

General Notes:

SITE
 Lot 1 of the 20th District, Cobb County, Georgia
 Total Site Area: 21.98 acres
 Flood Plain Area: 0.68 acres
 Site Area Net of Flood Plain/Wetlands: 21.3 acres
 Impervious Surface: +1.43% of total site area
 Maximum Impervious Surface Allowed: 55% of total site area

PROPOSED DENSITY:
 Proposed Density: Overall 4.5 units per acre, Net 4.7 units per acre (net of flood plain)
 Maximum Density Allowed: 5 units per acre (net of flood plain)

SETBACKS:
 Proposed landscaped screening/buffer adjacent to residentially zoned property: 15' (variance requested)
 Required landscaped screening/buffer adjacent to residentially zoned property: 20'
 Proposed perimeter building setback adjacent to residentially zoned property: 30'
 Required perimeter building setback adjacent to residentially zoned property: 30'
 Proposed setback between buildings: 10' (variance requested)
 Required setback between buildings: 15'
 Proposed setback adjacent to public roadway: 35'
 Required setback adjacent to public roadway: 20'

Site Plan Key:

- 1) Common Space
- 2) Amenity Space
- 3) Optional Gated Entry
- 4) Visitor Parking
- 5) Maintenance Shop
- 6) Detention Area

Site Development Plan
 for: Wooten Lake, LLC
 By: TSW



APPLICANT: Wooten Lake, LLC

PHONE#: (404) 969-3343 **EMAIL:** Gregwohl@theinvisiongroup.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: Due to individual parcels, a complete list of titleholders is available in the Zoning Office

PROPERTY LOCATION: North side of Wooten Lake Road, west of Shiloh Road

ACCESS TO PROPERTY: Wooten Lake Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses and undeveloped acreage

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/Parkwood Commons (f/k/a Bridgewater Trace)

SOUTH: R-20/Single-family houses

EAST: R-20/Single-family house; R-15/Arden Lake Subdivision

WEST: R-20/Single-family houses

PETITION NO: Z-88

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Non-Supportive Subdivision

SIZE OF TRACT: 21.984 acres

DISTRICT: 20

LAND LOT(S): 57

PARCEL(S): 2, 13, 55, 56, 57, 58

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

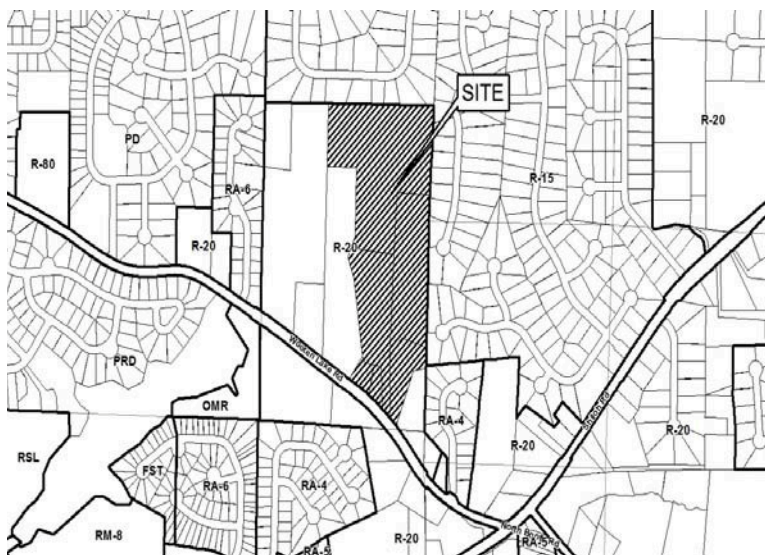
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

