

**Special Exception for 383 Van Buren Rd Milner, Ga. 30257**

**Buddy Patrick**

**770-510-3354**

To whom it may concern,

I am applying for a special exception involving agritourism regarding 383 Van Buren Rd. Milner Ga. 30257. To tell you a little about my family, I grew up in Henry County on a small farm in Stockbridge, Ga. I have two beautiful kids and the most amazing wife I could ask for. I am beyond blessed to have such a wonderful family. I am an alumnus of Gordon State College and graduated with a bachelor's degree in Nursing and have been serving the community as a full time ICU nurse for the past six years. My wife is an electrical engineer for Southern Company, my brother owns a successful Roll-Off company (Patrick Roll-Off) and my sister-in-law is a professional photographer. Saying all that, I want you to know who is coming to Lamar County. As a family, we are excited to have this opportunity.

My family and I are coming to Lamar County and purchasing a 140-acre farm. This property serves as an opportunity for me and my family to build a family estate that will last for decades. Immediately upon purchase we will be moving my elderly grandparents into the little ranch house on the farm to better care and look out for them. Micah Patrick, my brother, currently lives one half mile away on Van Buren Rd and is planning to build on the farm alongside us. Furthermore, we are blessed to have a beautiful pavilion on the property, already in existence, built by the current owners. This pavilion has been used and operated as a small venue averaging two weddings a month with other small events throughout the month for the past year and a half. It is our intent to utilize this pavilion as a small venue for events such as: weddings, business events, social events, church functions, fundraisers, charitable organizations and to show support for our first responders. Furthermore, we will be raising cattle, horses, goats and planting flower fields throughout the pastures. We count it a blessing to have this opportunity to move to Lamar County with our family and build a family estate while having a small venue to help provide funds in making this dream happen.

Pending approval for this Agritourism special exception request, we are determined and responsible for meeting all local and state requirements regarding the operation and conduct of all activities held at 383 Van Buren Rd. Currently, according to Lamar County Code of Ordinance section 506 and chapter 20-13-60 we meet the requirements and stipulations per these special exception guidelines.

**Sec. 506. - Agritourism development standards and procedures.**

(a) The purpose of these standards is to allow agritourism uses in Lamar County while maintaining the rural character and preserving farmland of the area and protecting the health, safety and welfare of the citizens while understanding that agriculture is not a passive activity. Agritourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to tourists, producers and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers.

(1) Establishments catering to outdoor group events must provide off-road secured parking for attending vehicles. (2) Any outdoor gathering spaces, patios, pavilions, and/or other similar temporary or permanent open structures must be at least fifty (50) feet from all residentially zoned properties. (3) Amplified sound or music for outdoor activities shall only be permitted between the hours specified in the approval of the special exception. (4) No noise shall be so loud to be determined a public nuisance as is defined in the Lamar County Code, chapter 2-13, article IV. (sec. 506)

Cut your own/pick your own. A working farm that grows trees, fruits, vegetables, and/or nuts where sales are made directly to the public and where the customers may participate in the harvesting. (sec. 506) *(Eventually we my do flower fields and strawberry fields for picking, on a small scale)*

Seasonal events. Hay rides, Christmas lights, Easter egg hunts. (sec. 506) *(We would consider doing this in the future mainly for non-profits and fundraising.)*

## **Code of Ordinance Chapter 20-13-60 (Noise Ordinance)**

- “Any plainly audible sound at one hundred feet (100 ft) from the property line of the noise emanating site between the hours of 8:00 am through 10:00 pm Sunday through Thursday and 8:00 am through 12:00 midnight on Friday and Saturday”. (20-13-60)

\*\*\*The proposed venue at 383 Van Buren Rd is 1623 ft from the main road and 1470 ft to the nearest homeowner. There is approximately a 477 ft thickness of woods serving as a buffer to our eastern neighbors property line and a total of 609 ft thickness of woods serving as a buffer to our western neighbor, 867 ft thickness of woods serving as a buffer to our Northern neighbor and 1710 ft thickness of woods serving as a buffer to our Southernmost property line and 5,100 ft to our southernmost neighbor. Our intent is to have all events shut down within the guidelines in code of ordinance chapter 20-13-60.

## **Plan**

Our plan is to have 4 weddings a month and have 3 small social events per month. Once well established and we are booked a year in advance we will be reducing our amount of bookings to allow for more family time and privacy on the farm. At that time we would be looking at 2-3 weddings per month and 1-2 small social events per month. We will always be available for additional events such as: fundraisers, charitable events, and church events. Eventually as we add to the property we will be in touch with leaders involved in the 4H club to offer the use of our facilities.

