AGENDA REPORT

MEETING DATE:	November 2, 2026	Regular
DEPARTMENT:	Community Development	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	First Presentation	November 2, 2026
	Zoning Agenda	November 16, 2026
AGENDA ITEM TITLE:	U26-01 – Consideration of a Use Permit Request by Ragin & Associates, Juan Ragin, for an Event Facility at 631 North Main Street, Suite 207, Zoned T5 within the Deerfield Form Based Code, Pursuant to Section 8.5.6.B of the Unified Development Code, within an Existing 1,625-Square-Foot Tenant Space for a Maximum of 90 Attendees.	
STATEMENT OF PURPOSE:	The purpose of this item is to consider a use permit request to operate an indoor event facility within an existing commercial building at 631 North Main Street, Suite 207, subject to conditions addressing the size, attendance, hours, and manner of operation.	
FINANCIAL IMPACT:	The proposed business would be subject to applicable occupational tax and business licensing requirements. Additional alcohol licensing and permitting fees may apply if alcohol service is proposed and separately approved.	
RECOMMENDED ACTION:	Approve U26-01 for an Event Facility at 631 North Main Street, Suite 207, subject to the conditions in Exhibit B.	

EXECUTIVE SUMMARY:

Juan Ragin, representing Ragin & Associates, requests a use permit to operate an Event Facility within a 1,625-square-foot second-floor tenant space in an existing two-story, approximately 38,000-square-foot commercial building at 631 North Main Street. The property is zoned T5 within the Deerfield Form Based Code.

The proposed indoor facility would accommodate corporate meetings, banquets, community gatherings, and private social events, with a maximum of 90 attendees. Proposed operating hours are Sunday through Thursday, 7 a.m. to 10 p.m., and Friday and Saturday, 7 a.m. to 11 p.m.

Staff recommends approval subject to Exhibit B. The Planning Commission unanimously recommended approval as presented by staff on October 14, 2026. Before the proposed use may occupy the suite, the applicant must obtain an updated Certificate of Occupancy and all other required approvals. The approved attendance limit would remain subject to any lower occupancy restriction established through applicable building and fire requirements.

PURPOSE/BACKGROUND:

The subject property is an approximately 3.97-acre developed commercial site at 631 North Main Street. The proposed event facility would occupy Suite 207 on the second floor of the existing commercial building. The request does not propose new building construction or exterior site improvements.

The applicant's July 14, 2026, Letter of Intent describes a multipurpose indoor venue for private and semi-private gatherings. The applicant states that the facility would not operate as a nightclub or late-night bar.

An Event Facility requires a use permit under Section 8.5.6.B of the Unified Development Code. Staff reviewed the application, site plan received July 17, 2026, proposed operations, departmental comments, and applicable use permit considerations.

The applicant attended the August 25, 2026, Community Zoning Information Meeting; no members of the public attended regarding this item. The Design Review Board expressed support during its September 1, 2026, courtesy review. The applicant also held a public participation meeting on September 17, 2026, with no public attendance or feedback reported. On October 14, 2026, the Planning Commission unanimously recommended approval with the conditions presented by staff.

STAFF ANALYSIS:

Land Use Compatibility

Staff finds the proposed indoor event facility consistent with the property's T5 designation and compatible with the surrounding mix of commercial, office, service, and residential uses. The facility would occupy an existing commercial tenant space, with conditions limiting its size, attendance, and operating hours.

Site Access and Parking

The site has existing vehicular access from North Main Street and established pedestrian connections. Staff anticipates minimal effects on traffic along adjoining streets. The staff report identifies 168 off-street parking spaces serving the approximately 38,000-square-foot building, excluding the two outparcels fronting North Main Street. Using the parking standard identified in the report of 3.5 spaces per 1,000 square feet, 133 spaces are required. Staff finds the existing parking supply sufficient to accommodate the proposed use.

Environmental and Exterior Improvements

The proposed use would be contained within the existing building. No land clearing, tree removal, exterior structural changes, or new outdoor lighting is proposed. Staff identified no additional tree or open space requirements associated with the request.

Hours and Manner of Operation

The proposed conditions would limit the facility to 1,625 square feet and a maximum of 90 attendees at any one time. Operating hours would be limited to:

- Sunday through Thursday: 7 a.m. to 10 p.m.
- Friday and Saturday: 7 a.m. to 11 p.m.

Applicable use standards also limit deliveries to 7:30 a.m. through 7:30 p.m. daily and allow amplified sound only within a fully enclosed structure.

