

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.

The intent of the zoning request is to allow the property to be zoned to allow for a community of active adult, age restrictive owned condominiums consisting of 113 units to be built. There will be one 4- story building which will consist of 57 one bedrooms and 56 two bedroom units. The building will have the following amenities for the owners: Resident Lobby area, Family Room/activity room with kitchen; resident library; onsite: media room/exercise center ; computer room; salon/barber shop; outside patio/grill area; private garden area; wellness room for checkups. Our proposed Royal-Woodstock Senior Residences Living Facility would offer affordable living for Active Senior adults for independent living with outstanding amenities.

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 proposal will permit a use that we think is suitable with and in complete conformity with the surrounding uses. The adjacent zoning to the north is PUD, to the South is SL, to the East is GC and to the West is PUD. The site is located on Neese Road and across the street from First Baptist Church of Woodstock with a membership of over 12,000 members. This community of active adults that we plan to build will supply a demand for those that wish to live close to an thriving church with a large Senior Adult membership with many activities of which to join. In fact, they could just walk across the street.

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

Our proposal is completely complementary to adjacent and nearby uses and will only enhance the area.

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

The proposed use is much more suitable than the present zoning of R-1 Of 3.77 acres . The proposed use would increase residential ownership of this acreage to 113 individual ownership and increase property tax payable to the 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.

This new community of active adults would not cause an excessive or burdensome to any of the items mentioned.. it will only enhance the area. The proposed use is the least burdensome on existing street, transportation faculties, utilities or schools of almost any that could be proposed. This active adult residents typically do NOT drive much and do not drive during the peak hours. They most likely will use less water compared to families with younger children. Because it is age restricted, it is highly unlikely that there will be ANY school children living in the proposed development.

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.
The proposed use is in complete conformity with both policy and intent. The policy and interest of the current land use plan suggest that this property be developed in Community Village uses.

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 continued growth in the Woodstock area and Cherokee County for Active Seniors, and Senior Living in our area is a supporting factor to meet the needs of supplying affordable housing for their needs. This proposed community will meet the performance zoning standards 7.744 Residential Density Bonus of affordable units (50%) for SL-C.

We are requesting this zoning to be submitted out of the Overlay zoning district

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