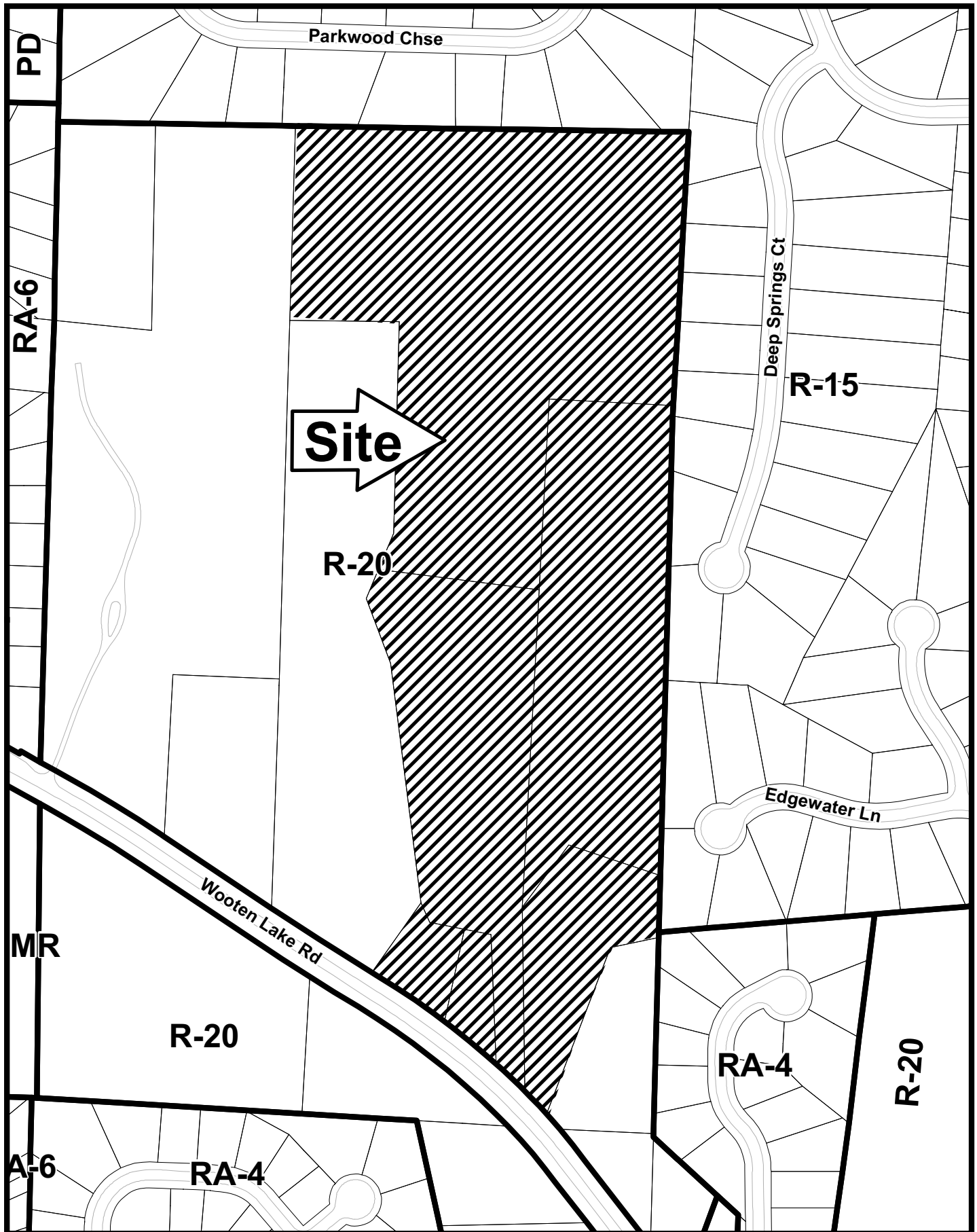
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-88



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet



City Boundary
Zoning Boundary

APPLICANT: Wooten Lake, LLC

PETITION NO.: Z-88

PRESENT ZONING: R-20

PETITION FOR: RSL

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential

Proposed Number of Units: 100 **Overall Density:** 4.7 **Units/Acre**

Staff estimate for allowable # of units: 38 **Units*** **Increase of:** 62 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the Residential Senior Living (RSL) zoning category for the development of a 100-unit non-supportive residential development. The proposed development will consist of detached and attached units. The units will range in size from approximately 1,600 square feet to 2,800 square feet and will range in price from \$260,000 to \$430,000 (without upgrades). The proposed architecture will be regional/traditional as shown on renderings/elevations. The applicant has indicated that the development *may* be gated with a private road. The attached units will be duplex-style with courtyards. The attached Summary of Intent indicates that this community will be “an amenity-rich, university-linked, ActiveLife™ village with a clubhouse approximately 6,250 square feet in size”.

The applicant is also requesting the following contemporaneous variances:

1. Waive the distance between homes from the required 15 feet to 10 feet; and
2. Waive the perimeter landscape buffer from the required 30 feet to 15 feet; and

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: Wooten Lake, LLC
PRESENT ZONING: R-20

PETITION NO.: Z-88
PETITION FOR: RSL

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity	Number of
		Status	Portable Classrooms
Elementary			
Middle			
High			

- School attendance zones are subject to revision at any time.

Additional Comments:

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT: Wooten Lake, LLC

PETITION NO.: Z-88

PRESENT ZONING: R-20

PETITION FOR: RSL

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RSL for purpose of residential senior non-supportive subdivision. The 21.98 acre site is located on north side of Wooten Lake Road, west of Shiloh Road.

Comprehensive Plan

The parcel is within a Low Density Residential (**LDR**) future land use category, with R-20 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? ☐ Yes ☒ No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? ☐ Yes ☒ No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? ☐ Yes ☒ No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

APPLICANT: Wooten Lake, LLC

PETITION NO.: Z-88

PRESENT ZONING: R-20

PETITION FOR: RSL

PLANNING COMMENTS:

(Continued)

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

APPLICANT Wooten Lake, LLC

PETITION NO. Z-088

PRESENT ZONING R-20

PETITION FOR RSL

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: ☒ Yes ☐ No

Fire Flow Test Required: ☒ Yes ☐ No

Size / Location of Existing Water Main(s): 12" DI / S side of Wooten Lake Road

Additional Comments: Private streets with master water meter arrangement may require review and approval by Georgia EPD as a "public water supply system".

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: ☒ Yes ☐ No

At Development: ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): A D F= 16000 Peak= 40000

Treatment Plant: Noonday

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Drw Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes* ☒ No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: ☐ Yes ☒ No

Letter of Allocation issued: ☐ Yes ☒ No

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Comments: Private streets. Sewer to be private.

