

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3680
(BVJ PROPERTIES, LLC)

The proposed zoning map amendment from RS7 (Residential, Single-Family, minimum 7,000 square foot lot size) to RS7-S (Residential, Single-Family, minimum 7,000 square foot lot size – Special Use) is generally inconsistent with the recommendations of *Forward 2045* and the *East/Northeast Winston-Salem Area Plan Update (2016)* for ensuring that development does not negatively impact surrounding development. Therefore, denial of the request is reasonable and in the public interest because the home on the proposed Lot 1 is set back further from Hemlock Drive than other homes in the area.