Although the applicant's Letter of Intent references 95 attendees, the application was advertised for 90 attendees. Staff's recommendation and the proposed conditions use the 90-attendee limit.

Building, Fire, and Other Approvals

The Fire Marshal requires an updated Certificate of Occupancy before the suite may be occupied for the proposed

event facility use. Review will address the assembly occupancy, applicable life safety requirements, sprinkler clearance, and unobstructed egress. Final approval is contingent upon a satisfactory field inspection. The use permit would not supersede applicable occupancy limits or authorize alcohol service. The applicant must obtain all other required approvals, including alcohol licensing and Fulton County Health Department approvals, if applicable.

Conditions of Approval
Exhibit B establishes restrictions on the approved use, tenant area, operating hours, and attendance. It also requires substantial compliance with the submitted site plan, compliance with applicable City regulations, and completion of required approvals before occupancy. Based on the analysis in the attached staff report, staff recommends approval subject to these conditions.

FINANCIAL IMPACT:

The proposed business would be subject to applicable occupational tax and business licensing requirements. Additional alcohol licensing and permitting fees may apply if alcohol service is proposed and separately approved.

ALTERNATIVES CONSIDERED:

Option 1: Approve the use permit with the proposed conditions. Staff recommends this approach based on the proposed use's compatibility with the area, existing site infrastructure, and conditions addressing facility operations.
Option 2: Approve the use permit with modified conditions. This approach would allow the use while adjusting specific operating restrictions or requirements to address concerns identified during Council's review.
Option 3: Retain the property's existing use permissions without approving the requested Event Facility. This approach would leave other permitted uses available but would not authorize the proposed event facility.

LEGAL AND REGULATORY CONSIDERATIONS:

The request is for a use permit under Section 8.5.6.B of the Unified Development Code. The attached staff report evaluates the applicable use standards and use permit considerations.

If approved, the facility must comply with the ordinance, conditions in Exhibit B, applicable building and fire requirements, and all other required licenses and permits. Use permit approval would not replace the updated Certificate of Occupancy or other approvals required to begin operations.

OPERATIONAL IMPACT:

If approved, staff will review the tenant space for the proposed use and verify compliance with applicable conditions before issuance of an updated Certificate of Occupancy. Ongoing operations would be subject to the approved attendance limit, hours, applicable use standards, and other City regulations.

COMMUNITY/STAKEHOLDER IMPACT:

The proposed facility would provide an indoor venue for meetings, celebrations, and community gatherings within an existing commercial development. Conditions limiting attendance and operating hours would establish expectations for the operator, neighboring businesses, and nearby residents.

Public input opportunities included the August 25, 2026, Community Zoning Information Meeting, the applicant's September 17, 2026, public participation meeting, and the October 14, 2026, Planning Commission hearing. No

public attendance regarding this item was reported at the CZIM or applicant's meeting, and the applicant reported receiving no feedback from interested residents.

STRATEGIC ALIGNMENT:

Supports Strategic Priority #2, Continue Smart Land Planning to Keep Milton Unique.

STAFF RECOMMENDATION:

Approval of U26-01 for an Event Facility at 631 North Main Street, Suite 207, subject to the conditions in Exhibit B.

REVIEWS & APPROVALS:

Legal Review: Paul Frickey, Jarrard & Davis, LLP – October 23, 2026
Concurrent Review: Steven Krokoff, City Manager Steven Krokoff
Steven Krokoff (Oct 29, 2026 07:52:11 EDT)

ATTACHMENTS:

U26-01 Staff Report
Ordinance
Exhibit A – Legal Description
Exhibit B – Conditions of Approval

PROPERTY INFORMATION	
ADDRESS	631 North Main Street – Suite 207
DISTRICT, LAND LOTS	22, 1123
EXISTING ZONING	T5 – Deerfield Form Based Code
PROPOSED USE PERMIT	Event Facility (Sec. 8.5.6.B of the UDC)
ACRES	3.97 acres
EXISTING USE	Shopping Center
PROPOSED USE	Event Facility

PETITIONER Juan Ragin, Ragin & Associates

OWNER Tony Soufastai

INTENT

Request for a Use Permit to allow an Event Facility (Sec. 8.5.6.B of the UDC) within a 1,625 square-foot tenant space, in an existing two-story 38,000 square foot commercial building, to accommodate a maximum of 90 attendees (631 N. Main St. within Suite 207).

