

APPLICANT RESPONSE STATEMENT

SHARP RESIDENTIAL – Lakestone Zoning Condition Amendment

1) Explain the intent of the requested zoning.

Sharp Residential proposes to amend a zoning condition that required the planting of Leyland Cypress trees along the western boundary line to remove this condition. A privacy fence was placed along the western property line and the area would not support the planting of Leyland Cypress trees because the soil is too rocky.

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 zoning condition was designed to create a buffer, but the property was graded down and the purpose plantings would not have been effective. Also, the soil conditions are rocky, so the plantings were never made.

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

The proposed zoning modification will not negatively affect the use or usability of adjacent or nearby properties.

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

The zoning modification does not affect the economic viability of the property.

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 proposed zoning modification does not affect the public infrastructure.

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

The zoning modification does not have any bearing on the properties conformity to 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 approval or disapproval of the proposed zoning.

The proposed zoning modification reflects the actual developed condition and this does not negatively affect the subject property.

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