

PROPERTY INFORMATION

ADDRESS 12900 Arnold Mill Road

DISTRICT, LAND LOT 2/2 1092 1069

OVERLAY DISTRICT Rural Milton

EXISTING ZONING AG-1 (Agricultural)

PROPOSED USE PERMIT Rural Event Facility (Sec. 8.7.1.H)

ACRES 6.61

EXISTING USE Church and Activity Center (U20-01/VC20-01)

PROPOSED USE Rural Event Facility within existing Activity Center

Signed by: *Diana Wheelsteren Krokoff*
 3C30A325FBE844C...

DocuSigned by: *Diana Wheelsteren Krokoff*
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APPLICANT J. Michael McGwier
ADDRESS 841 E. Shore Drive
 Canton, GA 30114

OWNER Ebenezer Methodist of Milton
 12900 Arnold Mill Road
 Milton, GA 30075

INTENT

To request a Use Permit for a Rural Event Facility (Sec. 8.7.1.H of the Unified Development Code) for a maximum of 300 attendees within the existing 23,000 square foot activity center on a 6.61-acre property.

COMMUNITY DEVELOPMENT RECOMMENDATION – MARCH 26, 2025

U25-01 – APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION – MARCH 26, 2025

The Planning Commission recommended approval in a vote of 4-1 with Staff's recommendations, as modified by the Planning Commission (shown in red) with the following changes:

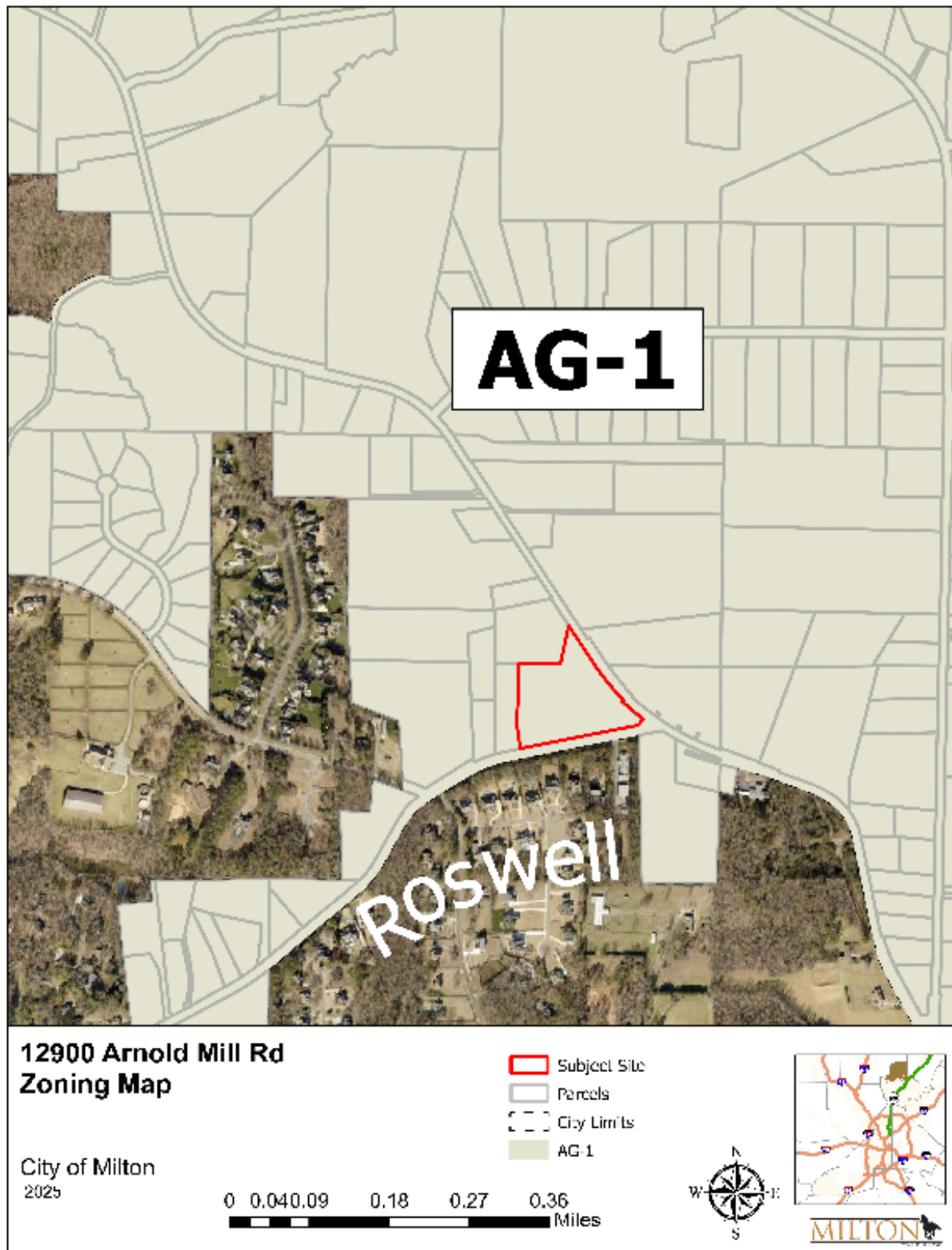
- 1) To the owner's agreement to restrict the use of the subject property as follows:
 - a) Rural event facility with a total of 23,000 sq. ft. located on 6.61 acres.
 - b) Accessory structures to include the existing pavilion with outdoor fireplace and adjacent outdoor ~~amphitheater~~ area.
- 2) To the owner's agreement to abide by the following:
 - a) Substantial compliance with the site plan received by the Community Development Department on February 11, 2025, 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 for the City of Milton, all other applicable city ordinances and these conditions prior to the approval of a Land Disturbance Permit. 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 the issuance of the first Certificate of Occupancy.
 - b) Days and Hours of operation shall be limited to the following:
 - i) Sunday through Thursday, 7:00 a.m. to 10:00 p.m. with all events ceasing at 9:00 p.m.
 - ii) Friday and Saturday, 7:00 a.m. to 11:00 p.m. with all events ceasing at 10:00 p.m.
 - c) Deliveries shall be limited to the following:
Sunday through Saturday – 8:00 a.m. to 8:00 p.m.

