

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.

Applicant requests to be annexed into the City of Woodstock and be rezoned to the Cherokee County Zoning Classifications of R-15 and R-15 Conservation for a single family neighborhood.

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 applicant wants to develop a conservation neighborhood of 255 homes on 132 acres. To be consistent with the area, the developer is proposing to use the county's classification of R-15 conservation. The county development to the south is zoned R-15 and there is a large subdivision to the west that is also zoned R-15. Therefore, the proposed single family neighborhood being developed at a density of less than 2 units per acre is consistent with the development in the area.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The proposal will provide new, single family detached housing which will be a housing option for new city residents. The housing in downtown Woodstock is significantly smaller and denser so this proposal will provide a housing alternative. The use of the property for a single family neighborhood will not negatively affect the existing use or usability of adjacent or nearby land.

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

The property does not have a reasonable economic use as currently zoned as R-40 in unincorporated Cherokee County. The R-40 zoning restricts the number of homes and because

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the cost of development is high, the limitation makes the property uneconomic in terms of its comparison to surrounding properties.

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.

The development of 255 homes will not excessively burden existing infrastructure. The gross density of less than 2 units per acre is not inconsistent with development in the area.

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

The property is not described in the city's land use plan because the property is being annexed into the city. The county's land use plan has a portion of the property in the Suburban Living category which has a density range of 1 to 3 units per acre. The remaining property is in the county's Suburban Growth category which has a density of up to 1 unit per acre. It is an arbitrary decision to classify this property as Suburban Growth when it is directly contiguous to R-15 and in close proximity to other R-15 developments.

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

The City of Woodstock needs housing options that include larger lots and smaller density developments. The downtown area has significantly more dense housing and annexing this property into the city gives potential city residents additional housing options.

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