



July 14, 2011

Don Rolader  
Rolader and Rolader  
P.O. Box 1357  
Roswell, GA 30077-1357

Subject: CU11-02, Land Lots 308, 320, 321, 322 and 352  
10965 Woodstock Road  
Fellowship Christian School  
Conditional use request – change of conditions

Dear Mr. Rolader:

Please be advised the Roswell Mayor and City Council approved the above referenced conditional use request for a change of conditions during their July 11, 2011 hearing. The property is subject to the following conditions.

1. The project is approved in accordance with the site plan and landscape plans submitted by Paulson Mitchell, Incorporated stamped "Received June 29, 2011 City of Roswell Community Development Department."
2. The project is approved in accordance with the As-Built Survey for Fellowship Christian School, Inc. prepared by Bates-Long & Associates stamped "Received June 20, 2011."
3. Conditions 15, 16, 29 and 30 from the 2007 approval are to remain. These conditions are as follows:
  - a) There shall be no lighting on the baseball field, softball field, basketball court and tennis courts located near the Barrington Manor Subdivision.
  - b) There shall be no public address system used at the baseball field, softball field and tennis courts.
  - c) There shall be no marching bands, either from Fellowship Christian School or the visiting school, during outdoor athletic events.
  - d) There shall be no outdoor concerts on the property.
4. Condition number 26 regarding building a gate on the internal road between the school and church to discourage cut through traffic has been removed.
5. All lighting, public address system, press box and type of seating must be approved by the Roswell Design Review Board.
6. All landscaping referenced in previous phases which is either dead, dying, or has not been planted must be installed and/or replanted along Woodstock Road and within the development prior to December 31, 2011.
7. The Landscape bond in the amount of \$15,732.00 for the trees shall be paid to the City of Roswell within 30 days of the Council approval. The bond must be paid by August 11, 2011.
8. The following conditions relate to Transportation:
  - a) At the intersection of Woodstock Road and Jones Road, the developer shall construct the separate left and shared through/right turn lane coming out of the new Church driveway as part of the project.
  - b) At the intersection of Woodstock Road and Jones Road, the developer shall construct the northbound right turn lane as part of the project.

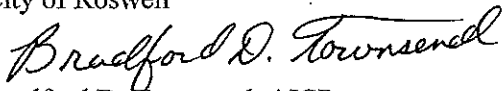
- c) At the intersection of Woodstock Road and Jones Road, the developer shall re-stripe the existing pavement to provide a southbound left turn lane.
  - d) At the intersection of Woodstock Road and Jones Road, the developer shall re-stripe the existing pavement to provide an eastbound left and a shared eastbound through/right turn lane.
  - e) Fellowship Christian School shall hire police officers to direct all major event traffic i.e. for all football games.
9. The sound system with a limiting system shall be approved by the Roswell Design Review Board.

The applicant must submit for Design Review Board approval. The next deadline for submittal is Tuesday, August 2, 2011. Please set up an orientation meeting with Kevin Turner for submittal to the Design Review Board.

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

Sincerely,

City of Roswell



Bradford D. Townsend, AICP  
Planning and Zoning Director

cc: Dr. Bob Burris, Headmaster  
Fellowship Christian School  
10965 Woodstock Road  
Roswell, GA 30075

Mr. Jeff Van Pelt  
12907 Etris Walk  
Roswell, GA 30075