- d) ~~Outdoor Amplification and Music allowable sounds~~ Amplified or other sounds shall not register at the property line in excess of:
- i) ~~75-55~~ db(A) Sunday through Thursday between 7:00 a.m. and 9:00 p.m.
 - ii) ~~75 55~~ db(A) Friday or Saturday between 7:00 a.m. and 10:00 p.m.
- e) ~~If more than two complaints are received within a twelve (12) month period related to event traffic, the~~ The applicant shall retain one or more off-duty police officers to manage traffic into and out of the property for every event that is expected to generate more than one hundred (100) participants.



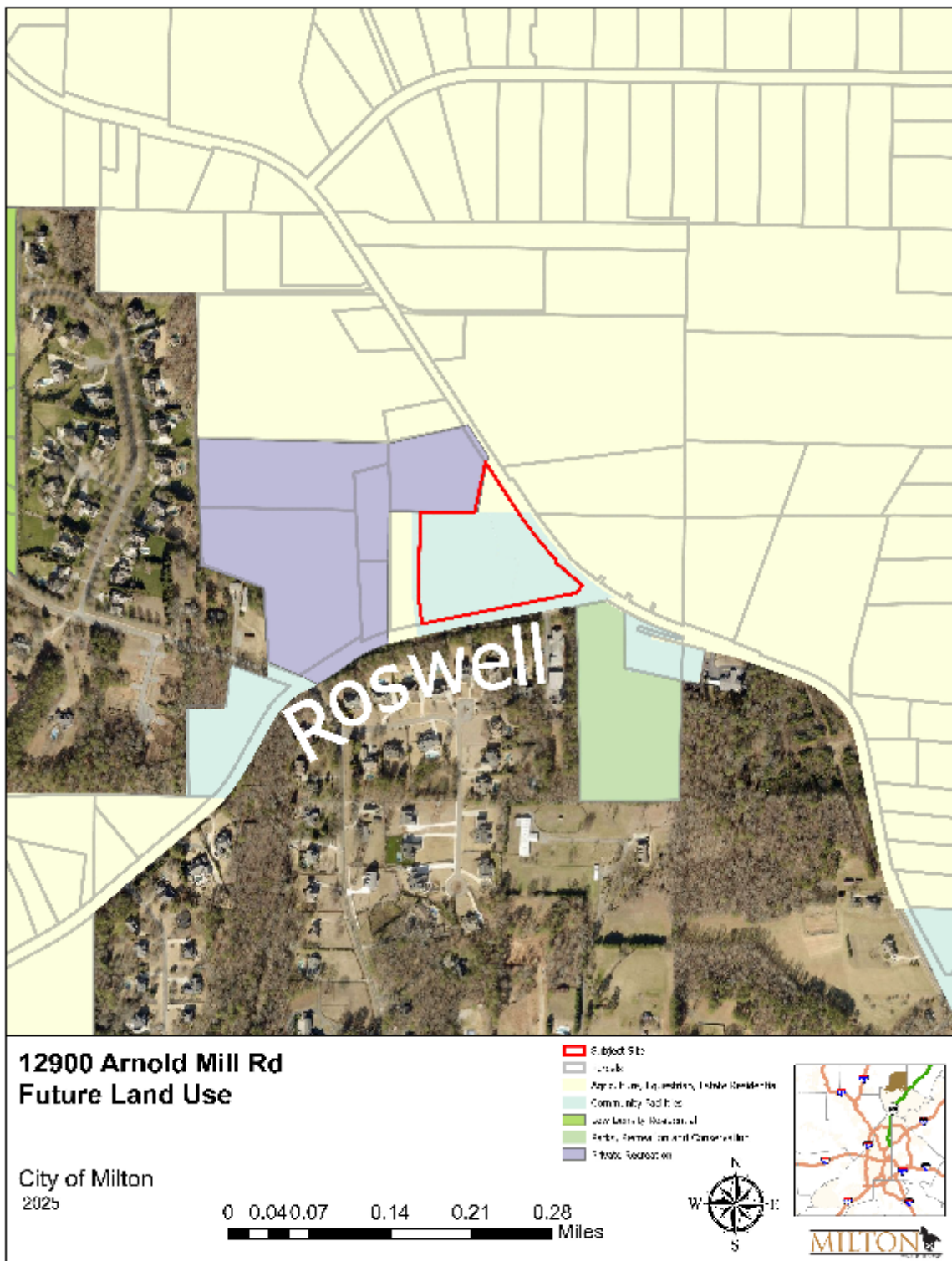
LOCATION MAP

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



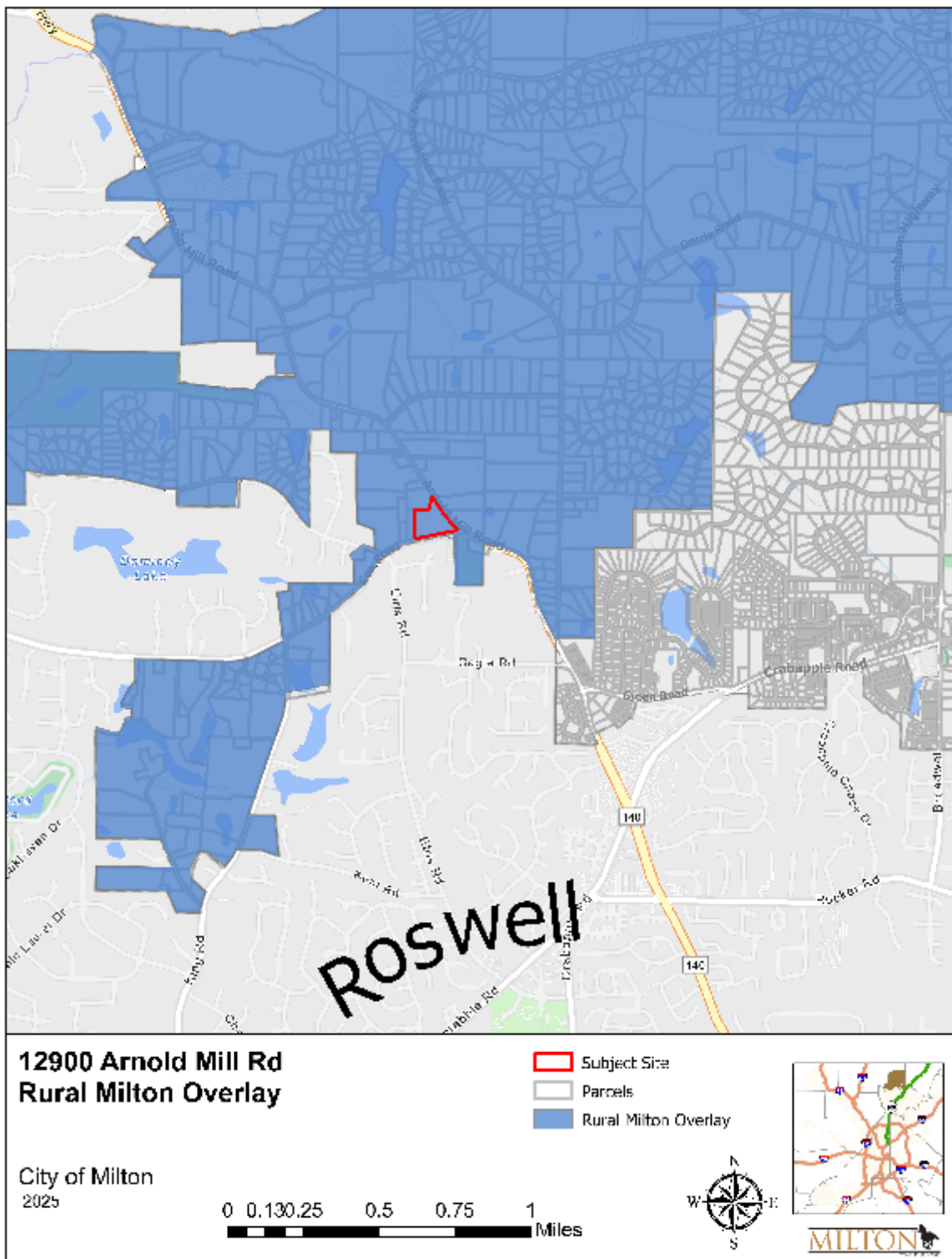
CURRENT ZONING MAP (AG-1)

