

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.

SEE FOLLOWING PAGE

APPLICANT RESPONSE STATEMENT

1. EXPLAIN THE INTENT OF THE REQUESTED ZONING.

The rezoning and variance proposal submitted by SAM Investment Holdings, LLC for the Parcel 15N18 057 to construct a mixe- use community with desirable townhomes designed and developed around existing businesses and employment opportunities in in keeping with the surrounding developments and ever evolving Highway 92 corridor as designated by the Cherokee County Comprehensive Plan as well as the City of Woodstock community development.

2. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE LAND USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

The rezoning proposal will not adversely affect the existing use or usability of any adjacent or nearby property and the rezoning will be an improvement of the economic use of adjacent property.

3. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY.

The adjacent property will have no adverse effect if the rezoning proposal is approved. Plans to redesign the parcel will bring a more appealing look to the area.

4. WHETHER TH PROPERTY TO BE AFFECTED BY A PROPOSED ZONING HAS A REASONABLE ECONOMIC USE IS CURRENTLY ZONED.

The rezoning and variance requests will allow redesign and redevelopment of the parcels which will be an improvement from the current zoning.

5. WHETHER THE PROPOSED ZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOMEUSE OFEXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

The location of the development which will access an existing traffic signal HWY 92 will not adversely burden 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.

We have plans to redesign the parcels which will be in conformity with the surrounding area and will be in keeping with the land use plan. This will provide needed residential housing in the area.

7. WHETHER THERE ARE OTHER EXISITING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF TH PROPOSED ZONING.

The corridor along HWY 92 from Woodstock to Roswell is a vibrant and progressive area for residents and businesses. I feel the rezoning/variances for the proposed property will provide a positive impact for the City of Woodstock.

RECEIVED DEC 0 6 2018