## **Church, Non-Profits, Fundraising, Foundations**

We have reached out to several nonprofit organizations, charitable organizations, and churches throughout the community and in the surrounding communities. Organizations such as: Peoples Baptist Church, Lighthouse Baptist Church, Rock Springs Church, Georgia Baptist Children’s Home, pregnancy resource centers, Rushtons Hope Ministries, Henry County Animal Initiative, Anchor of Hope Foundation, and are currently talking to a few more. We look forward to using our facility in helping these organizations achieve their goals and be a blessing to the community.

## **Traffic and Parking**

Our plan is to hire an off duty officer and/or qualified personnel to direct traffic. Furthermore, wedding guests leave events at different times taking roughly 1-1.5 hours to vacate the premises. Saying that, traffic on Van Buren rd will not be heavily affected due to guests not leaving all at once.

## **CUVA / Agricultural Land / Agritourism**

We have coordinated and sought council with the planning and zoning department and the tax assessor office regarding the use of this property with maintaining the current agricultural land zoning classification and also maintaining the current CUVA (Conservational Use Evaluation Assessment). It is our goal to maintain this classification and protection on this property. Nothing in regards to what we are doing will change this classification and protection. Under the rules and measures constructed by Lamar County what we are proposing is permitted for Agritourism.

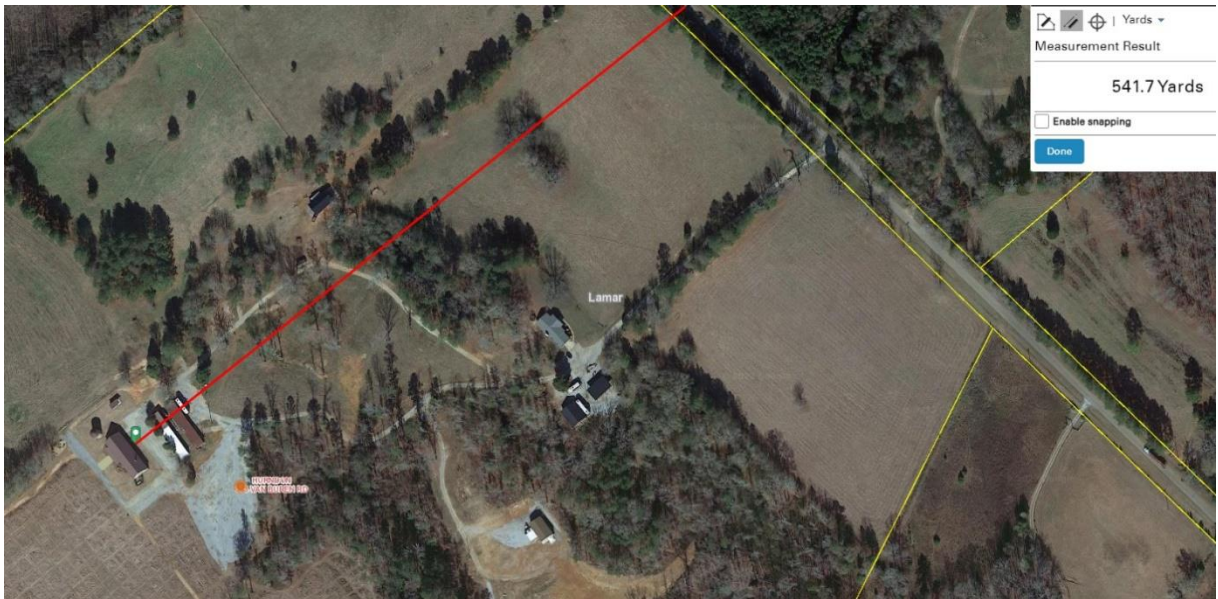
## **Conclusion**

We as a family are seeking this special exemption with every intent and obligation to adhere and follow the rules laid before us in the code of ordinance section 506 and in chapter 20-13-60. I would like to reiterate we are solely using what has already been established on the property and eventually intend to build family homes on the property. This will be a family estate for decades to come. We are looking forward to becoming residents of Lamar County and getting involved with the community. If any concerns were to arise from our neighbors we are willing to address them immediately within reason. We are firm believers in “Thou shalt love thy neighbor as thyself”, and with God's grace we plan on doing just that. My family hopes to be a blessing to Lamar County, and a servant for Christ throughout the community.