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



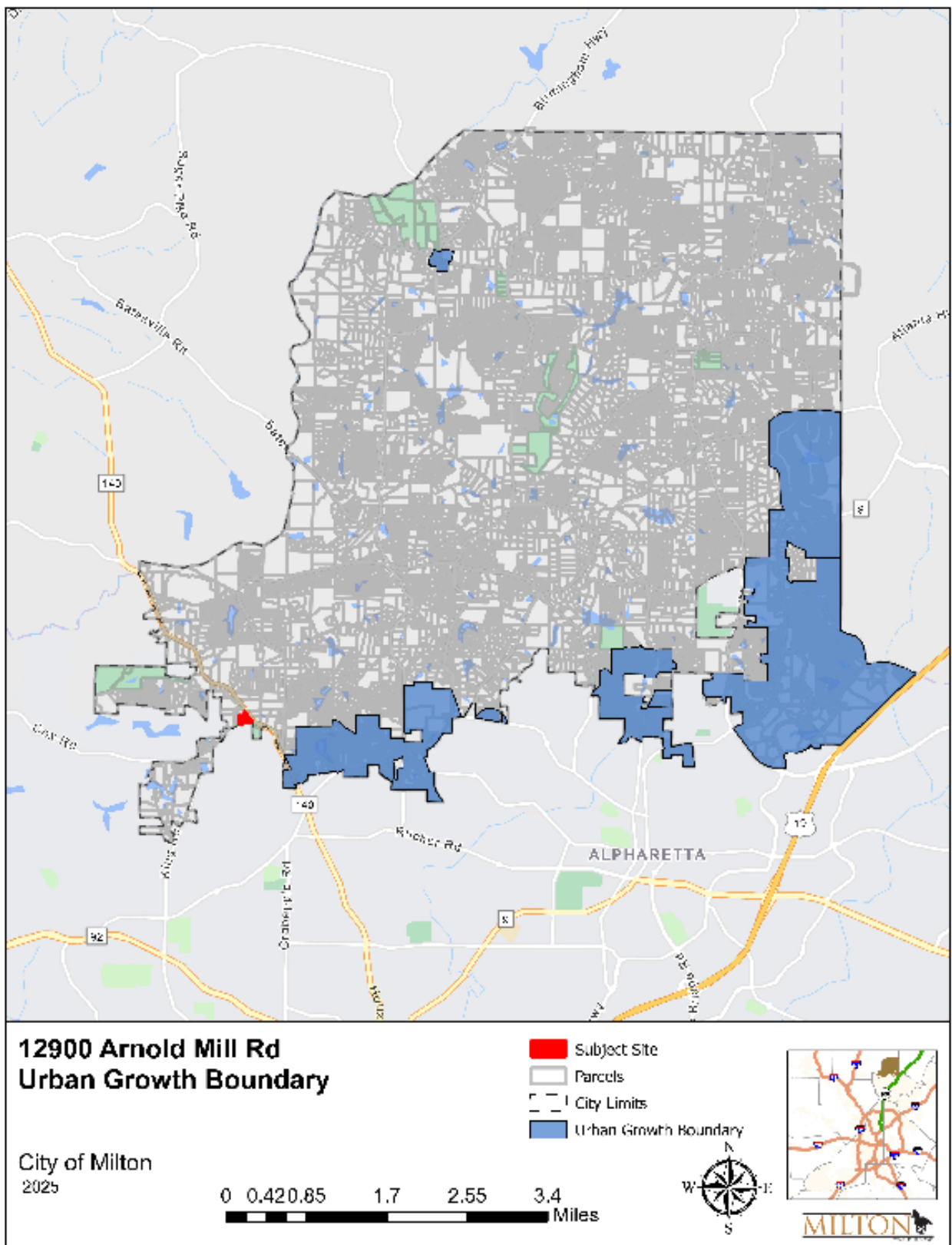
2040 COMPREHENSIVE PLAN - FUTURE LAND USE – COMMUNITY FACILITIES

