

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3448
(NIZAM HUMAYUN)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to LB-L (Limited Business – Special Use Limited) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *East-Northeast Winston-Salem Plan Update (2015)* in that the area plan does not recommend rezoning any nonconforming properties to a nonresidential district. Therefore, denial of the request is reasonable and in the public interest because the request would allow the continuation of relatively intense uses in close proximity to a residential neighborhood.