

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3480  
(WINSTON SALEM BUSINESS ADVENTURES, LLC)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to HB (Highway Business) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Northeast Suburban Area Plan Update (2017)* recommendations for creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development and do not negatively impact nearby neighborhoods. Therefore, denial of the request is reasonable and in the public interest since no site plan is currently proposed for this property, and all possible HB uses would be available for development here.