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



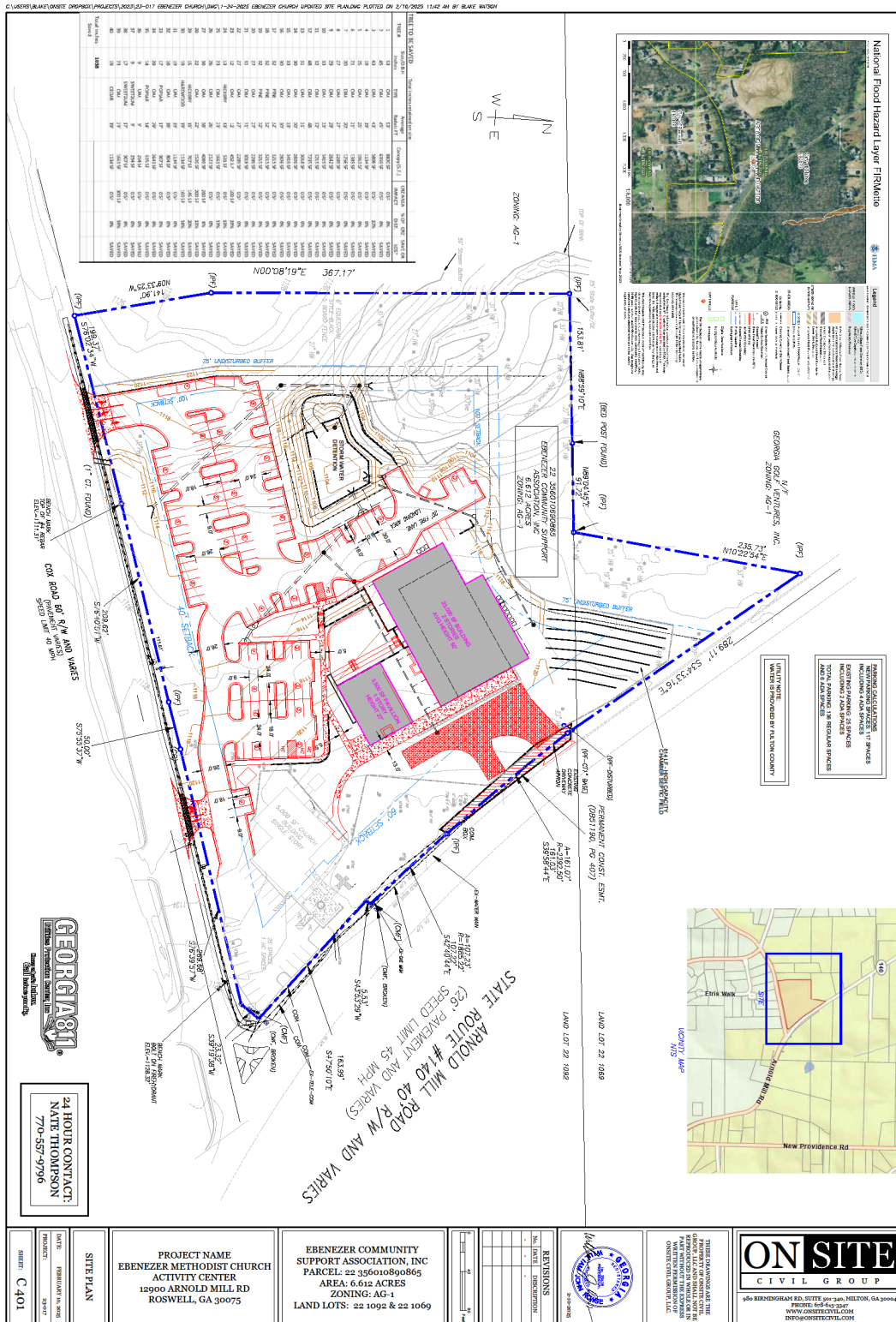
RURAL MILTON OVERLAY DISTRICT

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



URBAN GROWTH BOUNDARY MAP

Prepared by the Community Development Department for the
 Mayor and City Council Meeting on May 5, 2025



