



March 17, 2011

Mr. Don Rolader  
Rolader and Shippel  
11660 Alpharetta Highway  
Suite 630  
Roswell, GA 30076

Subject: RZ10-05, CV10-01, and CU10-03  
Settlement case for Ramco Gershenson  
2925 Holcomb Bridge Road, Land Lots 825 and 832  
O-P (Office-Professional) to C-3 (Highway Commercial) and O-P  
(Office Professional)

Dear Mr. Rolader:

Please be advised the Roswell Mayor and City Council approved the above referenced rezoning during their March 14, 2011 hearing. The conditional use request for the car wash and the two variances were also approved. The property is subject to the following conditions.

1. Any material changes from the January 26, 2011 plan must be submitted and approved by the Roswell Transportation Department and GDOT prior to the issuance of a land development permit.
2. The approved traffic light at this location must be installed and operational prior to the issuance of a Certificate of Occupancy for any of the proposed uses.
3. The owner/developer shall pay \$30,000 to the City of Roswell for future installation of adaptive traffic signal control system at the intersection prior to the issuance of a land development permit.
4. The owner/developer shall install CCTV traffic monitoring camera(s) as part of the traffic installation project. The video monitoring system must provide the capability of viewing at the least, the back of traffic queue on all four approaches to the intersection. The technology for the proposed video detection system must be approved by GDOT and the City of Roswell Transportation Department and installed prior to the issuance of a Certificate of Occupancy for any of the proposed uses.
5. A division plat must be submitted and recorded with both the City of Roswell and Fulton County prior to the issuance of a land development permit. An access' easement shall be shown on the division plat from Holcomb Bridge Road right-of-way to both parcels four and five.
6. A conservation easement agreement and/or separate deed for the 6.03 acres (as shown on the January 26, 2011 plan) must be submitted and recorded with both the City of Roswell and Fulton County prior to the issuance of a land development permit.

7. The maximum number of children on the outdoor play area will be 50 children at one time.

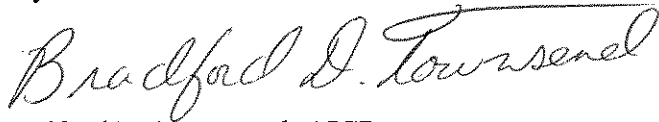
The two variances approved are as follows:

1. A variance to article 10.6 of the Roswell Zoning Ordinance regarding the square footage requirement for outdoor play area per child for a day care center. The variance approved is to allow for an 8,000 square foot outdoor play area for the facility.
2. The reduction of the minimum required landscape strip along the side property line for any non-residential use from five feet to zero feet.

If you have any questions, please contact me at 770-641-3774.

Sincerely,

City of Roswell

A handwritten signature in cursive script that reads "Bradford D. Townsend". The signature is written in black ink and is positioned above the printed name.

Bradford D. Townsend, AICP  
Planning and Zoning Director