

# MOORE INGRAM JOHNSON & STEELE

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July 13, 2016

Hand Delivered

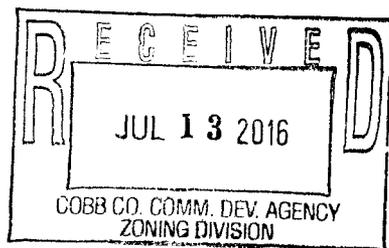
Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Suite 400  
1150 Powder Springs Road  
Marietta, Georgia 30064

RE: Application for "Other Business" - Application Nos. 248 (1979) and 12 (1980)  
(OB-028-2016)

Applicant: NorSouth Development Company of  
Georgia, LLC

Property Owner: Wildwood Associates, a Georgia general  
partnership

Property: 5.242 acres, more or less, located easterly of  
Windy Hill Road, northerly of Wildwood  
Parkway, within the Wildwood  
development, Land Lots 987 and 988,  
17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County,  
Georgia



Dear John:

On behalf of the Applicant in the above-referenced Application for "Other Business," submitted is an amended Exhibit "B" narrative, dated July 13, 2016. The attached amended narrative shall supersede and replace in full the narrative filed with the Application for "Other Business" on April 12, 2016; as well as the amended narratives dated and filed on May 11, 2016, and June 14, 2016.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Page 2 of 2  
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The balance and remainder of the pending Application for "Other Business" is unaltered and unchanged by the submission of the amended Exhibit "B."

Thank you for your consideration and assistance in this request. If you should have any questions or require additional information or documentation at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Attachment

c: Cobb County Board of Commissioners:  
Timothy D. Lee, Chairman  
JoAnn Birrell  
Lisa N. Cupid  
Robert J. Ott  
Bob Weatherford  
(With Copy of Attachment)

Calvin Rhodes  
Rivers Call Neighborhood Association, Inc.  
(With Copy of Attachment)

Sheri George  
Terrell Mill Community Association  
(With Copy of Attachment)

NorSouth Development Company of Georgia, LLC  
(With Copy of Attachment)

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**  
**(Amended July 13, 2016)**

<b>OB Application No.:</b>	<b>OB-028-2016</b>
<b>Application Nos.:</b>	<b>#248 (1979) and #12 (1980)</b>
<b>Original Hearing Dates:</b>	<b>December 5, 1979</b> <b>January 2, 1980</b>
<b>Date of Zoning Decisions:</b>	<b>December 5, 1979</b> <b>January 2, 1980</b>
<b>Current Hearing Date:</b>	<b>July 19, 2016</b>

<b>Applicant:</b>	<b>NorSouth Development Company of Georgia, LLC</b>
<b>Titleholder:</b>	<b>Wildwood Associates, a Georgia general partnership comprised of Cousins Properties Incorporated and International Business Machines, a New York corporation</b>

**Exhibit "B," Attachment to Application for "Other Business," filed as part of the Application for "Other Business" on April 12, 2016; and the amended Exhibit "B" dated and filed May 11, 2016, and June 14, 2016, regarding Other Business No. OB-028-2016 pending for hearing before the Cobb County Board of Commissioners on July 19, 2016, are deleted in their entirety and replaced in full as follows:**

On December 5, 1979, and January 2, 1980, the Cobb County Board of Commissioners approved the rezoning of an overall, total tract of 197.76 acres, more or less, to the Office and Institutional ("OI") and Planned Shopping Center ("PSC") zoning classifications. The development of the property comprising these Applications for Rezoning has become known as "Wildwood." The property for consideration in this Application for "Other Business" was zoned to the OI zoning classification in the original, overall Wildwood rezonings, and consists of 5.242 acres located easterly of Windy Hill Road and northerly of Wildwood Parkway, Land Lots 987 and 988, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property").

NorSouth Development Company of Georgia, LLC, as Applicant in this Application for "Other Business" (hereinafter "Applicant"), seeks to amend any previously approved site plan and stipulations applicable to the Subject Property only by deleting same in their entirety and substituting in lieu thereof the following:

- (1) Applicant seeks approval of the revised Site/Landscape Plan ("Site Plan") dated July 9, 2016, prepared for Applicant by Craig Design Group, site specific as to the development of the Subject Property. A reduced copy of the revised Site/Landscape Plan for the Subject Property is attached hereto as Exhibit "1" for ease of review and incorporated herein by reference.
- (2) The Property is a 5.242 acre tract. Applicant seeks development of the Property for a residential senior living community, under and pursuant to § 134-203.3 of the Cobb County Zoning Ordinance, RSL Non-Supportive Urban Rental Units, as follows:

- (a) A residential building, a maximum of five (5) stories in height, containing a maximum of one hundred seventy (170) residential leased units; and
  - (b) A maximum four-story parking deck containing a maximum of two hundred forty (240) parking spaces for residents and guests. Applicant shall comply with Cobb County Parking requirements of 1.5 spaces per unit for the total, final number of units.
- (3) Building architecture and exterior façade shall be composed of brick, stone, stacked stone, stucco-type, and hardi-plank finishes, or combinations thereof, and will be substantially similar to the revised rendering attached hereto as Exhibit "2" and incorporated herein by reference.
- (4) All residents of the proposed residential community shall have access to and use and enjoyment of the amenity areas, which will include, but not be limited to, the following:
  - (a) Pool;
  - (b) Amenity courtyard areas;
  - (c) Picnic areas;
  - (d) Covered outdoor spaces;
  - (e) Walking paths;
  - (f) Community gardens with private plots;
  - (g) Café;
  - (h) Fitness center;
  - (i) Hearthside club room;
  - (j) Business center; and
  - (k) Wi Fi internet access.
- (5) Access to the residential community and parking may be gated.
- (6) Parking for residents and guests of the proposed residential community shall be within the four-story parking deck located adjacent to the residential building, as more particularly shown and reflected on the referenced, revised Site/Landscape Plan.
- (7) The residents within the proposed residential community will utilize a compactor system for refuse.
- (8) Residents within the proposed residential community shall be restricted to those persons age fifty-five (55) and older, pursuant to and in accordance with the RSL Zoning Ordinance and the Federal Fair Housing Act.
- (9) The entrances to the proposed residential community shall be as more particularly shown and reflected on the referenced, revised Site/Landscape Plan.
- (10) Entrance signage for the proposed residential community overall development shall be ground-based, monument-style signage, with the finish, materials, and color being in conformity with the architecture and design of the various components. Such signage shall contain no flashing sign components.

- (11) The entrance areas, together with all islands and planted areas, shall be professionally designed, landscaped, and maintained. Landscaping for the site shall be as shown and reflected on the Site/Landscape Plan dated July 9, 2016, attached hereto as Exhibit "1" and submitted as part of this amended Exhibit "B."
- (12) Lighting within the proposed residential community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residential building.
- (13) Additionally, hooded security lighting shall be utilized on the exteriors of the proposed residential building and throughout the walkways, surface parking areas, and parking deck areas.
- (14) Minor modifications to the within stipulations, the referenced Site Plan, lighting, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
  - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
  - (b) Reduce the size of an approved buffer adjacent to a 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;
  - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district; or
  - (e) Change an access location to a different roadway.
- (15) All setbacks and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, surface parking, and any and all slopes or other required engineering features of the foregoing.
- (16) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (17) Applicant agrees to comply with all Cobb County Stormwater Management requirements for detention and water quality applicable to the Subject Property.
- (18) All utilities for the proposed development shall be located underground.
- (19) The Subject Property shall revert to its existing zoning category in the event closing of the Subject Property has not been consummated within twelve (12) months of final rezoning approval.

- (20) All construction and employee vehicles and equipment will be parked, and otherwise located on, the Subject Property during development of infrastructure and construction, and shall not be parked on Windy Hill Road, Wildwood Parkway, or surrounding neighborhood streets and roadways. There will be no stacking of vehicles on Windy Hill Road or Wildwood Parkway waiting for entry onto the Subject Property.
- (21) Applicant agrees to keep all surrounding streets free and clear of mud and debris from the construction site.
- (22) The units as described herein shall not become leasable units; except and unless, such units are subject to the RSL Ordinance referenced herein.
- (23) Applicant agrees that zero (0) to a maximum of twenty-five (25) percent of the total units constructed shall be affordable units.
- (24) The interior of the units to be constructed shall be finished substantially similar to, or better than, the photographs of the unit interiors presented to the Cobb County Board of Commissioners at its hearing on May 17, 2017.
- (25) Applicant agrees to allow the Georgia Native Plant Society to conduct a "Plant Rescue" prior to the commencement of construction of the Subject Property.

The amendments proposed and presented herein in no way adversely impact or affect the quality or integrity of the Wildwood development. If the requested amendments for the Site Plan and stipulations are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property.





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EXHIBIT "2"