SITE PLAN SUBMITTED ON FEBRUARY 11, 2025

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



View from Arnold Mill Road



View of outside area and south elevation from Cox Road

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



View of outdoor pavilion



View of west elevation

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025

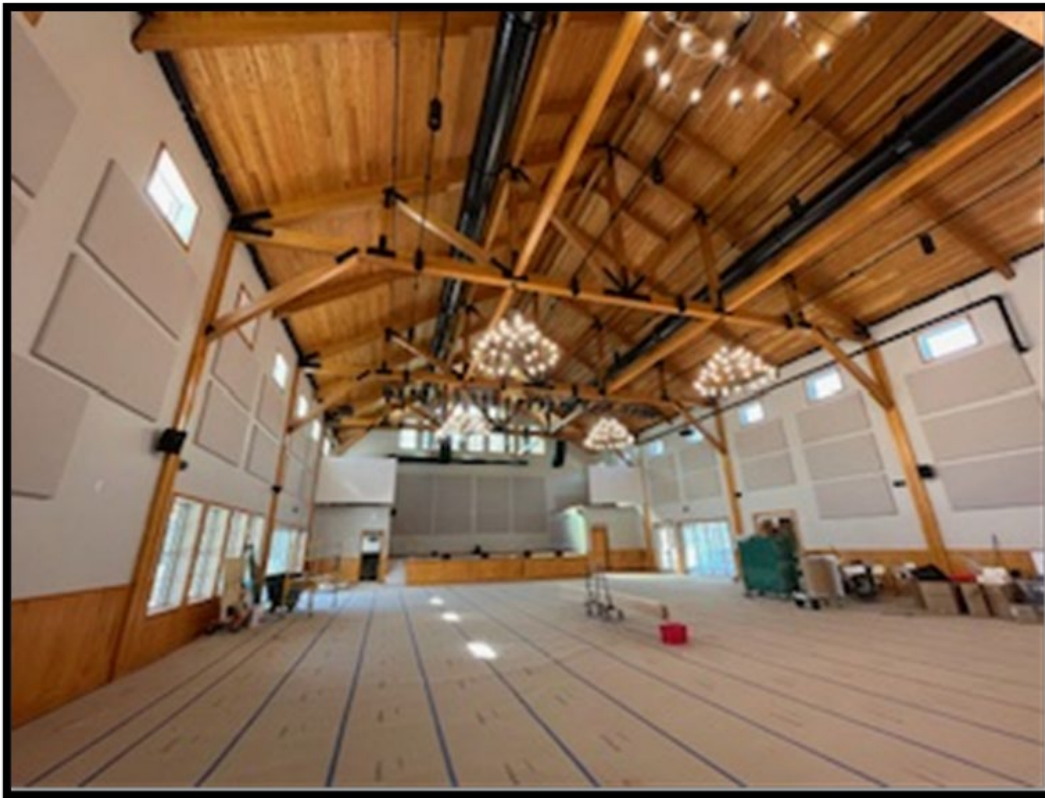


View of west elevation



View of porch towards Cox Road

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025



View of interior of activity center main area



View of space adjacent to main area

Prepared by the Community Development Department for the
Mayor and City Council Meeting on May 5, 2025

SUBJECT SITE AND BACKGROUND

The subject site is zoned AG-1 (Agricultural) developed with the Ebenezer Methodist Church of Milton with 5,088 square feet that includes the sanctuary also known as the "Little White Church". Since the original Use Permit approved by Fulton County pursuant to U93-024, the church had acquired approximately 2.47 additional acres for a total of 6.61 acres.

Pursuant to U20-01/VC20-01, the church requested and received a Use Permit on August 3, 2020, for the existing assembly building consisting of 5,088 square feet and a proposed 23,000 square foot activity center and accessory structures including the pavilion with outdoor fireplace. The legal description also included the recently acquired 2.47 acres. Included in the approved conditions of zoning were days and hours of operation, Monday through Saturday – 8:00 a.m. to 10:00 p.m., Sundays – 8 a.m. to 9:30 p.m. and deliveries Sunday through Saturday – 8:00 a.m. to 8:00 p.m.

In addition, two concurrent variances were approved for 1) reduction of parking from 220 parking spaces to 144 spaces of which 27 existed (VC20-01, Part 1) and 2) to allow parking in front of a building (VC20-01, Part 2).

CURRENT REQUEST

At the time of the 2020 request, the church was not aware that a Rural Event Facility Use Permit would be required for the new assembly building if it was used for parties and events outside related church activities. Based on the Letter of Intent received on January 15, 2025, it states the following:

"Ebenezer Methodist of Milton, along with the Pardue Family Foundation, embarked on the mission to deliver The Pardue Family Center for the church and the surrounding community. The Center is a 23,000 square foot facility inclusive of a great hall, with a large stage, that will seat a maximum of 300 people, a conference room, class/meeting rooms, a full commercial kitchen, a warming kitchen and two large outdoor, covered porches. In addition, the property features a 50'x70' outdoor pavilion, with amphitheater seating and outdoor stage.

It has been the wish of the Pardue Family (Foundation) and Ebenezer to have a facility that would not only expand the opportunities to serve and reach the greater Milton area for both church activities and worship, but also offer the facilities for non-church related events including, but not limited to: Third-party Weddings and Receptions, Concerts, Plays, Community Gathers, Third Party company functions, including meals, civic meetings, social gathers and classes. The operating hours are expected to be Sunday through Thursday, 7:00 a.m. to 10:00 p.m., Friday and Saturday,

7:00 a.m. to 11:00 p.m.; deliveries will be limited to Sunday through Saturday, 7:30 a.m. to 7:30 p.m."

