

The Concerned Citizens Over Isakson East Cobb

Our position on Isakson Living's plan to rezone the Tritt property

Our primary objections to the Isakson Living plan are the size, scale and intensity of the proposed 481-unit Continuing Care Retirement Community (CCRC) development. The 54-acre Tritt property area and the vast majority of the area surrounding it are zoned low-density residential (LDR). The Isakson Living CCRC plan has an urban building style with massive, multi-story apartment complex-style structures, which do not fit in with the suburban, single-family homes residential style of East Cobb.

The current Isakson Living plan submitted in February 2015:

- **11 multi-story apartment buildings plus a 65 home subdivision combined in a 481-unit complex with other amenities. This is density and intensity of this large-scale CCRC plan does not fit in this low density residential (LDR) zone.**
- The total square footage of the Isakson Living plan is planned for 1,054,246 square feet, not including parking garages. So at 1.054 million square feet, **the Isakson Living CCRC plan is larger than all the retail space at Cumberland Mall.** [It's difficult to illustrate how immense and commercial this development would be, so view the plans here.](#)
- **Traffic is a major concern** on Roswell Road as everyone who lives in this area knows. A CCRC is a large profit-driven commercial development with restaurants and many other amenities, and a great volume of service and delivery vehicles in addition to residents and employees would access this area daily. This intensity does not belong in the Walton school district. *A CCRC with 481 units would have approximately 750 residents and 200 employees coming and going each day. An 80 home subdivision would have approximately 200 residents and no employees.* If this property is to be developed, an 80-home subdivision is more in keeping with the mostly residential area surrounding it.
- **The Isakson Living CCRC has 3- and 4-story buildings planned to be built on hills with some of the highest elevations in East Cobb.** The Isakson Living development as currently proposed would negatively impact the viewshed for the 4 adjoining subdivisions: Glenside, Hidden Hollow, Robinson Walk, and Wyntergreen, as well as for East Cobb Park, Fullers Park and for anyone traveling on Roswell Road.
- **The environmental impact of the development of a project cannot be overstated,** especially considering the risk of the business model. This 54-acre property along the Sewell Mill Creek watershed has floodplains, wetlands, streams and a pristine hardwood forest that has been maintained for over 150 years.
- Isakson Living had to complete a 'Development of Regional Impact' application with the Atlanta Regional Commission, due to the number of units (more than 400) that **would impact not just the East Cobb community but the entire region.** The Isakson Living plan is the only development in this part of Cobb County required to apply.

=> **The current R-20 residential zoning should stay in place,** and the Isakson Living CCRC rezoning request should be denied by the Board of Commissioners due to the commercial nature that would negatively impact the East Cobb community. A development of this size would be welcomed if built in a suitable location, according to the Cobb County Zoning Code: Regional Activity Centers or Community Activity Centers, rather than in areas surrounded by residential single family homes.

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