
**APPLICANT RESPONSE STATEMENT
ANNEXATIONS AND REZONINGS**

1) Explain the intent of the requested zoning.

Rezone the subject property from GC to R3-C for a proposed eighty-four unit townhome community.

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 property to the south is an existing apartment complex and the proposed townhome community is less intense than that use. The applicant will provide adequate buffering adjacent to the Kingston Square subdivision but the proposed use is less intense than is allowed by the existing GC zoning on the property.

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

The proposed zoning will not have any negative adverse effect on the existing usability of adjacent or nearby properties. The residential use is compatible with the existing apartment complex to the south and the residential subdivision to the east.

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

The subject property has been marketed for many years as currently zoned which indicate the existing zoning does not have a market at this time. Venture Homes has successfully sold a similar community directly across highway 92 from this site.

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 of 84 homes will not excessively burden the existing streets, transportation, utilities or schools in the area. The use will generate less traffic per acre than many other potential GC uses that are currently allowed.

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

The proposed zoning is consistent with the City's designation of the property as Neighborhood Village Center which anticipates mixed use with a residential urban fabric.

- 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.**

There is a strong demand for residential development in the area and the proposed subdivision will complement the existing attached units in the area.

Respectfully submitted this 2nd day of December, 2016.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____


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