SITE PLAN ANALYSIS

Based on the applicant's revised site plan submitted to the Community Development Department on February 11, 2025, Staff offers the following considerations:

DEVELOPMENT STANDARDS – SEC. 8.7.1.H – Rural Event Facility

Development Standards	Proposed Development
The minimum lot size is 5 acres.	The lot is 6.61 acres.
The facility must have special rural characteristics including, but not limited to natural features, historic structures and landscapes, special views, open vistas, or a secluded pastoral locale	The proposed subject site meets this requirement.
Permitted curb cut access must not be allowed from a local street.	Cox Road is not a local street but a Major Collector.
Parking areas for event attendees must be constructed of concrete, asphalt, and/or gravel or as approved by the Public Works Department or other materials that prevent erosion of the parking area.	The parking lot is constructed entirely of pervious pavers with an underground system for appropriate drainage.
Parking areas must be screened from roads and adjacent properties.	The parking area will be screened with additional plantings along Cox Road and is currently screened from Arnold Mill Road and adjacent properties.
Activity areas such as outdoor dining, entertainment areas, including parking must be at least 100 feet from any lot line, unless the special event facility and adjacent lot are in single ownership.	Parking is permitted in the 100-foot activity setback for a church. The site plan indicates 4 parking spaces within the western 100-foot setback but will be relocated outside to other locations and therefore will meet this requirement.
The maximum number of attendees and hours of operation must be evaluated by the City Council on a case-by-case basis for each site to protect the public's health, safety and welfare.	The applicant is requesting a maximum of 300 attendees and The operating hours are expected to be Sunday through Thursday, 7:00 a.m. to 10:00 p.m., Friday and Saturday, 7:00 a.m. to 11:00 p.m. with deliveries will be limited to Sunday through Saturday, 7:30 a.m. to 7:30 p.m.

Tents used for any event may be set up no more than 24 hours in advance and must be taken down within 24 hours after such event.	The applicant is aware of this regulation.
The design of new structures must conform to Sec. 6.3.4.G (Buildings and Structure Design) of the Rural Milton Overlay.	The design of the existing, newly constructed activity center conforms to the requirements of the Rural Milton Overlay.

DEVELOPMENT STANDARDS – SEC. 6.3. RURAL MILTON OVERLAY

According to Sec. 6.3.1.B of the UDC, a Rural Event Facility Use Permit is considered an Agricultural Type Use. The site plan indicates compliance with Sec. 6.3.6 Agricultural Use Standards.

ENVIRONMENTAL SITE ANALYSIS

The Environmental Site Analysis (ESA) report is sufficient and satisfies the requirement of Sec. 12.3.3.B.1. The proposed site does contain a stream in the northwest portion of the site but is not impacted by this requested use. The proposed site does not contain floodplains, wetlands, steep slopes, historical sites or sensitive plant and animal species.

ARBORIST COMMENTS

No comments on this Use Permit.

CITY OF MILTON FIRE MARSHAL

If approved, the structure may not be occupied with the proposed use without a certificate of occupancy.

STORMWATER

No Comments for this Use Permit.

PUBLIC WORKS DEPARTMENT

No comments on this Use Permit.

CITY OF ROSWELL COMMUNITY DEVELOPMENT DEPARTMENT

No comments.

CITY OF MILTON SEWER MAP AND URBAN GROWTH BOUNDARY

Per the City of Milton Sewer Map this site is serviced by a septic system. This property is located outside of the Urban Growth Boundary.

PUBLIC INVOLVEMENT

On February 25, 2025, the applicant and two members of the public were present at the Community Zoning Information Meeting (CZIM) held at the Milton City Hall. One of the residents represented the Milton Arts Council and asked the applicant about possible future utilization of the space for related Arts Council events. The other attendee made the following comments:

- Questioned if there was adequate parking space.
- Hours of operation and traffic issues on the weekends and Legacy Park is also crowded.
- Alcohol license and advertising for it.

PUBLIC PARTICIPATION REPORT (PPR)

The applicant held the required public participation meeting on Thursday, March 13, 2025, at 6:30 p.m. at the church sanctuary located at 12900 Cox Road. The PPR was submitted to the Community Development Department on March 17, 2025, which meets the required submittal date to the Department.

There was one person in attendance in which he just wanted to see the newly constructed building. No issues were brought up.

CITY OF MILTON DESIGN REVIEW BOARD COURTESY REVIEW – MARCH 4, 2025

Comments from the Board:

The Design Review Board was very impressed with the finished activity center and attention to detail of both the building and site. The DRB voted unanimously to send a recommendation of approval to the Planning Commission for the requested Rural Event Facility. There were no comments from the public on this matter.

CITY OF MILTON PLANNING COMMISSION MEETING – MARCH 26, 2025

The representative for the applicant, Mr. Michael McGwier shared their presentation regarding the request. There were no other speakers in favor of the request. There were four speakers who spoke in opposition to the request primarily concerned with the rural event facility's impact on traffic in the area and with noise produced from the facility.