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION – October 14, 2026

U26-01- APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION – October 14, 2026

U26-01- APPROVAL CONDITIONAL AS PRESENTED BY STAFF

Prepared by the Community Development Department for the Mayor and City Council Meeting on November 16, 2026 (First Presentation on November 2, 2026).

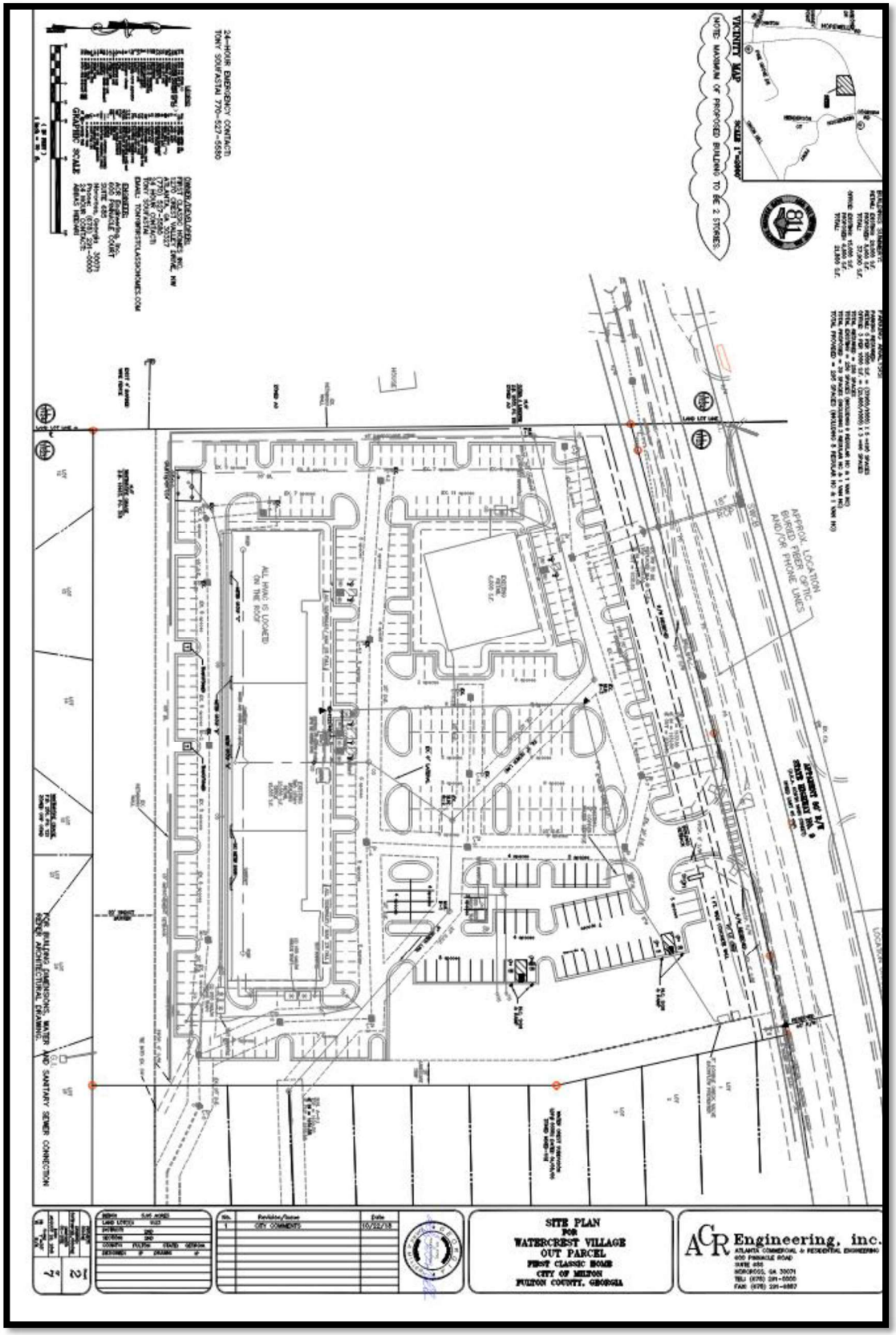
LOCATION MAP

Prepared by the Community Development Department for the Mayor and City Council Meeting on November 16, 2026 (First Presentation on November 2, 2026).

CURRENT ZONING / 2040 FUTURE LAND USE PLAN MAP

Prepared by the Community Development Department for the Mayor and City Council Meeting on November 16, 2026 (First Presentation on November 2, 2026).