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Wooten Lake, LLC

PETITION NO.: Z-88

PRESENT ZONING: R-20

PETITION FOR: RSL

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Tate Creek FLOOD HAZARD INFO: Zone AE

- ☒ FEMA Designated 100 year Floodplain Flood.
- ☒ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☒ Dam Breach zone from (**upstream**) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☐ NO ☒ POSSIBLY, NOT VERIFIED

Location: adjacent to stream and onsite pond

- ☒ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineers.

STREAMBANK BUFFER ZONE: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (undisturbed buffer each side).
- ☒ Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☒ County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☒ Potential or Known drainage problems exist for developments downstream from this site.
- ☒ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☒ Minimize runoff into public roads.
- ☒ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☒ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☒ Existing Lakes Downstream – Upper Chestnut Hill Lake and Arden Lake
Additional BMP's for erosion sediment controls will be required.
- ☒ Lake Studies needed to document sediment levels – Upper Chestnut Hill Lake and Arden Lake
- ☒ Stormwater discharges through an established residential neighborhood downstream.
- ☒ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving stream and downstream culvert at Parkwood Chase.

APPLICANT: Wooten Lake, LLC

PETITION NO.: Z-88

PRESENT ZONING: R-20

PETITION FOR: RSL

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☐ Existing facility.
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☒ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. This site is located just north of Wooten Lake Road and east of Tate Creek. It is bounded by East Emerald Lake and Arden Lake Subdivisions to the east, Parkwood Commons Subdivision to the north and two estate-sized residential parcels to the west. The majority of the site flows to the west into the Tate Creek floodplain. Except for the northern quarter of the site which discharges directly to Tate Creek, most of the parcel drains through the adjacent Donley property located at 974 Wooten Lake Road. This includes the existing onsite pond located near the center of the site. Approximately 4.6 acres of the southern portion of the property drains to the east into and through Arden Lake S/D.
2. There are two private lakes located downstream of this site. Both will require pre- and post-development sediment surveys to verify no adverse impacts.
3. The proposed site plan requires removal of the existing ½ acre onsite pond. All necessary permitting required by GA EPD and the US Army Corps of Engineers must be obtained prior to permitting.
4. Drainage easements may be required along the rear of Lots 3-6 and 35-44 to limit offsite bypass of runoff.
5. The proposed rezoning will result in an increase in impervious coverage over the current underlying zoning (from 35 to 55%). The applicant has agreed to limit the impervious coverage to 45%. However, there are three downstream homes currently located within the 100-year flood zone. To mitigate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).

APPLICANT: Wooten Lake, LLC

PETITION NO.: Z-88

PRESENT ZONING: R-20

PETITION FOR: RSL

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Wooten Lake Road	12,200	Major Collector	35 mph	Cobb County	80'

Based on 2006 traffic counting data taken by Cobb County DOT (Wooten Lake Road)

COMMENTS AND OBSERVATIONS

Wooten Lake Road is classified as a major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend curb, gutter, and sidewalk along Wooten Lake Road frontage.

Recommend a deceleration lane and left turn lane for the Wooten Lake Road access.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadways.

Recommend no trees to be planted on right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-88 WOOTEN LAKE, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. A majority of nearby subdivisions are developed as single-family residential subdivisions with lower densities than the applicant's proposal.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse affect on the usability of adjacent or nearby property. Applicant's proposal for a non-supportive RSL development is not consistent with the densities and uses of other properties in this area. The character of the area is defined with single-family houses.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as Low Density Residential (LDR) for properties having a density range of 1-2.5 units per acre. Applicant's proposed overall density is 4.5 units per acre. Other zonings and densities in this area include: Parkwood Commons (zoned R-15 at 1.93 units per acre); Arden Lake Unit II (zoned R-15 at 1.94 units per acre); Arden Lake Unit III (zoned R-15 at approximately 2.00 units per acre); Winship Farms Unit II (zoned PD at 2.33 units per acre); East Emerald Chase (zoned RA-4 at 3.15 units per acre); Kristen Lake (zoned RA-6 at 3.69 units per acre); and Abington Green (zoned RA-5 at 4.055 units per acre).
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. Applicant's proposal does not meet the density range of the *Cobb County Comprehensive Plan* for the LDR category (1-2.5 units per acre); however this use is permitted in Low Density Residential. The proposed development of 4.5 units per acre is at a higher density than other developments in the area. Staff is concerned that the proposed plan does ask for two variances that help to reduce the impact on adjacent residential uses. A reduction in the number of units may be needed so the requested variances can be eliminated.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- No variances from the RSL code;
- Final site plan to be approved by the Board of Commissioners;
- Fire Department comments and recommendations;
- Water and Sewer Department comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application #: Z- 88

PC Hearing Date: December 2, 2014

BOC Hearing Date: December 16, 2014

Summary of Intent for Rezoning *

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Ranging approximately from 1,600 sq. ft. up to 2,800 sq. ft.
- b) Proposed building architecture: Regional/traditional (as will be shown on renderings/elevations submitted under separate cover)
- c) Proposed selling prices(s): Approximately \$260,000 - \$430,000 (w/out up-grades)
- d) List all requested variances: Reduction in the distance between homes from fifteen feet (15') to ten feet (10').

Also a reduction in the perimeter landscape buffer from twenty feet (20') to fifteen feet (15').

