

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3651
(TWELVE STAR EXPRESS INC.)

The proposed zoning map amendment from RS9 (Residential, Single Family, 9,000 sq. ft. minimum lot size) to PB-S (Pedestrian Business – Special Use) is generally inconsistent with the recommendations of *Forward 2045* and the *Southeast Winston-Salem Area Plan Update (2013)* for ensuring that development does not negatively impact surrounding development. Therefore, denial of the request is reasonable and in the public interest because the request would add a significant number of trips to area roads.