

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.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
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.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.
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.

Page 2. Property Information:

Applicant's Request:

- 1) Applicant is requested an R3C and GC with Parkway Overlay zoning and annexation into the City of Woodstock to allow 58 town homes and a 12,000 square foot GC building/parking located at 10971 Hwy 92, Woodstock GA 30188.

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Applicant response statement:

- 1 The intent of the requested zoning/annexation will be to develop a residential attached community of 58 town homes and a commercial site along Hwy 92. The site is located just east of Stonecroft Lane on Hwy 92 in Woodstock Ga.
- 2) This proposal will permit a suitable view for the adjacent properties. This zoning is extremely similar to the property that just got approved zoning located to the east. They were approved for 70 +/- town homes and have GC on their property as well.
- 3) The project will not have an adversely effect on the surrounding properties. The north side of the property has single family homes. We will request the same set-backs that was just recently approved to the east. To the west of the property is commercial, which also will not be effected. South of the property is the ROW, which will provide access to the site.
- 4) As currently zoned and with the current set backs this property would only yield a few town homes. By annexing this into the City of Woodstock and rezoning with approved variances, this will be a huge positive economic impact to the City of Woodstock.
- 5) There will be a minimum impact on the surrounding areas with regards to the utilities, roads, and schools. Therefore, we feel this development will not be a burdensome.
- 6) The property is surrounded by commercial, single family homes and also 70 town homes lots that was just approved by the City of Woodstock. This property conforms in every fashion to the future land use plan.
- 7) There are several conditions that affects the use of this proposed zoning. City of Woodstock public works services this parcel. With the approval of zoning and annexation of the town home lots and commercial, the City of Woodstock will have a huge increase in revenue from taxes and public works. Since they already service the parcel, they are losing money without having the maximum zoning allowed. The parcel to the east just received a zoning approval of 70 +/- town homes. This parcel lines up perfectly for a stand alone project, or even a National builder to put them together.

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