

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3670
(BMS INVESTMENT PROPERTIES, LLC)

The proposed zoning map amendment from GI (General Industrial) to RS7 (Residential, Single Family – 7,000 square feet minimum lot size) is generally inconsistent with the recommendations of *Forward 2045* and the *East-Northeast Winston-Salem Area Plan Update (2016)* to encourage development that is compatible with the surrounding area. Therefore, denial of the request is reasonable and in the public interest because the subject property is adjacent to heavy industrial uses including a metal recycling facility and scrap yard.