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# 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.  
see attached
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.  
see attached
3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.  
see attached
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.  
see attached
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.  
see attached
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.  
see attached
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.  
see attached



# APPLICANT RESPONSE STATEMENT

## ANNEXATIONS AND REZONINGS

**1. Explain the intent of the requested zoning.**

We are requesting to rezone the intersection of Rope Mill Lane and Rope Mill Road from R-1 to IN-VIL- T4. The intent of the requested zoning is to develop a 13.56 acre urban community with single family cluster homes, civic space and townhomes. The new development will have an open space/park area as well as a 0.9 acre civic space along Rope Mill Road for the community. The overall vision is to create the infill development in this area. This area is just south of the new outlet mall and future Watermark Church. Both of these civic spaces bring the footprint to what will be a future urban area on the west side of Woodstock. This property is the first property for this section of Urban Infill. We provided a road layout to encourage connectivity, walkability, and future connections. The site has 4 future roadway connections from its grid. The property will provided rooftops within a walkable community that can reach the mall area by foot to help implement the intent of the village district.

**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 zoning will permit a use that is suitable with the use and development with the adjacent properties. The IN-VIL zoning district was recommended by the staff and fits well with the surrounding area. The existing zoning of the homes to the south is downtown village. In addition, in looking at the future land use map it is apparent that the City initiative along with the mall and exit on Rope Mill is to have this area be developed as another Urban corridor to promote a rural downtown feel to the area. The addition of Watermark new church will further enhance the mixture of uses within this area. The adjacent property across Rope Mill Road to the west is also zoned IN-VIL, making the proposed IN-VIL- T4 zoning category very suitable for the area. South of the proposed development are single-family homes, to the east below IN-VIL are SL (Senior Living) units, and west are general commercial properties (GC). The proposed development will provide newer homes and also a civic space for the community to share. In total, this area is sandwiched between the downtown area, the outlet mall and major highway making it truly a urban infill location for the future.

**3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.**

This proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties. This IN-VIL rezoning will instead be good for the community, providing more economic opportunities for the commercial properties directly west of the proposed development. Providing a development of this type with rooftops and a walkable layout that encourages connectivity helps the surrounding community. The price points will help overall land and home value for residents. The homes will be new and provide a good esthetic feel to the surroundings. The addition of residents to the area will help the commercial and business viability in the area and future. In summary, this zoning will be the first step into how the blueprint for this area should be developed and will encourage the remaining land to move toward this type of zoning and land use.

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

The existing zoning is for low-density single-family homes. We do not feel like the existing zoning being a lower density detached only category provides the feel, the density, or the vision that the future land use map being urban infill seeks to provide. The existing zoning also does not provide the form base code to encourage the road connections and design the city wants to see and the community needs to fill in the remaining tracts of land near this regional center with the mall. The proposed development with both single family and townhomes will provide a better economic use for the property. This will provide more foot traffic in the area, especially for the adjacent commercial properties on the west side.

**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 or burdensome use for the area's streets, transportation, utilities, or schools. Calculations were provided on the zoning application for the proposed increase in traffic and enrolled students, and these numbers will not cause an excessive burden on the streets or in the schools. The proposed development is a walkable community that is close to commercial areas, schools, and parks/open space and this will not cause an excessive impact on streets or transportation facilities. The development is primarily cluster homes and townhomes with the civic area. The majority of the buyers wanting this type of home are usually young professionals, smaller families that want to move out from large tracts of land and 55 and older. The development will tie into Cherokee County's Water and Sewer System. There are not any known capacity issues for this area. The amount of water and sewer generated by a single family community of this size is not substantial.

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

The proposed zoning is in conformity with the policy and interest of the land use plan. The City of Woodstock's future land development map designates this area as T-4 Neighborhood Living and T-5 Urban Village. This Infill Village zoning is perfect for its current surroundings and future use designations for the property. The use and location fit the future land use map. Our plan follows the intent put out from the city to encourage connections within our development, promote walkability, and encourage urban infill with varying product type.

**7. Whether there is 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 development will promote walkability, support existing commercial properties, provide newer homes with architecture that will fit with the surrounding styles of the area, and provide a civic area for the community. As the area grows, this Infill Village will fit perfectly into the future T-5 Urban Living designation for the property. This area of the city is changing and with the addition of the mall and the future Watermark Church, the area will rapidly become a western Woodstock destination for urban area. The property follows the trademarks of how to develop the property with connections, walkability, density, and civic area. We feel that we have met the intent.

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