

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

RaceTrac proposes to develop a new convenience store on Towne Lake Parkway (TLP) at its intersection with Woodstock Parkway. The property is currently zoned DT-RO and the applicant proposes to rezone the property to GC with a Conditional Use Permit (CUP) for fuel sales.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The property is at the signalized intersection of TLP and Woodstock Road close to the access ramps to and from Interstate 575. The property is heavily impacted by the volume of traffic in the area and the proximity to the interstate. The development in the area includes commercial development on both sides of TLP making the proposed use compatible with these properties.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The convenience store with fuel sales will serve the existing traffic in the area and provide an option for fueling and convenience food items. RaceTrac stores have a large offering of freshly prepared foods items that makes their store attractive to nearby residents looking for a quick sandwich or yogurt.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

As zoned, the property has limited economic use because the setback requirements greatly limit the use of the property. The property has been for sale for over ten (10) years with no successful development proposal.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Because the store is intended to serve the existing traffic, it will not create an excessive or burdensome use on existing streets or other public infrastructure. The store will have a positive impact on schools by providing a tax base for schools without adding any additional children to the existing schools.

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

The land use plan designates the property as Urban Core which is the most intensive classification. The use is consistent with this classification.

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

The property has been marketed for sale for many years with no buyer with a development proposal that has worked. The proposed use will serve the residents who live in downtown Woodstock with an option for fueling vehicles and basic convenience items. RaceTrac will install the Greenprints trail along all of its frontages and comply with the Gateway Overlay requirements where possible.