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SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

March 9, 2022

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for "Other Business" - OB-75 (2021)

Applicant/Property Owner: Mt. Bethel Christian Academy, Inc.

Property: 33.4 acres, more or less, located on the northerly side of Post Oak Tritt Road, westerly of Holly Springs Road, being more particularly known as 2509 Post Oak Tritt Road, Land Lots 599, 600, 625, 626, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant and Property Owner, Mt. Bethel Christian Academy, Inc. (hereinafter collectively "Applicant"), please accept the following as additional agreeable stipulations and conditions, which, if the referenced Application for "Other Business" Item is approved, as submitted, shall become a part of the grant of the requested approval and shall be binding upon the Property. This letter shall supersede and replace in full the previous letter of proposed stipulations and conditions dated and submitted on December 15, 2021. The proposed, revised stipulations are as follows:

- (1) Applicant requests approval of the revised Site Plan dated and last revised March 15, 2022, which is submitted contemporaneously with this revised letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached to this stipulation letter as Exhibit "A" and incorporated herein by reference. This Site Plan supersedes all previous approved site plans.

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In addition to approval of the revised Site Plan, Applicant proposes the following Site Plan revisions from previously approved Site Plans; as well as, additional stipulations:

- (1) Relocation of the parking area, as shown and reflected on the referenced, revised Site Plan.
- (2) Relocation of a field house, as shown on the referenced, revised Site Plan.
- (3) Removal of the athletic track from the previously approved Site Plans.
- (4) Location and placement of a scoreboard as shown on the referenced, revised Site Plan.
- (5) The exterior elevation of the field house shall be subject to District Commissioner final approval. The maximum height of the field house shall be no more than two stories. Any exterior lighting on the field house shall be directed downward with restrictive shades, or focused only to illuminate the concrete area immediately adjacent to, and within thirty (30) feet of the field house.
- (6) Any scoreboard to be installed shall have a maximum height of twenty (20) feet above proposed field grade and a maximum width of twenty-six (26) feet.
- (7) The field shall be fenced with black, vinyl-coated chain link fence, a minimum of four (4) feet in height, with a maximum of six (6) feet in height.
- (8) Any rear retaining wall for the field and facing the Holly Springs Subdivision shall have an exterior aesthetic consistent with the photograph attached as Exhibit "B," and shall utilize a rough-hewn, multicolored face.
- (9) Applicant agrees to repair the existing fence along the common boundary with Holly Springs Subdivision.
- (10) Applicant agrees to remove any dead fall or dead wood within the eighty-five (85) foot undisturbed buffer area.
- (11) The final landscape plan shall be subject to District Commissioner approval with review provided to the East Cobb Civic Association ("ECCA"), and interested neighbors through the ECCA. Plantings shall include plantings to enhance the

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“under canopy” contained within the eighty-five (85) foot buffer and adjacent to the field.

- (12) Any use of a public announcing, loudspeaker, or amplified sound system associated with the field shall be limited in use to the hours of 9:00 a.m. to sunset, local time. In addition, any such system shall be projected away from the adjacent Holly Springs Subdivision.
- (13) Public announcing, loudspeaker, or amplified sound system associated with the field shall be limited to no more than eighty (80) decibels as measured from adjacent properties in the Holly Springs Subdivision.
- (14) Applicant agrees to the planting, at a minimum, of a row of evergreen trees, a minimum of six (6) feet in height at planting, outside of the eighty-five (85) foot undisturbed buffer located along the northerly boundary of the Subject Property. Said planting shall be located between any proposed retaining wall and the eighty-five foot undisturbed buffer located along the northerly boundary of the Subject Property.
- (15) The balance and remainder of the stipulations and conditions previously approved relating to the Subject Property and the approved use, which are not otherwise in direct conflict with the additional stipulations set forth herein; as well as the submitted, revised Site Plan, shall remain unaltered and in effect for the Subject Property.

The requested approval of the revised Site Plan, together with the additional revised stipulations set forth herein, will enhance the Subject Property and provide facilities for the Applicant’s students. We very much appreciate your consideration; as well as that of the Cobb County Board of Commissioners, in this request.

