

APPLICANT RESPONSE STATEMENT

TOLL BROTHERS – SOUTH CHEROKEE LANE

1) Explain the intent of the requested zoning.

Toll Brothers proposes to rezone the subject property to R-2 for a single-family detached 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 proposed development is similar to the Madison Falls and Lakestone communities that are in the City of Woodstock.

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

The proposed rezoning 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.

As zoned, the property does not have a reasonable economic use in that the cost to develop the property would exceed the value of the developed lots.

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 neighborhood will add more cars to the existing roads, but the additional cars will not be excessively burdensome. This area of Woodstock has good access to Highway 92, an arterial road with access to both Roswell and I-575.

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

The property is not included in the City's land use plan because the property is being annexed into the City. The adjacent City property is Suburban Living which the proposal is compliant with. The County's future development has a portion of the property as Suburban Living and a portion in Suburban Growth. The proposed development is consistent with county's Suburban Living designation.

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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 proposed development is consistent with Madison Falls and Lakestone. There is a need for similar new neighborhoods to be developed in the City of Woodstock.