

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3400
(KRYSTAL COMPANY, LLC AND KRYSTAL CORPORATION)

The proposed zoning map amendment from HB (Highway Business) and RSQ (Residential, Single Family Quadraplex) to GB-L (General Business – Special Use Limited) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southwest Winston-Salem Area Plan Update (2016)*, in that these plans recommend protecting residential areas from inappropriate commercial encroachment. Therefore, denial of the request is reasonable and in the public interest in that the request for GB-L zoning would allow new commercial uses such as Hotel or Motel, Restaurant (without drive-through service), and Retail Store adjacent to RSQ-zoned property. These uses could have negative impacts on the adjacent RSQ residential area.