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): N/A
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

The proposal is consistent with Cobb County's Future Land Use Map and Cobb County's Zoning Ordinance which allows RSL Residential Communities in areas designated for Low Density Residential ("LDR") utilization. This community will be an amenity-rich, university-linked, ActiveLife™ village with a clubhouse approximately 6,250 sq. ft. in size.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

Part 5. Is this application a result of a Code Enforcement action? No ☒ Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: [Signature] Date: October 2, 2014

Applicant name (printed): Garvis L. Sams, Jr., Attorney for Applicant

*The Applicant reserves the right to revise this Summary of Intent for Rezoning at any time during the pendency of the rezoning in order to address and resolve issues which may arise during the rezoning process.

Revised August 21, 2013

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

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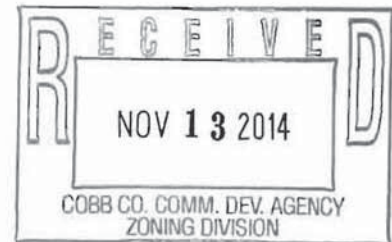
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SLHB-LAW.COM

November 13, 2014

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Application of Wooten Lake, LLC to Rezone a 21.98 Acre Tract
from R-20 to RSL (No. Z-88)

Dear John:

As you know, this firm has been engaged by and represents Wooten Lake, LLC ("Applicant") concerning the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on December 2, 2014 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on December 16, 2014. In the interim, the Applicant and its representatives and consultants have been meeting with area residents.

The Applicant's proposal is to rezone the subject property from R-20 to RSL for the purposes of creating an amenity-rich enclave for like-minded affinity groups. The conceptual architectural styles of the homes, streetscapes, open space, amenities, common space and other vital components of the proposed ActiveLife™ Community will be discussed hereinafter.

With respect to the foregoing and consistent with our ongoing dialogue and discussions with you, the County's professional staff, residents within Arden Lake and Parkwood Commons Subdivisions, respectively, and others, this letter will serve as the Applicant's expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

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A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
November 13, 2014
Page 2

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.
2. The subject property shall be developed in substantial conformity to that certain site plan which was submitted contemporaneously with the Application for Rezoning.¹ However, the Applicant shall be allowed to reposition homes within the proposed residential community so long as the total unit count is not increased and no additional variances are needed.
3. The construction of a maximum number of one-hundred (100) non-supportive residential homes at an overall density of 4.7 units per acre.
4. The total site area is 21.98 acres with there being approximately forty-five percent (45%) of the total site area as impervious surface which is well below the maximum allowed of fifty-five percent (55%). The house sizes for the homes within this ActiveLife™ Community shall range from approximately 1,600 sq. ft. up to 2,800 sq. ft. Each of the homes shall have, at a minimum, an attached two-car garage which shall be used for the parking and storage of vehicles.
5. The architectural style and composition of the homes shall be regional/traditional as shown on the renderings/elevations being submitted contemporaneously herewith.
6. The creation of a mandatory Homeowners Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs"), which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, Open Space areas, the clubhouse, the entrance to the Community, signage, lighting (if streets are private), and irrigation.

¹ The proposal is consistent with Cobb County's Future Land Use Map and Cobb County's Zoning Ordinance which allow RSL communities in areas designated for Low Density Residential ("LDR"). Moreover, the subject property is surrounded by a multiplicity of different types of residential developments including subdivisions which are zoned RA-6, RA-4, R-20, R-15, PD & FST.

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VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
November 13, 2014
Page 3

7. The subdivision entrance signage shall be ground-based, monument-style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said entrance signage, which shall be located on Wooten Lake Road, shall be incorporated into the Landscape Plan for the subdivision and shall be fully landscaped and irrigated.
8. The entrance to the Community may be configured so as to allow the Community to be gated in the future should the Applicant determine that the market dictates same. Of course, the County's regulations with respect to gated subdivisions shall be followed in all respects if done so.
9. The submission of a Landscape Plan during the Plan Review process which shall be subject to review and approval by the County Arborist.
10. The granting of contemporaneous variances allowing for a reduction in the distance between homes from fifteen feet to ten feet (15'-10') and a reduction in the perimeter landscape buffer from twenty feet to fifteen feet (20'-15').
11. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site. Additionally, an agreement to master meter the subject property and sub-meter each individual home to monitor individual water usage. However, the Applicant will not be precluded from utilizing irrigation derived from a private well(s) on the subject property.
12. Subject to recommendations from the Cobb County Stormwater Management Division² with respect to stormwater management requirements, including the following:
 - a. The ultimate location and configuration of on-site detention, stormwater management and water quality components.
 - b. Possible utilization of a small underground detention pond adjacent to the subject property's frontage on Wooten Lake Road.
 - c. Undertaking measures which may obviate the need for a stormwater flow easement.

² Cobb County's Erosion Control Coordinator has determined that the small farm pond on the site is not to be considered State Waters and will not require any buffering or protective components.