[Balance of page 3 left intentionally blank]

[Signature contained on page 4]

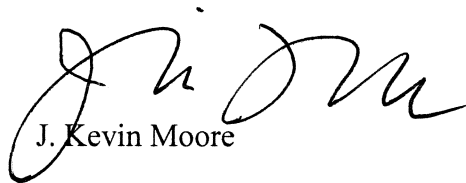
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Zoning Division
Cobb County Community Development Agency
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With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments

c: Cobb County Board of Commissioners:

Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copies of Attachments)

Jeannie Peyton
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Jill Flamm
Rick Grome
East Cobb Civic Association, Inc.
(With Copies of Attachments)

Mt. Bethel Christian Academy, Inc.
(With Copies of Attachments)

ON SITE
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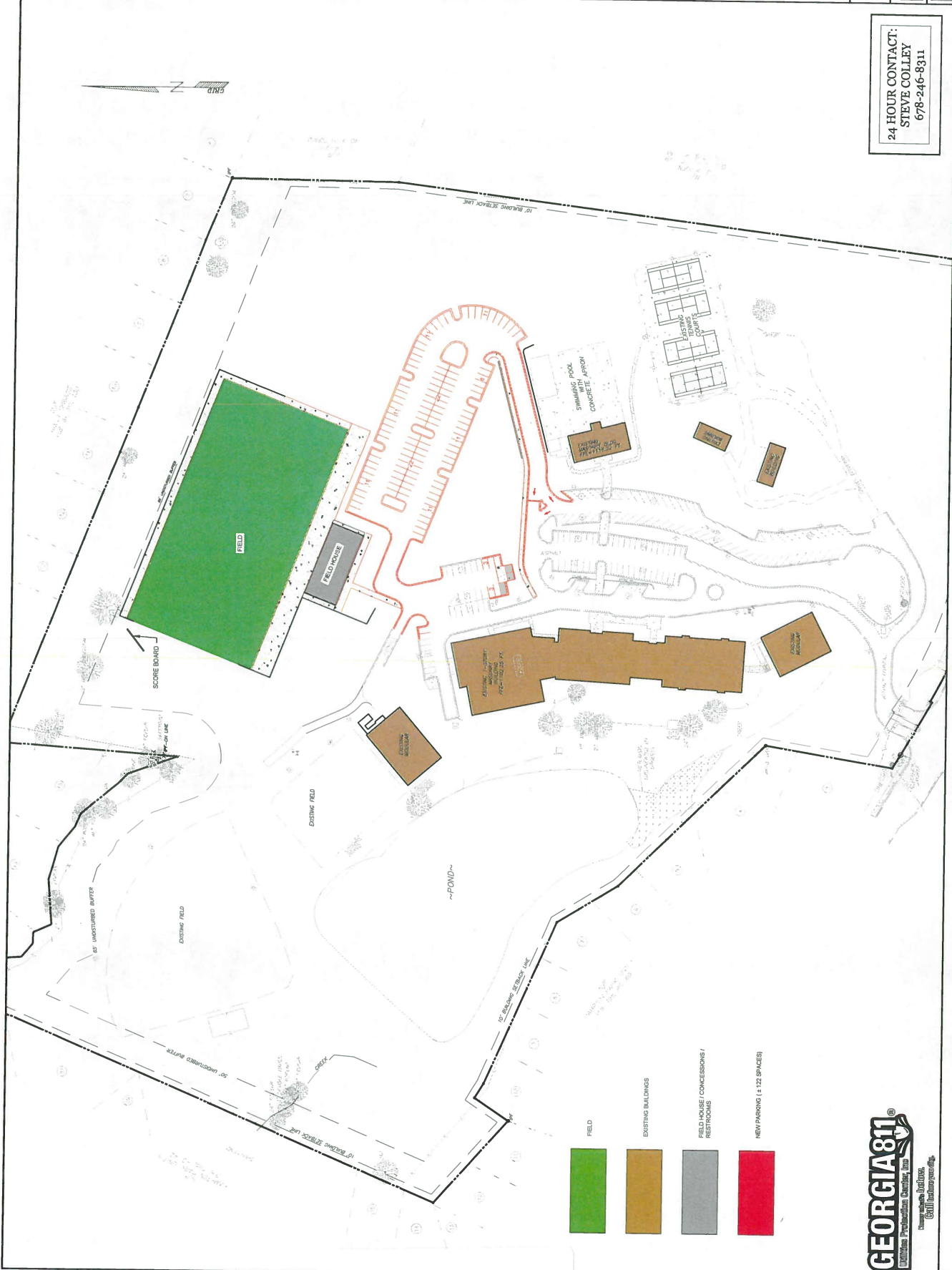


