

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3578
(VANGUARD PROPERTIES OF WINSTON-SALEM, LLC & RAMEY DEVELOPMENT
CORPORATION)

The proposed zoning map amendment from RS9 (Residential, Single Family - 9,000 square foot minimum lot size) and LI (Limited Industrial) to RM18-S (Residential, Multifamily – 18 units per acre – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southeast Suburban Area Plan Update (2016)* for recognizing the scarcity of good industrial land and protecting industrial land. Therefore, denial of the request is reasonable and in the public interest because the area plan recommends industrial uses for the subject property.