

EXHIBIT B

RESPONSE STATEMENT & CONCURRENT VARIANCES

Response Statement

1. Explain the intent of the Special Use Permit.

The site is zoned R-40 and a religious facility is allowed by rights within this zoning. However, a special use permit is required for any religious facility that is proposed to be greater than 10,000 sf.

First Christian Church of Roswell DBA Journey Christian Church would like to build a 30,000 sf facility in multiple phases. Initially, the Church plans to building a 7,500 sf multi-use building with 200 seats. The other two buildings and associated infrastructure is planned to be constructed as funding becomes available.

2. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.

There will not be a significant adverse effect on the surrounding area. The property is zoning R-40 and a church is allowed by rights within this zoning.

3. Whether or not the use is otherwise compatible with the surrounding area.

Churches are a complimentary use in a residential area. There are two other churches within one-half mile of this site (Momentum and Timothy Lutheran)

4. Whether or not the use proposed will result in a nuisance as defined under the law.

The Church will not result in a nuisance as defined under the law. The church will operate within the standard business hours for religious facilities. Religious Facilities are already currently allowed by rights within this zoning.

5. Whether or not the quiet enjoyment of surrounding properties will be adversely impacted.

The church will work to minimize any such impacts. Buffers and landscaping will be maintained as well as maintaining standard hours for religious facilities. Please note that religious facilities are already currently allowed by rights within this zoning.

6. Whether or not property values of surrounding properties will be adversely impacted.

Churches are a complimentary use in a residential area. Therefore, we don't feel that property values will be adversely impacted.

7. Whether or not adequate provisions are made for parking and traffic considerations.

This facility will generate minimal traffic during the am and pm peak hours. Sundays will be the primary day of operation. Adult Bible Study classes will also be held on Wednesday nights. Typical office hours will be maintained during the week for the church staff (currently 4 - proposed max of 8). Two entrance/exits are proposed with deceleration lanes to improve traffic flow into and out of the site.

The parking requirements are 1 space per 4 seats in the sanctuary. A 400 seat sanctuary is proposed to be constructed in the final build out. Therefore, 100 parking spaces is required. We are proposing 168 parking spaces in the final build out to account to multi-car families and transitional parking for two services as vehicles come and go for services.

8. Whether or not the site or intensity of the use is appropriate.

The property is zoned R-40 and a church is allowed by rights within this zoning. The number and size of buildings are appropriate for the size of the property. The infrastructure (parking, landscaping, stormwater management, etc.) will be provided to create an open and aesthetically pleasing site.

9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Plan.

The property is zoned R-40 and a church is allowed by rights within this zoning. The Future Development designation is Suburban Growth. A church is a complimentary use within residential zoning.

10. Whether or not adequate provisions are made regarding hours of operations.

Sundays will be the primary day of operation. Adult Bible Study classes will also be held on Wednesday nights. Typical office hours will be maintained during the week for the church staff (currently 4 - proposed max of 8).

11. Whether or not adequate controls and limits are placed on commercial and business deliveries.

There will be minimal commercial deliveries to this facility. All deliveries will be made at the front of the building in the proposed parking area between Arnold Mill and the building.

12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.

A landscape plan will be prepared meeting the County requirements and the 30' buffers will be supplemented with additional landscaping.

13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, welfare and moral concerns will not be adversely impacted.

14. Whether the application complies with any applicable specific requirements set forth in the Zoning Ordinance for particular types of uses.

Upon approval of this Special Use Application and concurrent variances, this application will comply with the Zoning Ordinance for this type of use.

15. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

It is our opinion, that sufficient information within this application package has been provided to allow for a full consideration of all relevant factors. If additional information is required, we will it as necessary.

16. Whether the Special Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

This Special Use does not emit or create any unusual odors.