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VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
November 13, 2014
Page 4

- d. Noting that Chestnut Hill Lake is located less than 2,000 yards away, the formulation of pre-development and post-development hydrology studies in order to determine sedimentation migration concerning said lake.
13. Subject to recommendations from the Cobb County Department of Transportation ("DOT"), including the following:
- a. Subject to recommendations and conclusions contained within that certain Traffic Impact Study for Wooten Lake Development prepared by A & R Engineering, Inc., dated September 16, 2014.
 - b. Wooten Lake Road is classified as a major collector and DOT is not requiring additional right-of-way.
 - c. The installation of sidewalk, curb and gutter along the subject property's frontage on Wooten Lake Road.
 - d. Rather than a traditional deceleration lane with a taper, attached is a drawing of a road taper which will be constructed at the Community's entrance as recommended by A & R Engineering.
 - e. Private streets (if applicable) shall be built to the County's Design & Detail Specifications with respect to public streets.³
 - f. The streets within the Community shall be in compliance with Development Regulation 401.08.02.1 (Local Residential Streets) which requires .50 guest parking per unit. However, the Applicant shall be allowed to shift the guest parking spaces to accommodate the positioning of driveways and other interior components. A seven foot (7') parallel parking lane shall be utilized on one (1) side of the street along with one (1) ten foot (10') lane in each travel direction.
 - g. The construction of sidewalks on at least one (1) side of the streets within the Community.

³ The Applicant has met with Cobb County Fire Chief Westbrook regarding turning radii and other life-safety, fire prevention issues related to street and entrance configurations.

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
November 13, 2014
Page 5

13. All construction and worker vehicles shall be parked on the subject property during the construction and build-out of the Community.
14. Adherence to the following construction hours unless a deviation from said hours is approved by the District Commissioner:
 - a. 7:00 a.m. until 7:00 p.m., Monday through Friday, from October 1st through March 31st.
 - b. 7:00 a.m. until 8:00 p.m., Monday through Friday, from April 1st through September 30th.
 - c. 9:00 a.m. until 6:00 p.m. on Saturdays.
 - d. No outside work on Sunday.
15. Subject to recommendations from the Cobb County Fire Department with respect to life-safety and fire prevention issues.
16. As long as the process does not interfere or delay the commencement of development with respect to the subject property, the Applicant agrees to allow the Georgia Native Plant Society to conduct a "plant rescue" at some point within a fifteen (15) day period after notice to the Applicant and prior to the commencement of construction and development on the subject property.
17. The District Commissioner shall have the authority to approve minor modifications as the development proposal proceeds through the Plan Review process and thereafter except for those that:
 - a. Increase the density of the Residential Community.
 - b. Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.
 - c. Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district.

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VIA EMAIL

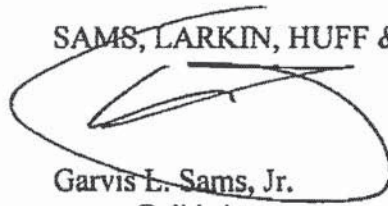
Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
November 13, 2014
Page 6

- d. Increase the height of a building that is adjacent to a property that is zoned in the same or a more restrictive zoning district.
- e. Change access location to a different roadway.
- f. Violate the Cobb County Zoning Ordinance.

Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the formulation of staff's Zoning Analysis and Recommendations. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

