

APPLICANT: PIEDMONT CAPITAL PARTNERS, LLC
PARCEL: 15N11 040

Explain the intent of the requested zoning.

Response: The property is currently zoned R-40, a residential zoning that anticipates lot sizing of roughly 40,000 sf per lot. The intent of the zoning request is to provide for commercial development, which is consistent with the majority of adjacent property uses.

Will the zoning proposal will permit a a use that is suitable in view of the use and development of adjacent and nearby property?

Response: The property uses adjacent to the subject include:

Woodstock Outlet Mall
A Holiday Inn limited service hotel
Camellia Place - a senior living complex
Montclair - an active adult (55+) single family detached subdivision
Faith Community Church campus – master plan includes multiple buildings

Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Response: The proposed use of office will have virtually no impact on the use or usability of any adjacent or nearby properties.

Does the property as affected by the proposed zoning have a reasonable economic use as currently zoned?

Response: The current zoning of R-40 is not viable as the subject property is isolated from any single family housing of any similar lot size in the area and separated from other residential uses by the existing commercial and higher density residential uses that surrounds the subject property.

Will the proposed zoning result in a use which will or could cause and excessive or burdensome use of existing streets, transportation facilities, or schools?

Response: The use as proposed would create very little additional burden on transportation infrastructure or access roads currently in place. Utilities services would also see very little additional burden since this is an office use, which has a lower overall burden of usage than almost any residential use.

Is the proposed zoning in conformity with the policy and interest of the land use plan?

Response: Due to the fact that the property is located in Cherokee County and will only come into the city through annexation, the property is not identified within the city's long term land use plan. But the proposed use is consistent with other uses in the area and complimentary to uses in place that are adjacent to or near the subject property.

Are there 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?

Response: The property is located in an area in which the city desires to see more coherence and consistency in the zoning and uses within that area. This property is an "outlier" that would best be integrated into the city for growth and service purposes.