*\*\*Please continue to the next page for accurate distances from the venue to surrounding structures.*

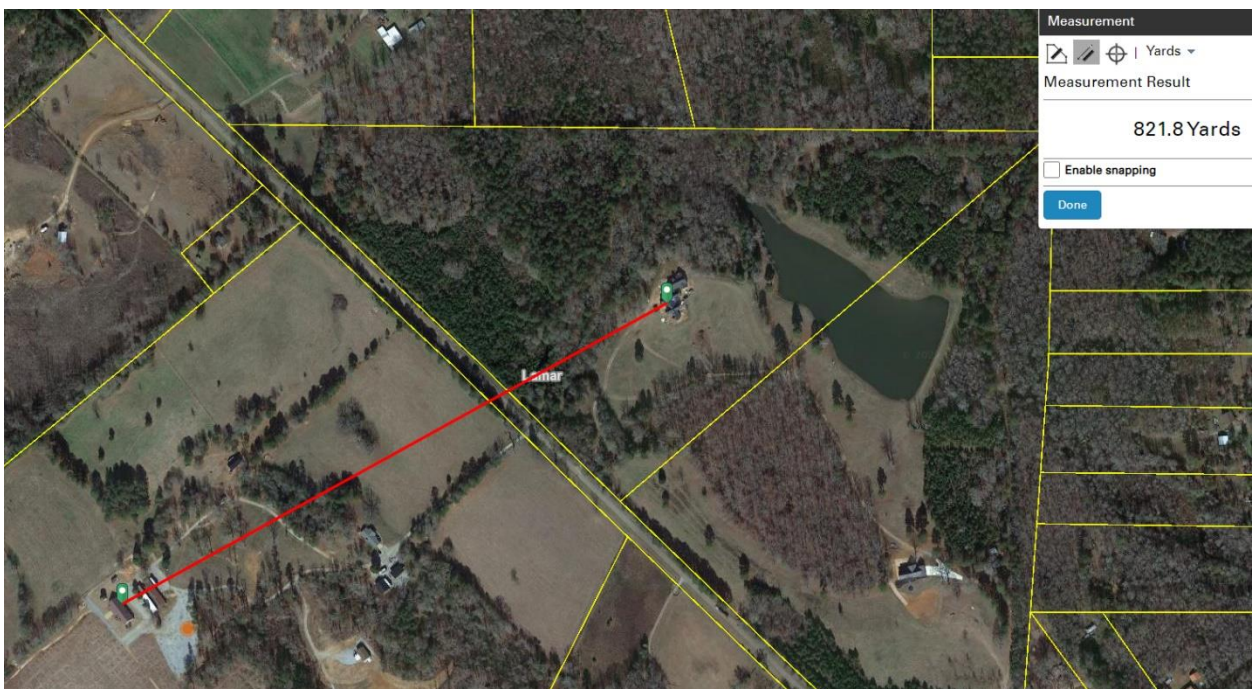
## Distances to surrounding properties and forestry

1. Venue is located 541 yards (1623 ft) from the road.



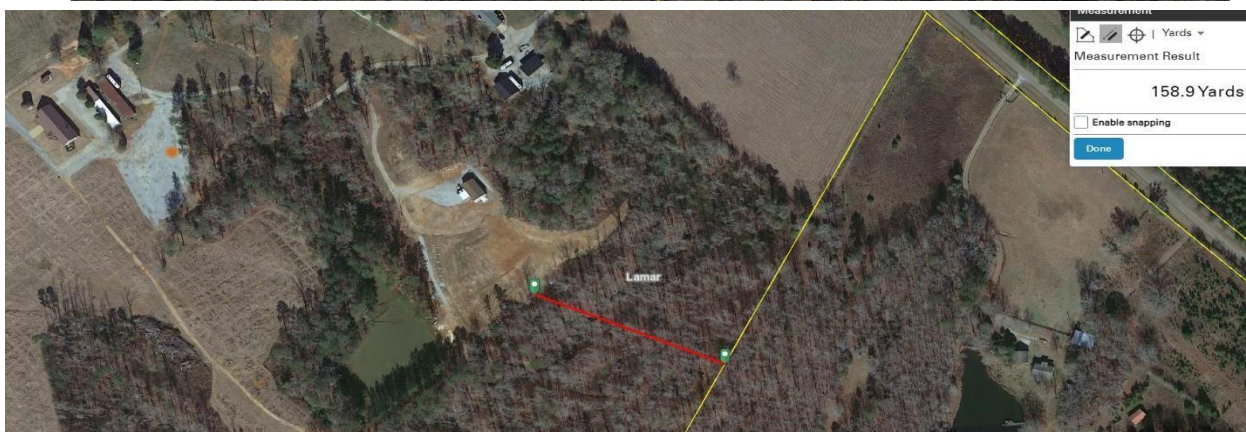
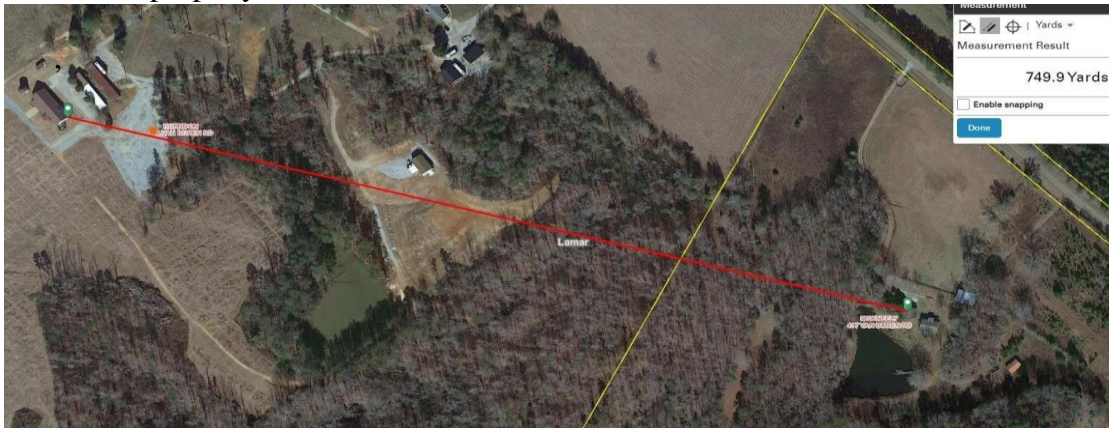
2. Property Across the street 386 Van Buren Rd

