

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3355
(YWCA OF WINSTON-SALEM & FORTH COUNTY)

The proposed zoning map amendment from RS-7 (Residential Single Family; 7000 sf minimum lot size) to RM18-L (Residential, Multifamily-18 units per acre maximum density-special use limited zoning) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *South Central Area Plan Update (2014)*, in that the area plan recommends that neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment, as a Family Group Home B is too intrusive of an institutional land use. Therefore, denial of the request is reasonable and in the public interest because the site is surrounded by properties that are zoned RS-7.