

May 2, 2013

Mayor Jere Wood
Members of Roswell City Council
30 Hill Street
Roswell, Georgia 30075



Robin J. Millard, AIA

RE: **CU12-04 and CV12-05**
World Harvest Church
Conditional Use Permit and Concurrent Variance
275 Hardscrabble Road
Roswell, Georgia 30075

Dear Mr. Mayor and Members of the City Council,

We appreciate the additional time you have given us to try to reach agreement with the neighbors of 275 Hardscrabble Road. This additional time has been very useful. Since the March 11th City Council meeting, the church representatives have met several times with adjacent neighbors Jay Butler (Lot 3), Eric and Sharon Nelson (Lot 5), and Charles and Darlene Fuller (Lot 6), as well as members of the Wexford Homeowners Association. These are the folks who had previously expressed concerns about our application the neighborhood meeting and City Council meeting.

We are resubmitting a revised site plan that reflects agreements made during these discussions as well as proposed conditions to be placed on the approval. It is our understanding that these are in line with the desires of expressed by these immediate neighbors.

In summary the plan changes include:

1. Northwest corner - New 8' high privacy fence is relocated to fully screen the backyard of the Butler property (Lot 3) and actually extends onto their property and replaces portions of their fence. New landscaping is relocated at their request in order for the area within the fence to be mainly grassed lawn. Fence is located at highest point between properties for maximum screening effect.
2. Pool area - low wall and fence are extended and relocated on east side. Structure shown adjacent to pool deck is now a proposed restroom and pool equipment storage shed if required to meet the Fulton County pool requirements. This was suggested by some of the neighbors in light of improvements that Fulton County required at the Wexford neighborhood pool. Having this option would allow the church to proceed without having to resubmit the site plan if similarly required.
3. Eastern end of property - The area that backs up to the Fuller property (Lot 6) has a lot of undergrowth and dead material that is objectionable to the Fullers and which frankly needs to be cleaned up. The church is undertaking to clear out understory and dead material and are willing to work with the Fullers if additional landscape improvements are needed once the area is cleaned up.

In addition to these plan changes, we have attached revised suggested conditions that include:

1. No. 1: Adding Wexford HOA approval for any future changes.
2. No. 2: Reduces the number of people that can be on the property at one time.

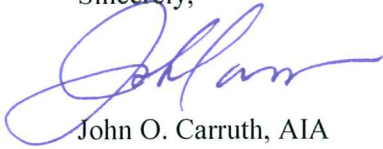
3. New No. 3: At the neighbors' request, it sets up a monthly notification system to alert them to atypical events happening on the property so that they will know what to expect, especially in the evenings.

We deleted two previously requested conditions. Former No. 3 was deleted as the pavilion is no longer shown on site plan. Former No. 4 dealing with further pool stipulations was deleted as this no longer seemed to be of great concern to the neighbors. The 20 person site limitation pertains to the use of the pool also.

The other conditions are the same as previously proposed and modify those that were suggested by the Staff dealing with parking and the Hardscrabble Road frontage.

We look forward to your consideration of the revised application at the May 13 meeting. Please let us know if you need clarifications or have questions prior to the meeting.

Sincerely,



John O. Carruth, AIA
Senior Project Architect
Millard Inc. Architects and Engineers

Attachment: Revised Suggested Conditions, dated May 2, 2013

Cc: Pastor Mirek Hufton
Rex Rouis
Van Yon