

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3663
(WINSTON-SALEM/FORSYTH COUNTY BOARD OF EDUCATION)

The proposed zoning map amendment from RS7 (Residential Single-Family on at least 7,000 square feet of land), RSQ (Residential Single-Family Quadraplex), and RM18 (Residential, Multifamily with a maximum of 18 units per acre) to RS7-L (Residential Single-Family on at least 7,000 square feet of land – Limited Use) and IP-L (Institutional and Public – Limited Use) is generally inconsistent with the recommendations of *Forward 2045* and the *East/Northeast Winston-Salem Area Plan Update (2015)* for ensuring that development does not negatively impact surrounding development. Therefore, denial of the request is reasonable and in the public interest because any large-scale redevelopment of the site would require a significant change to the existing street network, which could create unintended traffic impacts.