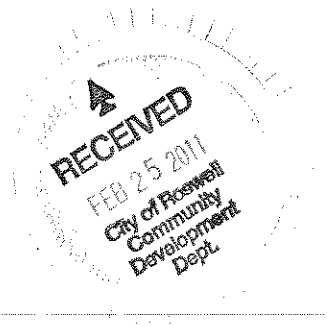


31 January 2011

Fellowship Christian School
Conditional Use Permit
10965 Woodstock Rd
Roswell, Ga 30075



Letter of Intent

Conditional Use Permit

Fellowship Christian School requests a change in the Conditional Use Permit approved by the Mayor and Council on February 13, 2006 per Section 5.2.2 and 5.3.2 of the Zoning Ordinance for the 29.76 acre lot located on Woodstock Road. We request the removal of the following conditions as enumerated in the letter dated June 13, 2007 by Bradford Townsend:

15. There shall be no lighting on the baseball field, softball field, basketball courts, and tennis courts located near the Barrington Manor Subdivision.
16. There shall be no public address system used at the baseball, softball fields, and tennis courts.
29. There shall be no marching bands, either from Fellowship Christian School or the visiting school, during outdoor athletic events.
30. There shall be no outdoor concerts on the property.

We would also like to lift the implied restriction of lights and public address system on the football field. We would like to ask for approval of a 1500 seat stadium on the home side and portable bleachers on the visitor's side of the football field.

Background

Fellowship Christian School is in the process of completing the Phased Site Plan that was approved by the Mayor and Council on February 13, 2006. The parking, athletic fields and a 22,000 sf elementary school wing are complete. The new entrance at Jones Road is currently under construction.

This application will not affect the approved site plan.

Analysis Requirements

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposal will be suitable in view of the adjacent and nearby property. The immediate area already has five churches and schools on Woodstock Road within ½ mile of the property located in either E-1, E-2 or R-1 zoning districts. The current Fellowship Bible Church immediately to the north will be an integral neighbor with the school, sharing access points and some of its parking. Immediately across Woodstock road at the corner with Jones Road is Northside Church of Christ. Further to the southeast about 200

feet from the school property, Rivercliff Lutheran Church has received conditional approval to construct a new church and school facility. On the northeast side of Woodstock, Roswell Alliance Church is about 400 ft from the school property. To the northwest about ½ mile from the property is the Catholic church and school complex which includes St. Peter Chanel Catholic Church, Queen of Angels Elementary School, and Blessed Trinity High School. Blessed Trinity High School has lighted athletic complexes with public address systems within 200ft of adjacent homeowners. Less than a mile southeast of the property is Roswell Recreation and Parks facility with several athletic fields that have lights and public address systems.

2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposal will not adversely affect the existing use or usability of adjacent or nearby property. Care has been taken in the original Conditional Use Permit to increase the landscape strip and add additional buffering landscaping along the Barrington Manor subdivision. The current football field is situated almost 20' below the street level adjacent to a 300' heavily vegetated stream buffer. The lighting selected will direct the light to the field of play and not the surrounding area.

3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

The property is already being used as a school. The property has a higher economic use with the requested conditions being lifted because the students will not have to travel for home games and all athletic activities can be centralized on the school's campus.

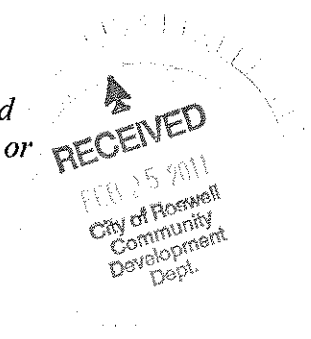
4. Whether the proposal will result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

This use will not excessively burden the existing streets. The school is currently building a third entrance with a signal at Jones Road. A traffic study by A&R Engineering dated June 23, 2010 states that the "future 2012 Friday night football traffic will have less impact on the local road network than the Future 2012 peak hours. This is due to the lower amount of traffic on the roadways at the time of the football games (around 7:30 PM)". Having lights will enable Fellowship to have games at off peak traffic times.

5. Whether the proposal is in conformity with the policy intent of the Comprehensive Plan including land use element.

This use is consistent with the comprehensive plan for this area. Several other compatible Public/Institutional uses exist within the immediate area.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.



The existence of several neighboring churches, schools, and parks in the area are supporting grounds for this proposal. Woodstock Road's character has been in transition for years as large single home parcels, dating from the 1050's and 60's have been redeveloped as churches, schools, or new residential subdivisions. The subdivisions have often turned their back on Woodstock Road with dense landscape buffering, as evidenced by Devereux Downs and Broughton Park.

7. Existing uses and zoning of subject property.

The property is used for a school under it's current conditional use permit.

8. Existing uses and zoning of nearby property.

All the nearby property is zoned Residential, either R-1 or E-2, some with PV overlay. Parcels west of the north-south land lot line between Land Lots 321 and 363 are E-2. Uses include Fellowship Christian School, Fellowship Bible Church, Northside Church of Christ, the proposed Rivercliff Lutheran Church and school, and single family residential lots and subdivisions. To the east of the same land lot line, properties are zoned R-1. Uses include Roswell Alliance Church and single family residential lots and subdivisions.

13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use.

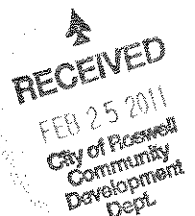
A school is a permitted conditional use in the E-2 and R-1 zoning districts. Lighted athletic facilities with public address systems are an integral part of all the schools in the area, therefore, the property is suitable for this proposed use.

18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district.

This use should not have an effect on the character of the districts, as the districts currently have several schools and parks with lighted and public addressed athletic facilities.

19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The proposed use should not reduce the value of the adjacent properties whether they are a church, school or residence. The current campus layout with the landscape buffers and berms along with the use of low spill lighting will limit the impact to the adjacent neighbors. A thriving, attractive private school located near residences often enhances property values.



20. The possible impact on the environment, including but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality and water quality.

The proposed use will have no impact on the environment.

21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given as to whether or not the proposed change will help to carry out the purposes of these zoning regulations.

These zoning regulations were adopted with the understanding that it is appropriate for schools to operate in residential neighborhoods. Public Schools are exempt from the conditional use process. Blessed Trinity and Roswell Recreation and Parks already have lighted and Public Addressed athletic fields in the immediate area. These examples and Fellowship Christian School with a fully functional athletic complex requested in this proposal only enhance the health, safety, morals, order, prosperity, and general welfare of the citizens of Roswell. Allowing Fellowship Christian School this conditional use is compatible with and reinforces these purposes.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The property fronts the busy, minor thoroughfare of Woodstock Rd. Two residential neighborhoods are most affected by the proposal. Barrington Manor subdivision adjacent to the east has benefited from the development of the buffering landscape and improvements in site drainage. Across Woodstock Road the Devereux Downs neighborhood was developed with probably the best screening landscape berm within Roswell and its integrity will be maintained.