SITE PLAN SUBMITTED ON JULY 17, 2026



SUBJECT SITE (Second Floor, Suite 207)

SUBJECT SITE:

The subject site is located within an existing commercial building on 3.97 acres on the south side of N. Main Street known as Watercrest Village. It is currently zoned T5 within the Deerfield Form Based Code.

According to the applicant's Letter of Intent dated July 14, 2026, the applicant requests a Use Permit to operate an Event Facility (Sec 8.5.6.B) for up to 95 attendees within a 1,625-square-foot tenant space on the second floor of the existing two-story commercial building. However, the request was modified and advertised for a maximum of 90 attendees, and the proposed conditions of approval limit attendance to 90 at any one time.

The applicant plans to open a multi-purpose indoor event space to host a variety of private and semi-private gatherings. These include, but are not limited to, corporate meetings, banquets, community gatherings, and private social events. The space will not operate like a nightclub or late-night bar.

SITE PLAN ANALYSIS

Based on the applicant's site plan submitted on July 17, 2026, the Community Development Department offers the following considerations:

DEVELOPMENT STANDARDS – T5 – Deerfield Form Based Code

This building was constructed prior to the incorporation of the City in December of 2006 and was developed on the previously zoned MIX (Mixed Use) Zoning District. In 2013, the City adopted the Deerfield Form Based Code and designated this parcel as T5. To the extent that lawfully established features of the existing building and site do not meet current development standards, those features are considered legal non-conforming development.

DEVELOPMENT STANDARDS – Assembly Hall, Indoor Auditorium Use Permit - Sec. 8.5.6.B

REQUIREMENTS	COMPLIANCE
(a) Assembly Hall, Indoor Auditorium in the Deerfield Form-Based Code shall only be permitted subject to the issuance of a use permit	Yes, the property is within the Deerfield Form Based Code and requires a Use Permit within the T5 Transect Zone.
(b) Standards	
(1) Days and Hours of Operations shall be limited to the following: i. Sunday through Thursday, 7 a.m. to 10 p.m. ii. Friday and Saturday, 7 a.m. to 11 p.m.	Yes, the applicant meets these standards, but more detailed information is provided under the Use Permit Considerations.
(2) Deliveries shall be limited to Sunday through Saturday, from 7:30 a.m. to 7:30 p.m.	Yes, the applicant agrees with these standards.
(3) No amplified sound permitted unless it is within a fully enclosed structure.	Yes, the applicant agrees with these standards.
(4) The maximum number of attendees at events held will be evaluated by the mayor and city council on a case-by-case basis for each site to protect the public's health, safety and welfare. Any such determination shall not supersede any occupancy restriction contained in any other ordinance, code, statute, rule or regulation or other law.	The applicant is requesting a maximum of 90 attendees. Although the applicant's Letter of Intent states 95, the initial pre-application stated 90 and this is the number advertised.
(5) The owner or operator must hold all other appropriate licenses and permits.	Yes, the applicant agrees with this requirement.

Based on the requirements pursuant to Sec. 8.5.6.B of the UDC., the site plan and the applicant's letter of intent indicate compliance with the development standards for the Use Permit.

ENVIRONMENTAL SITE ANALYSIS

In reference to the Environmental Impacts to the site, it satisfies the requirement the proposed use is entirely contained within the interior of an existing commercial building. It requires no land clearing, tree removal, and structural changes to the property's exterior. As such, there is no impact on local soils, topography, wetlands, or wildlife habitats, satisfying compliance with the environmental protection standards of the Milton UDC.

ARBORIST COMMENTS

- Since the building and development already exists, there are no additional requirements for trees.

CITY OF MILTON FIRE MARSHAL

- Since the building already exists, once the use permit is approved, the suite may not be occupied with the proposed use without an updated Certificate of Occupancy (CO). The transition to an Assembly Occupancy requires strict layout adherence to NFPA 101 Life Safety codes, unblocked overhead fire sprinklers, and clear egress routing. Final approval is contingent upon passing a field inspection to issue an updated Certificate of Occupancy.

PUBLIC WORKS DEPARTMENT (TRANSPORTATION)

- No comments since the building already exists.

LAND DEVELOPMENT ENGINEER

- No comments since the site has been developed.

PUBLIC INVOLVEMENT

COMMUNITY ZONING INFORMATION MEETING – August 25, 2026
The applicant was present at the Community Zoning Information Meeting (CZIM) held at City Hall at 6:00 p.m. There was no one in attendance regarding this item.