- Venue is located 821 Yards (2463 ft) from the property
- owner's home



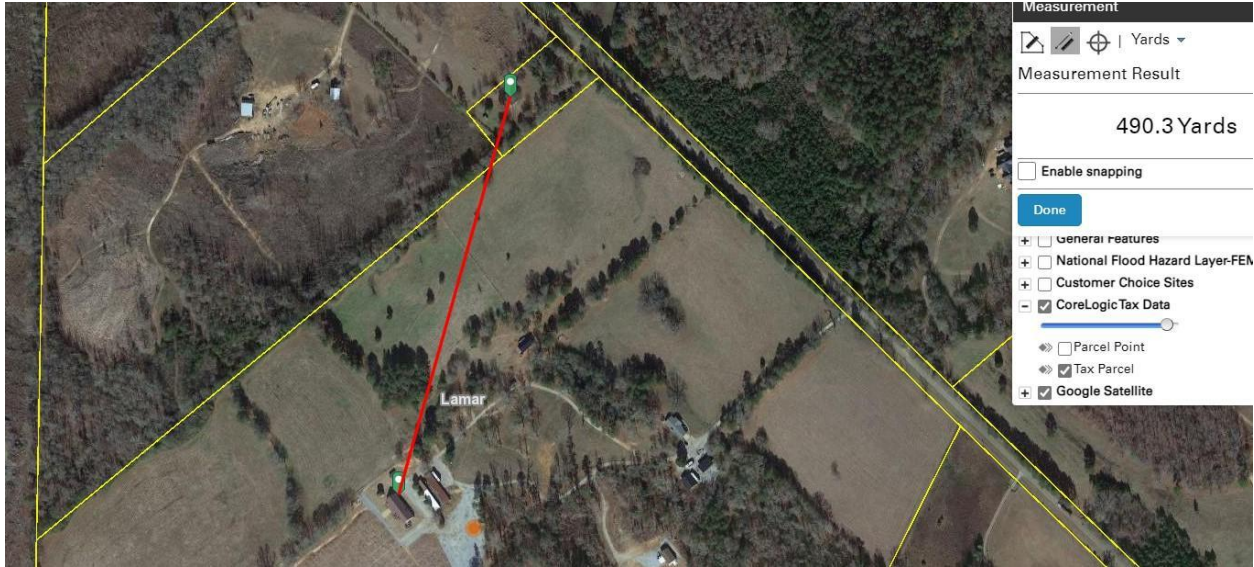
### 3. Eastern Neighboring Property

- Located 750 yards (2250 ft) from neighbor's premise
- Located 544 yards (1632 ft) from property line
- Includes 159 yards (477 ft) yards of woods aligning the property



#### 4. Western Properties

- Venue is 490 Yards (1470 ft) from 321 Van Buren Rd.



#### 5. Ben Keys Property

- Venue is 483 yards (1449 ft) from property owners home



6. 471 Van Buren Rd (Property owner last name “Rivard” per tax assessor)
- Venue is 1,118 yards (3,355 ft ) or 0.64 Miles from property owners home



The Venue:













Thank you for your time,  
Buddy Patrick