

## 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 R3-A.

**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 proposes a residential community of single family detached homes with a minimum lot size of 7,500 square feet. This use is compatible with surrounding uses in the City of Woodstock being residential R-3. The subject property is an unincorporated island in the City of Woodstock. This annexation would be decreasing the island.

**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 stock that will contribute to the City's tax basis.

**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.

**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 will not cause an excessive burden of streets, utilities or schools as it is a small community of eighteen (18) homes.

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

The land use plan shows this area as neighborhood living so the proposed zoning is

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in conformity with 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.**

The City of Woodstock is already providing services to the properties in this unincorporated island. The City should annex the property and gain the tax revenue to recoup their investment.