CITY OF MILTON DESIGN REVIEW BOARD COURTESY REVIEW – September 1, 2026,

The DRB expressed support for the use and recommended approval of the Use Permit. They did not have any comments on any design elements to the space as they were not applicable.

PUBLIC PARTICIPATION REPORT:

The applicant held the participation meeting on September 17, 2026, from 6:30pm to 7:30pm. The meeting location was at 631 N. Main Street, Suite 207, Milton, GA 30009. There was no one in attendance at the meeting nor did the applicant receive any feedback from interested citizens.

USE PERMIT CONSIDERATIONS

In the interest of the public health, safety and welfare, the Mayor and City Council may exercise limited discretion in evaluating the site proposed for a use that requires a Use Permit. In exercising such discretion pertaining to the subject

use, the Mayor and City Council shall consider each of the following as outlined in Sec. 8.5.6.B of the Unified Development Code: Use Permit Considerations. Staff have reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the land use or economic development plans adopted by the Mayor and City Council:

The proposed use is in the "T5" Land Use Category on the City of Milton 2040 Comprehensive Plan Map in the Deerfield Form Based Code. The proposed Use Permit for an "Event Facility" is permitted within the T5 Transect Zone. In addition, the adopted 2040 Comprehensive Plan states that T5 Urban Center consists of higher density mixed-use buildings that accommodate retail, offices, row-houses, and apartments. In addition, wide sidewalks, street tree plantings and buildings are close to sidewalks. Therefore, the proposed use is consistent with the land use plans adopted by the Mayor and City Council since the proposed use is located within a building and development that is consistent with this recommended development pattern.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:

The proposed use is compatible with the existing land uses and zoning districts in the vicinity of the subject property. The property is located within the T5 Transect Zone on the south side of North Main Street, within an established area containing office, commercial retail, commercial service and residential uses.

Located on the North Side of N. Main Street is the city of Alpharetta which Is zoned C-1 Neighborhood Commercial and developed with the Stonewood Village Shopping Center. To the east is the City of Milton and which is zoned T4 and developed with Watercrest Village, which are single-family residential at a density of 3.12 units per acre. Further to the east is the city of Milton, which is zoned T4 and developed with Henderson Landing, which are single family attached residential at a density of 4.72 units per acre. To the South is the city of Alpharetta which is zoned Community Unit Plan (CUP) and developed with Winthrope Chase which are single-family homes. To the northwest within the same development, zoned T5, is Delight International Foods, which is a grocery store. Directly to the west is the city of Milton zoned T5 and developed with Edgemont on Main Subdivision, which are duplexes at a density of 8.61 units per acre. Further to the west is the city of Milton zoned T5 and developed with the Istanbul Cultural Center of Georgia within three office buildings.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development:

The proposed use does not appear to violate any ordinances or regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:

Since the streets and sidewalks already exist and were designed to accommodate the number and size of commercial buildings, there will be a minimal effect on the traffic flow, vehicular and pedestrian along the adjoining streets.

5. The location and number of off-street parking spaces:

The two-story building and its associated parcel (less the two out parcels fronting North Main Street) at 631 North Main Street provides a total of 168 off-street parking spaces. Within the Deerfield Form Based Code, the minimum parking requirement is 3.5 parking spaces per 1,000 square feet for this type of use. For the 38,000 square foot building, a minimum of 133 parking spaces is required.

Although event spaces typically produce a larger need for parking, in this location, there is more than sufficient parking for this use.

6. The amount and location of open space:

The proposed use is a suite within an existing building with 38,000 square feet that is part of an overall commercial development that contains 3.97 acres, any interior adjustments do not trigger new open space requirements. Because the request is strictly an indoor tenant use change, it does not require modification of the property's exterior green space or site acreage.

7. Protective screening:

The proposed use is an existing building that is part of an overall commercial development that does not require any protective screening as the Form Based Code does not require screening between uses/or parcels in this area.

8. Hours and manner of operation:

The applicant has indicated that they will comply with the hours, and manner of operation required within the standards of the Use Permit below:

Days and Hours of Operations shall be limited to the following:

I. Sunday through Thursday, 7 a.m. to 10 p.m.
II. Friday and Saturday, 7 a.m. to 11 p.m.

9. Outdoor lighting:

The proposed use is within an existing building that is part of an overall commercial development. The proposed Event Facility in (Suite 207) is strictly an indoor tenant space and therefore does not require exterior modifications or new outdoor lighting installation.

