

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3408
(THE COMMONS OF FORSYTH COUNTY INC.)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use) and RS9 (Residential, Single Family – 9,000 square foot minimum lot size) to GB-S (General Business – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *East Northeast Winston-Salem Update (2015)* in that these plans recommend protecting neighborhoods from inappropriate institutional, residential, and commercial encroachment. Therefore, denial of the request is reasonable and in the public interest, as the manner in which the proposed buildings are grouped (both in number and proximity to each other) and massed (both in size and square footage) is incompatible with the surrounding neighborhood. Additionally, proposed “Group Care Facility C” use would allow a number of relatively intense accessory uses to be developed by right on this large site, such as occupational training programs and production of goods. Finally, rezoning this area to GB-S could put pressure on other nearby residential properties to rezone to a commercial district, destabilizing the neighborhood.