CLIENT:
MT BETHEL CHRISTIAN ACADEMY
4385 LOWER ROSWELL RD
MARIETTA, GA

MT BETHEL CHRISTIAN ACADEMY
2509 POST OAK TRILT ROAD
LL 1599,600,625,626
16TH DISTRICT
PIN: 16059900020

SITE PLAN
DATE: 3/15/22
PROJECT: 09-2020
SHEET: C 401

24 HOUR CONTACT:
STEVE COLLEY
678-246-8311



- FIELD
- EXISTING BUILDINGS
- FIELD HOUSE / CONCESSIONS / RESTROOMS
- NEW PARKING (4 x 12 SPACES)



EXHIBIT "A"

\\ONSITE\Dropbox\Projects\2019\19_020 MBCA Trade and Synthetic Field\DWG\15_22 MB Site plan for Public Hearing V5.dwg 3/7/2022 3:52:27

Example of Retaining Wall Material

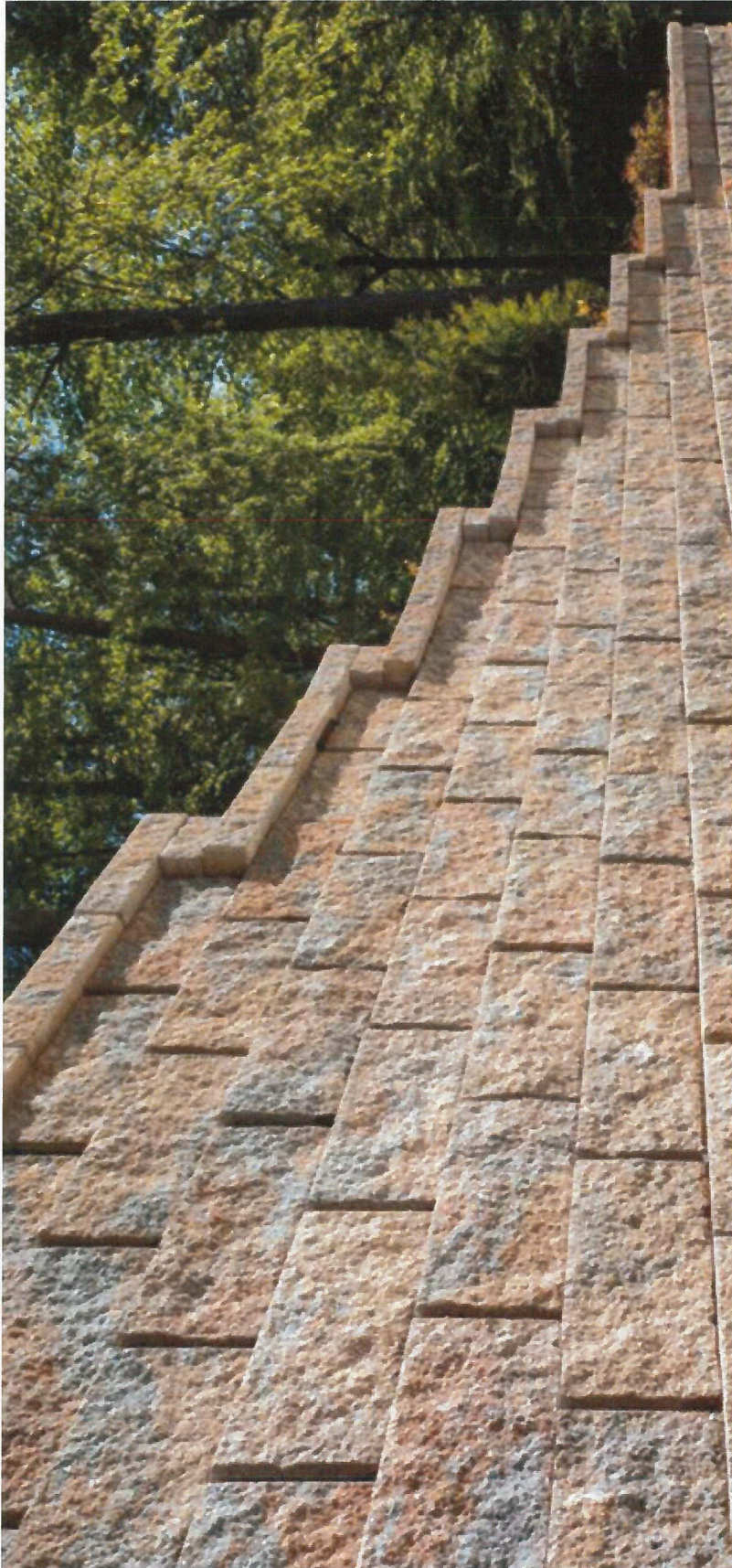


EXHIBIT "B"