10. Ingress and egress to the property.

The existing building is situated on the corridor of North Main Street (Highway 9), located between downtown Alpharetta and Windward Parkway. Direct vehicular access is provided via a paved entrance on North Main Street (Highway 9), The entry point accommodates both eastbound and westbound traffic on Highway 9.

CONCLUSION

The proposed Event Facility Use Permit is consistent with the City of Milton 2040 Comprehensive Plan and Map and consistent with the Use Permit Considerations discussed above. Therefore, Staff recommends **APPROVAL CONDITIONAL of U26-01.**

RECOMMENDED CONDITIONS

If this petition is approved by the Mayor and City Council at the November 16, 2026, meeting, it should be for a Use Permit for an Event Facility (Sec.8.5.6. B of the UDC) subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede such stipulations and offerings unless otherwise expressly approved by the Mayor and City Council.

1) To the owner's agreement to restrict the use of the subject property as follows:

    a) Restrict the use located at 631 North Main Street, Suite 207 to an Event Facility.

    b) Restrict the total square footage of the Event Facility to 1,625 square feet.

    c) Restrict the hours of operation to Sunday through Thursday, 7 a.m. to 10 p.m.; and Friday and Saturday, 7 a.m. to 11 p.m.

    d) Restrict the maximum number of attendees of the Event Facility at any one time to 90.

2) To the owner's agreement to abide by the following:

    a) Substantial compliance with the site plan received by the Community Development Department on July 17, 2026, whereby the exact layout of the project may contain minor deviations approved by the Community Development Director provided the deviations remain consistent with the purpose and intent of the Council's approval of the Use Permit. Notwithstanding the contents of the site plan, the project must meet or exceed the requirements of the Unified Development Code, all other applicable city ordinances and these conditions.

    b) The site plan may be revised with the approval of the Community Development Director in order to comply with city codes and zoning conditions. Unless otherwise noted herein, compliance with all conditions shall be in place prior to issuance of an updated Certificate of Occupancy authorizing the Event Facility use.

    c) The applicant shall obtain all other required approvals, including, but not limited to, alcohol licensing and Fulton County Health Dept., if applicable.

d) Events occurring within this location (Suite 207) shall not constitute a prohibited use or any other use requiring a separate use permit unless that separate approval has been obtained.

ORDINANCE NO. _____
PETITION NO. U26-01

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE FOR AN "EVENT FACILITY" USE PERMIT (SEC. 8.5.6.B OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON, GEORGIA) LOCATED AT 631 NORTH MAIN STREET- SUITE 207

BE IT ORDAINED by the City Council for the City of Milton, Georgia while in regular session on November 16th, 2026, at 6:00 p.m. as follows:

SECTION 1. That Suite 207 of the property located at 631 North Main Street, on the approximately 3.97-acre tract identified as tax parcel 22 49601123397 and comprising a portion of the larger parent tract described in the legal description attached hereto as Exhibit "A", be approved for an "Event Facility" Use Permit subject to the Conditions of Approval described in Exhibit "B"; and

SECTION 2. That the Event Facility Use Permit approved hereby, be approved subject to and in accordance with the provisions of Sec. 8.5.6.B of the Unified Development Code for the City of Milton, Georgia; and

SECTION 3. That Suite 207 of the property shall be developed in compliance with the Conditions of Approval attached as Exhibit "B"; provided that no uses or conditions hereby approved (including any site plan) shall authorize the violation of any district regulations or other zoning regulations; and

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this 16th day of November, 2026.

Approved:

_____
Peyton Jamison, Mayor

Attest:

_____
Tammy Lowit, City Clerk
(Seal)

EXHIBIT "A"