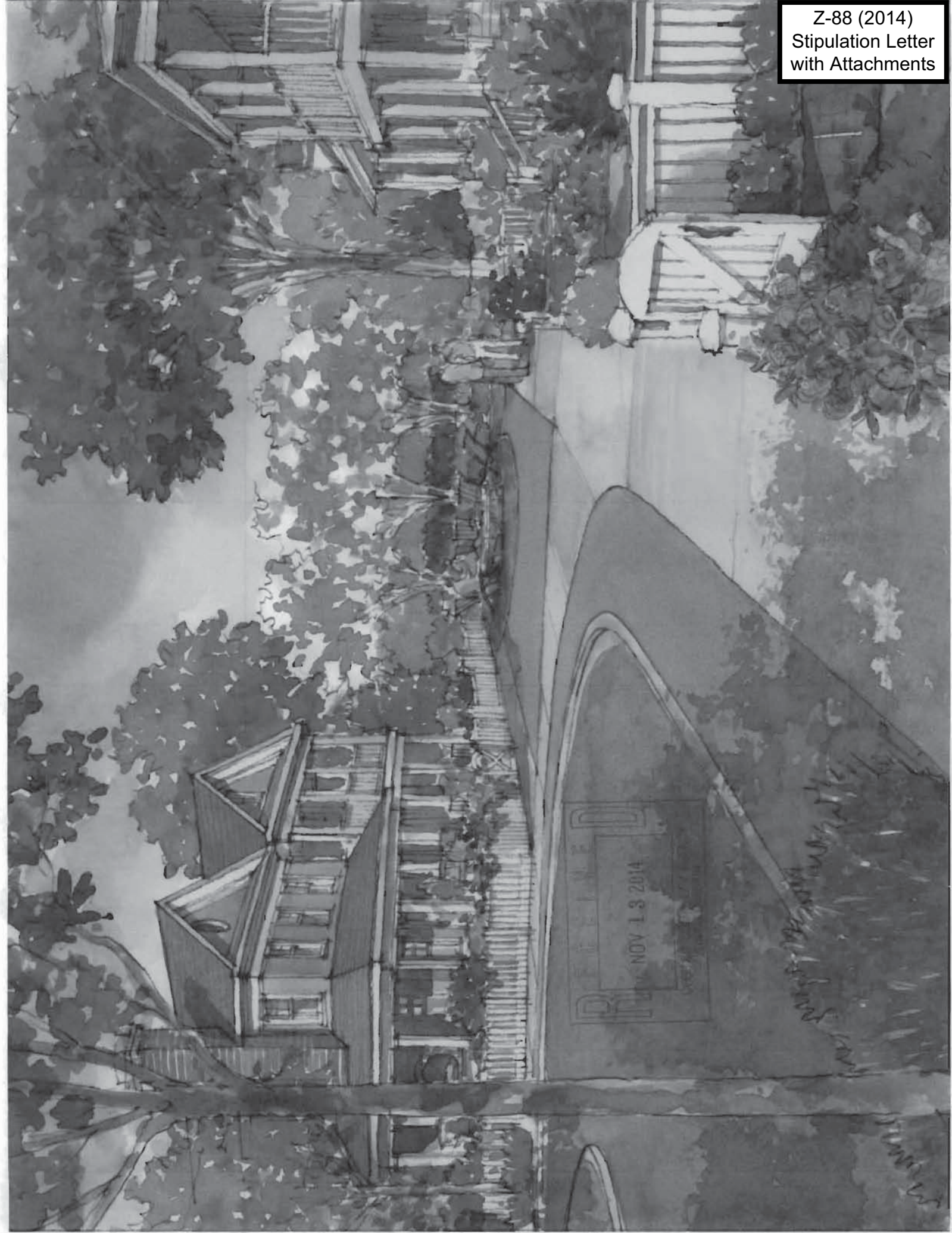


Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/dsj

Attachments

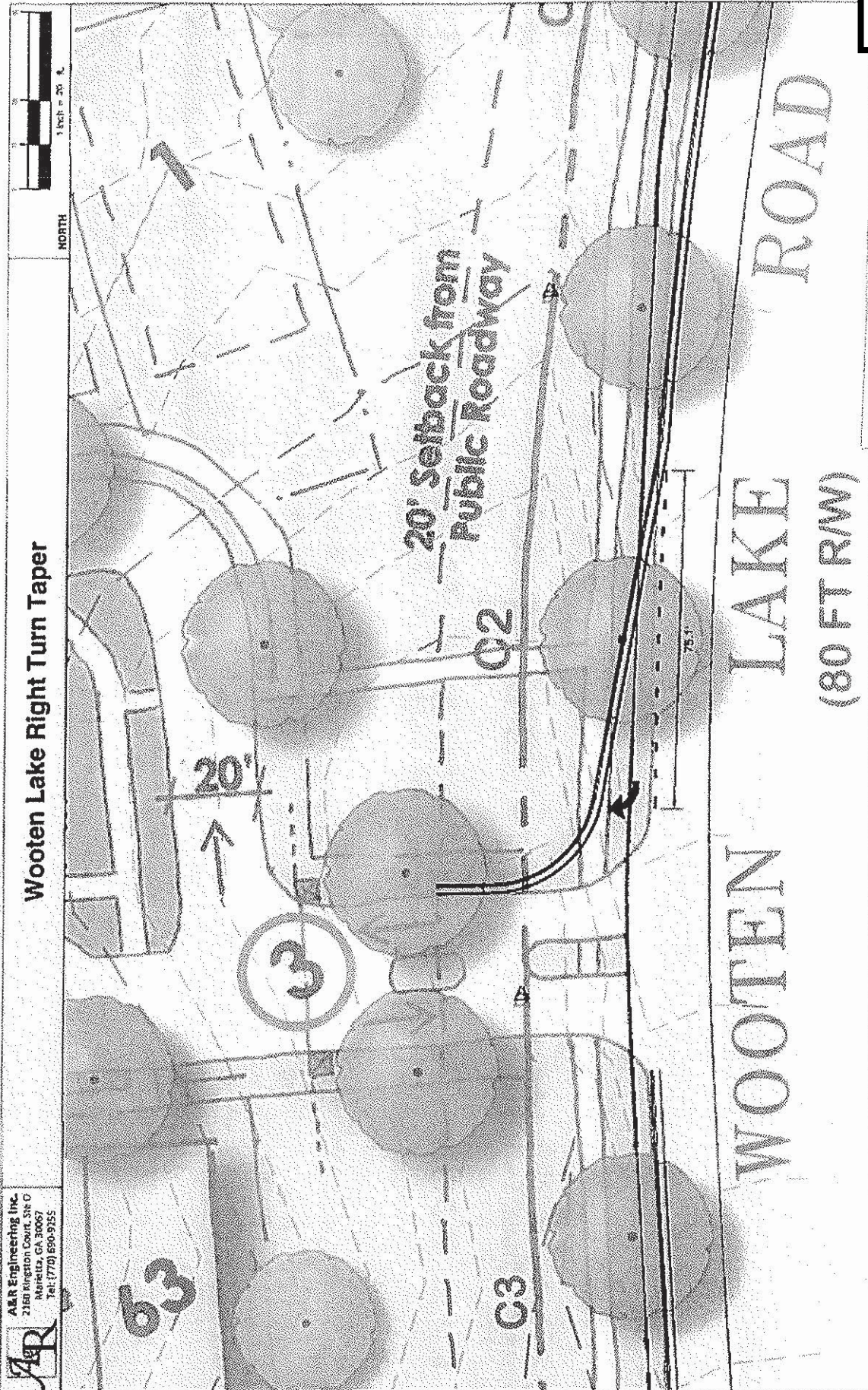
cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachments)
Mr. Dana Johnson, AICP Assistant Director (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. David Breaden, P.E. (via email w/attachments)
Ms. Jane Stricklin, P.E. (via email w/attachments)
Mr. Tim Davidson, Cobb Water System (via email w/attachments)
Ms. Lori Barton, Deputy County Clerk (via email w/attachments)
Mr. Erich McInnis, Past President, Arden Lakes HOA (via email w/attachments)
Mr. Larry Lushia, President, Parkwood Commons (via email w/attachments)
Messrs. Greg & Brian Wohl, Wooten Lake, LLC (via email w/attachments)







