the request would result in an increase in traffic compared to possible development under the current zoning.