Deed Book 42473 Pg 81
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 1123 of the 2nd District, 2nd Section, Fulton County, Georgia, and being shown as 6.40 acres per that certain plat prepared for First Classic Homes, Inc. prepared by Houston Engineering, Inc., Walter K. Maupin, Jr., Georgia RLS #2399, dated 12/12/04, and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found at the intersection of Land Lots 1122, 1123, 1182 and 1183, aforesaid District, Section and County; proceed thence from said intersection along the land lot line common to Land Lots 1123 and 1182 north 88°54'40" west 89.89 feet to an iron pin found and the POINT OF BEGINNING; and from said POINT OF BEGINNING continue along said land lot line north 88°54'40" west 25.34 feet, more or less, to a point located in the centerline of a creek, said centerline being the property line (hereinafter Traverse Point "A"); proceed thence along said centerline of a creek, and following the meanderings thereof, in a generally northwesterly direction, a distance of 1317.50 feet, more or less, to a point (hereinafter Traverse Point "B"); (Traverse Point "A" and Traverse Point "B" are connected by the following courses and distances: north 18°18'55" west 21.87 feet to a point; north 41°53'40" east 12.14 feet to a point; north 39°20'36" west 21.18 feet to a point; north 28°34'29" west 35.84 feet to a point; north 03°12'37" west 25.25 feet to a point; north 36°17'04" west 41.34 feet to a point; north 10°40'17" east 18.63 feet to a point; north 71°38'35" west 25.82 feet to a point; north 01°29'50" west 22.16 feet to a point; north 22°20'56" west 50.28 feet to a point; south 83°32'20" west 17.64 feet to a point; north 17°35'24" west 44.91 feet to a point; north 20°01'51" west 45.62 feet to a point; south 73°22'24" west 14.85 feet to a point; north 54°15'32" west 39.11 feet to a point; north 33°53'16" west 21.41 feet to a point; north 02°14'51" west 35.08 feet to a point; north 49°23'34" west 29.73 feet to a point; north 05°34'08" east 67.04 feet to a point; north 30°10'00" west 60.67 feet to a point; north 46°00'45" west 44.09 feet to a point; north 13°48'49" west 47.56 feet to a point; north 31°55'47" west 45.11 feet to a point; north 09°55'01" east 32.27 to a point; north 63°12'49" west 45.63 feet to a point; north 24°01'28" west 50.96 feet to a point; north 67°10'44" east 19.15 feet to a point; north 05°56'31' west 30.02 feet to a point; north 40°16'41" west 26.93 feet to a point; north 08°59'37" west 25.87 feet to a point; north 35°34'49" west 26.88 feet to a point; north 12°12'12" west 33.99 feet to a point; north 46°28'35" east 16.51 feet to a point; north 66°25'44" west 16.57 feet to a point; north 61°49'29" west 21.60 feet to a point; north 10°18'28" west 30.12 feet to a point; north 66°14'10" west 23.13 feet to a point; north 14°10'28" east 12.22 feet to a point; north 18°47'51" east 27.29 feet to a point; north 21°45'58" west 17.96 feet to a point; north 18°26'56" east 73.01 feet to a point); thence leaving said centerline of a creek and proceed north 88°02'11" east 202.27 feet, more or less, to an iron pin found; proceed thence north 01°43'19" west 205.0 feet to an iron pin placed on the southerly right of way of Georgia Highway No. 9 (right of way of varying width) (a/k/a Cumming Hwy); proceed thence along said right of way south 88°27'31" east 127.43 feet to an iron pin found; thence leaving said right of way and proceed south 01°01'49" east 170.84 feet to an iron pin found; proceed thence south 88°55'24" east 49.63 feet to an iron pin found; proceed thence south 00°57'41" east 273.62 feet to an iron pin found; proceed thence south 04°33'51" east 834.36 feet to the POINT OF BEGINNING.

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EXHIBIT "B"

CONDITIONS OF APPROVAL

Property located at 631 North Main Street – Suite 207 is approved for an "Event Facility" Use Permit (Sec.8.5.6. B) subject to the owner's agreement to the below-enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede such stipulations and offerings unless otherwise expressly approved by the Mayor and City Council.

1) To the owner's agreement to restrict the use of the subject property as follows:

    a) Restrict the use located at 631 North Main Street, Suite 207 to an Event Facility.

    b) Restrict the total square footage of the Event Facility to 1,625 square feet.

    c) Restrict the hours of operation to Sunday through Thursday, 7 a.m. to 10 p.m.; and Friday and Saturday, 7 a.m. to 11 p.m.

