

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3351  
(MARKETPLACE MALL, LLC)

The proposed zoning map amendment from RS9 (Residential Single Family; 9,000 sf minimum lot size) to GB-L (General Business-special use limited) is generally inconsistent with the recommendation of the *Legacy Comprehensive Plan* and the recommendation of the *South Central Winston-Salem Area Plan Update (2014)*, in that *Legacy* discourages commercial encroachment into neighborhoods. Therefore, denial of the request is reasonable and in the public interest in that the requested zoning would extend commercial zoning closer to the single family homes located along Salisbury Ridge Road, and the potential traffic impacts on the surrounding neighborhood could be harmful.