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CORPORATE COMM. REL. AGENCY
ST. LOUIS DIVISION

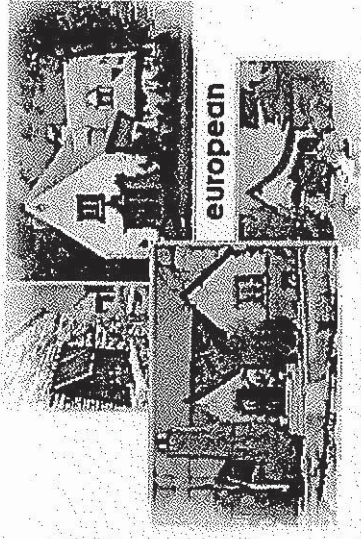


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ZONING DIVISION

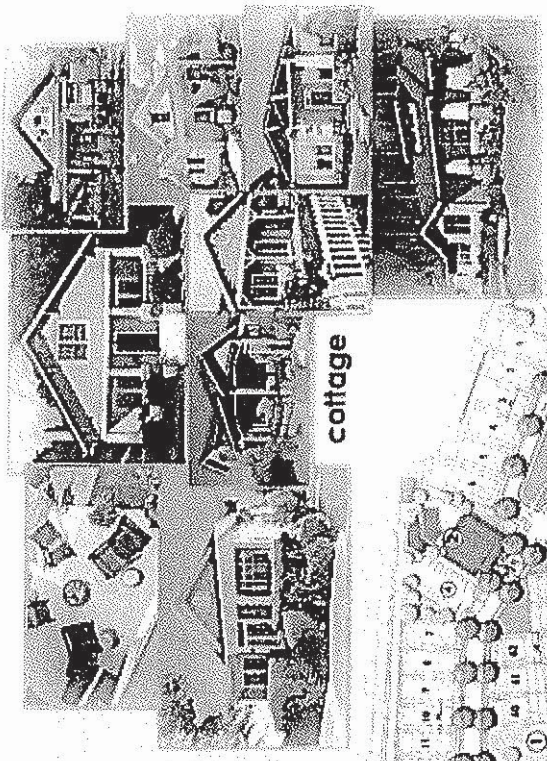
A&R Engineering Inc.
2160 Kingston Court, Ste. D
Marietta, GA 30067
Tel: (770) 590-9155

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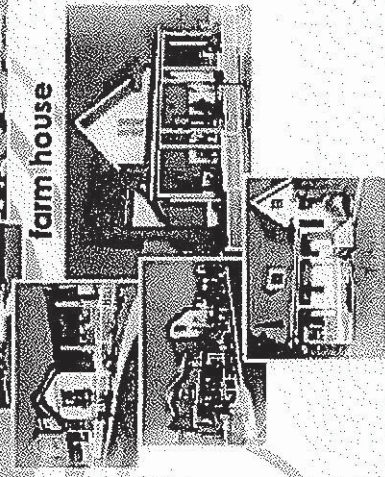
Home Inspiration
Cobb County ActiveLife™ Village
Wooten Lake, LLC



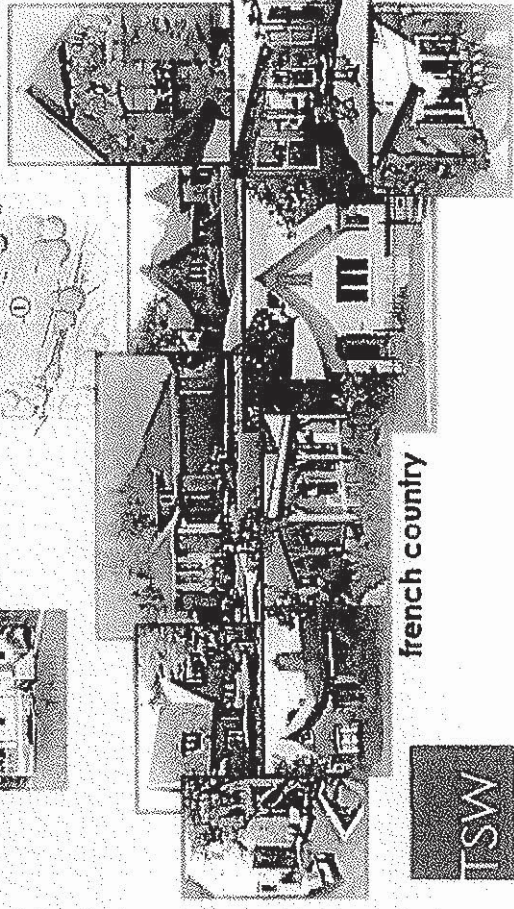
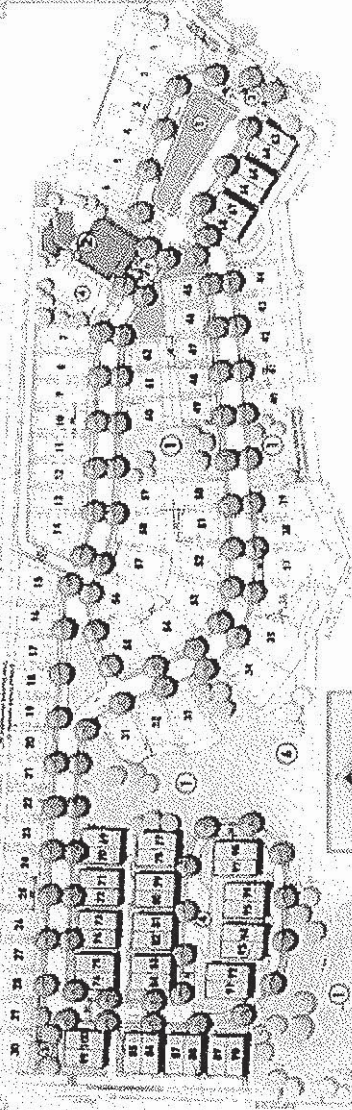
europaen



