

SECTION VII

APPLICANT RESPONSE STATEMENT - REZONING

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

See Addendum B

Addendum B

Section VII Responses

SECTION VII

REZONING RESPONSE STATEMENT

1. The intent of the proposed zoning adjustment is to rezone 69.02 acres into 12.2 acres of single-family residence and the remaining 56.8 acres into OI for educational and administration purpose.
2. The property is currently situation between the Pine Bluff MSW Landfill, the Dwight Terry Park, The Cherokee County WSA water treatment plant, the Atlanta Gas Light Plant and some Rural Residential property. The proposed use would provide a good buffer between the Rural Residential property and other industrial uses that would fit in this type location. The proposed use would seem to be more than suitable, it would be optimal.
3. The surrounding property should experience no adverse effects on their ability to use their property as is.
4. There is little possibility that the current property could have a sustainable use as Agricultural property.
5. The burden on the school system would be limited to the eleven residential lots on Cokers Chapel road. The remainder of the property will be a study/live use so traffic coming and going will be limited to staff, and to students travel back and forth to work. Much of which will be at off hours. The current infrastructure will more than suitable and no burdensome or excessive use is expected. The proposed development schedule is ten years to complete phases 1 and 2. The 11 residential lots should take a year to absorb.
6. The proposed project is consistent with the policy and interests of the Comprehensive Plan. The small footprint of proposed construction relative to the size of the parcel insures a small environmental impact. It will not overtax the infrastructure and is located in the middle of water, sewer and gas supply centers. It is not a residential development (outside of the 11 proposed lots) so it does not provide aging in place options, however it does provide housing choices and diverse economic activities. The center will provide full time employment and part time employment. It will also provide service level employees to the businesses in Canton and Ball Ground.

Additionally, local retail businesses will benefit from the students that will reside at the center.

7. Cherokee county, anticipating growth in that area, has built a Sewage Treatment plant adjacent to the Water Treatment plant in anticipation of growth in this area. With the addition and continue expansion of the retail centers at highway 20 and the hospital, it would be natural to see growth on East Cherokee. This proposed used provides good transitional use from Landfill, sewage treatment and water treatment to almost anything else.