

May 2, 2013

RE: CU12-04 and CV12-05
World Harvest Church
275 Hardscrabble Road
Roswell, Georgia 30075



Robin J. Millard, AIA

Revised Suggested Conditions

1. The Owner's use of the property is conditioned to the revised Landscape Buffer Plan, sheet L-1, dated April 30, 2013. Location of fencing supercedes that shown on Conditional Use Permit Exhibit (Sheet 2 of 2) dated December 4, 2012. No other structures may be built or expanded without approval of the City of Roswell and the Wexford Homeowners Association.
2. The Owner may use the existing house for office space and small meetings with a maximum of 20 people allowable on site at any one time. This limitation extends to the use of the swimming pool.
3. The Owner will provide monthly email notification of scheduled events and hours on site that are not part of the typical daily office activities, i.e. bible studies, pool parties, other one-time events. These notifications shall be sent to the immediate adjacent neighbors who request notification and the Wexford Homeowners Association.
4. Exterior lighting on the property shall be directed, placed, and shielded away from adjacent residential properties.
5. All fencing and landscaping shall be completed prior to a certificate of occupancy for the change of use to an office occupancy.
6. The Owner will maintain the current parking area and configuration with a total parking count of nine maximum and refurbish and maintain the natural stone edging along perimeter of parking area.
7. The Fire Marshal and Chief Building Official shall review all building plans for proper construction and the change of occupancy.
8. The Owner is not required to add a public sidewalk along the Hardscrabble Road frontage.

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