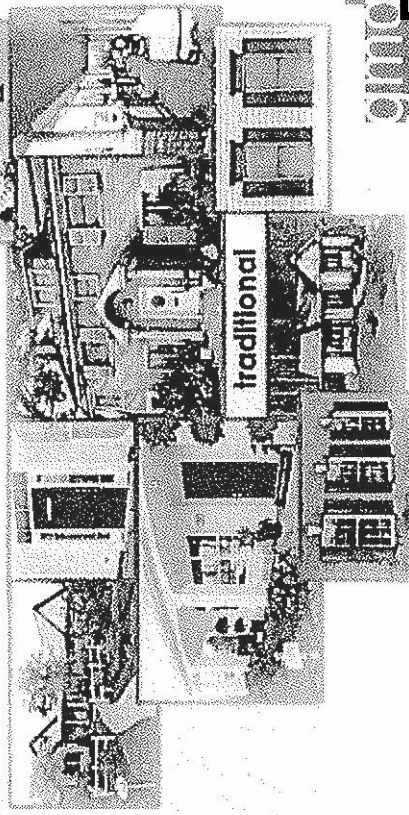
cottage



farm house



french country



traditional



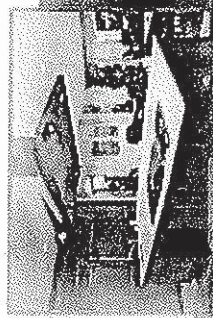
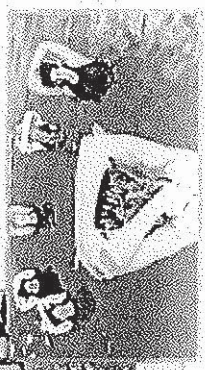
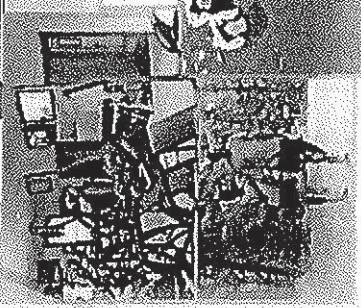
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Clubhouse/Lifestyle Inspiration

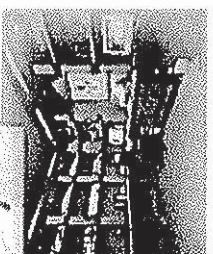
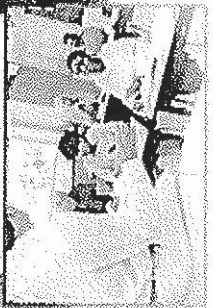
Cobb County ActiveLife™ Village
Woolen Lake, LLC



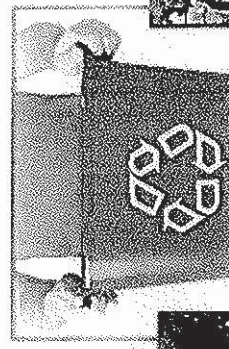
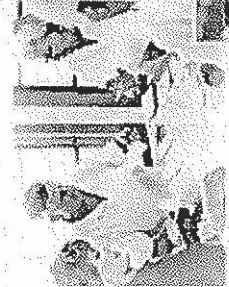
health & wellness



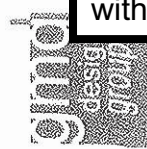
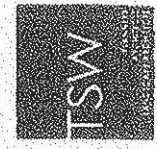
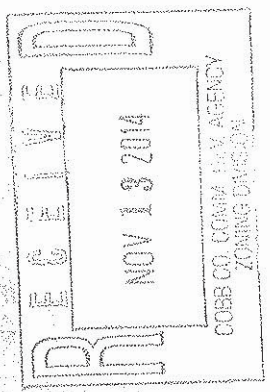
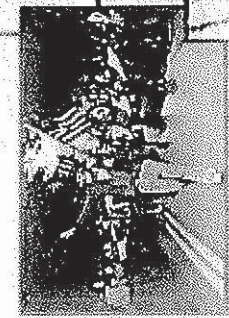
lifelong learning



socialization



volunteerism / civic engagement



Site Inspiration

Cobb County ActiveLife™ Village
Wooten Lake, LLC

streetscape

amenities

open space

common space

NOV 13 2014

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