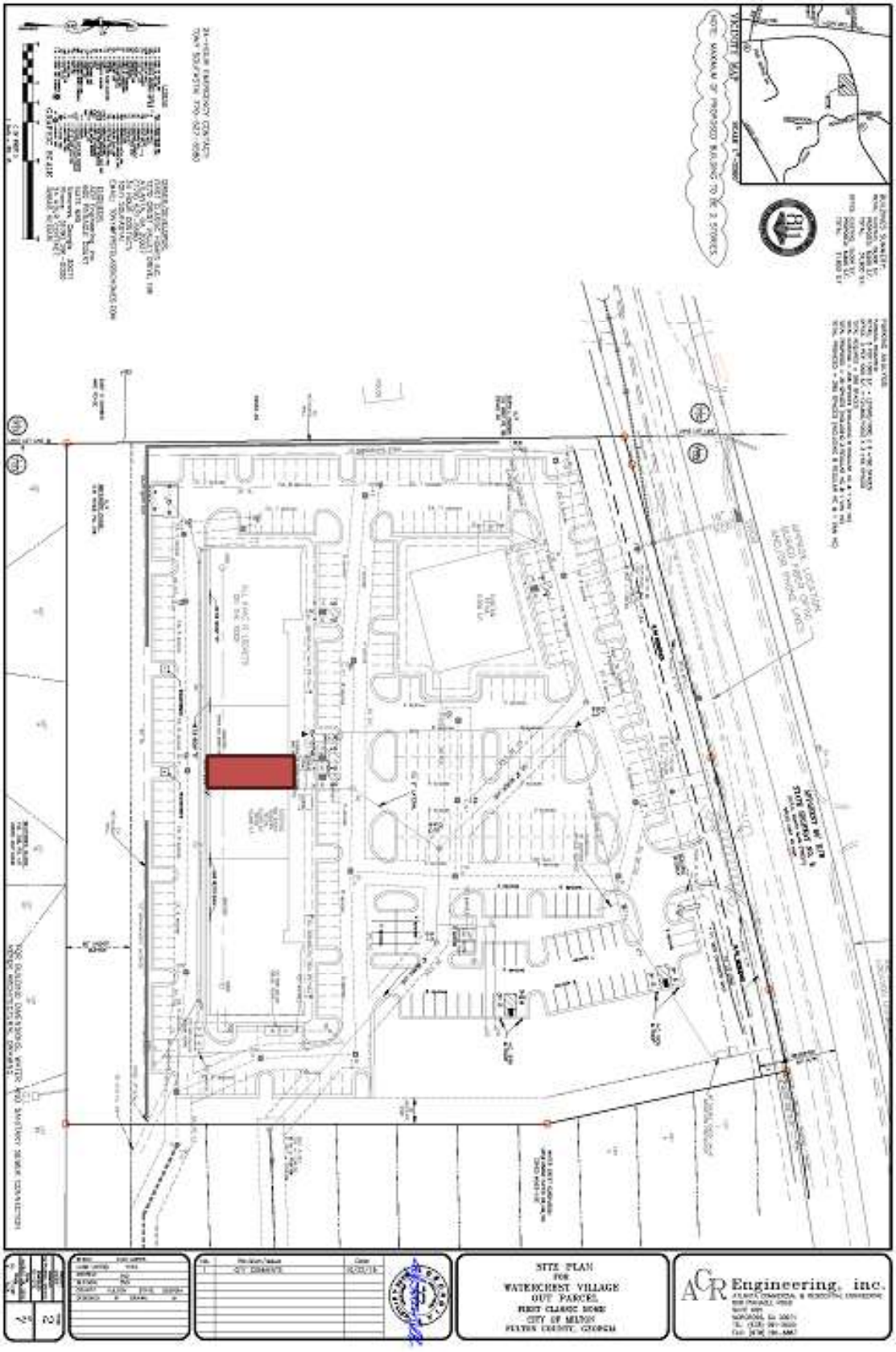
    d) Restrict the maximum number of attendees of the Event Facility at any one time to 90.

2) To the owner's agreement to abide by the following:

    a) Substantial compliance with the site plan received by the Community Development Department on July 17, 2026, whereby the exact layout of the project may contain minor deviations approved by the Community Development Director provided the deviations remain consistent with the purpose and intent of the Council's approval of the Use Permit. Notwithstanding the contents of the site plan, the project must meet or exceed the requirements of the Unified Development Code, all other applicable city ordinances and these conditions.

    b) The site plan may be revised with the approval of the Community Development Director in order to comply with city codes and zoning conditions. Unless otherwise noted herein, compliance with all conditions shall be in place prior to issuance of an updated Certificate of Occupancy authorizing the Event Facility use.

    c) The applicant shall obtain all other required approvals, including, but not limited to, alcohol licensing and Fulton County Health Dept., if applicable.

d) Events occurring within this location (Suite 207) shall not constitute a prohibited use or any other use requiring a separate use permit unless that separate approval has been obtained.

Site Plan received on July 17, 2026