Mr. McGwier agreed to the Commission's recommendation to lower amplified or other sounds from Staff's recommendation of 75 db(A) to 55 db(A) during operating hours and provide additional off-duty police officers to manage traffic when events generated more than 100 participants.

The Planning Commission's recommendations are included in the Recommended Conditions.

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. 12.5.2.E of the UDC: Use Permit Considerations. Staff have reviewed said items pertaining to the subject's use, and offer 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 development is located in Community Facility land use category on the City of Milton Future Land Use 2040 Plan Map. The proposed Use Permit for an "Rural Event Facility" is permitted within AG-1 Zoning with Mayor and City Council approval. Additionally, the 2040 Comprehensive Plan has an Economic Development policy which states "We will support programs that retain, expand and create businesses that provide a good fit for our community's economy in terms of job skills required and links to existing businesses to locate them appropriately within the city".

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

The subject site is compatible with the adjacent and nearby land uses and zonings which are primarily Community Facilities, Private Recreation, and low density residential: To the east and northeast are large undeveloped parcels zoned AG-1; to the north is scattered single family residences abutting Arnold Mill Road; to the west is a single-family residence zoned AG-1. Further to the west and northwest is Georgia Golf (driving range) approved previously prior to the City's incorporation; to the south is Etris Walk Subdivision zoned RS-30 within the City of Roswell. Also to the south is the Porter School located within the City of Roswell and zoned Civic and Institutional. Lastly, to the south is the City of Milton Legacy Park zoned AG-1 and Ebenezer Church Cemetery zoned AG-1.

Specifically for the outside pavilion and outside area, Staff notes that pursuant to Sec. 11.7.6 Outdoor Amplification and Music at Commercial Establishments, there are specific allowable sounds registering in excess of:

1. 85 db(A) Sunday through Thursday between 8:00 a.m. and 9:00 p.m.;

2. 60 db(A) Sunday through Thursday between 9:00 p.m. and 2:00 a.m. the following day;
3. 85 db(A) Friday or Saturday between 8:00 a.m. and 11:00 p.m.; or
4. 60 db(A) between 11:00 p.m. and 2:00 a.m. the following day.

The above decibel limits shall be measured at the property line of the commercial property at which the sound is being generated.

The pavilion has a $\frac{3}{4}$ high masonry wall on the south side facing Cox Road. Etris Walk subdivision (City of Roswell) is to the southwest with the closest house approximately 500 feet away. The remaining uses surrounding the site are civic/institutional and a commercial driving range and large AG-1 lots, except for a single-family residence to the west that has a 75-foot undisturbed buffer adjacent to it. Even though there are minimal existing single-family residences in the area and the pavilion has a partial wall, Staff recommends that the maximum decibel limits for amplified or other sounds not to register in excess of 55(db(A) for the requested days and hours of operation. These limits on outdoor amplification and music will be more compatible with adjacent and nearby zoning and uses and will be included in the Recommended Conditions.

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:

The proposed use should have minimum effect on traffic flow or vehicular and pedestrian use of adjoining streets. There are no additional conditions or improvements required to the site since the improvements have already been made as required for the Use Permit for the church and associated activity center approved in 2020 by the Mayor and City Council. Staff notes that a newly constructed roundabout (along with the City of Roswell DOT) at the intersection of Cox, Ebenezer, and Etris Roads will be completed in 24 months. Right-of-way acquisition will begin in 2025.

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

The site plan submitted shows a total of 144 parking spaces of which 6 are handicapped spaces. This use requires one (1) parking space per 2.5 attendees (Sec. 9.1.2.B), which equals 120 required parking spaces and therefore exceeds the minimum for this use. As discussed above in the development standards, parking is permitted in the 100-foot activity

setback for a church. The site plan indicates 4 parking spaces within the western 100-foot setback but will be relocated outside to other locations and therefore will meet this requirement.

6. The amount and location of open space:

The site provides open space including the pavilion and outside area to be utilized by the facility and less formal open space areas along Arnold Mill that contributes to the overall rural character of the site.

7. Protective screening:

The site plan shows a 75-foot undisturbed buffer and 10-foot improvement setback adjacent to the west and north property lines. Although there are no specific required buffers or protective screening for the requested use, the existing church use permit required the above-mentioned undisturbed buffer and 10-foot improvement setback and therefore provides adequate protective screening from adjacent properties. There is an existing 40-foot-wide landscape strip that provides screening from both Cox and Arnold Mill Roads.

8. Hours and manner of operation:

The applicant is requesting the following hours of operation: Sunday through Thursday, 7:00 a.m. to 10:00 p.m., Friday and Saturday, 7:00 a.m. to 11:00 p.m. with deliveries will be limited to Sunday through Saturday, 7:30 a.m. to 7:30 p.m.

It is Staff's recommendation that the above-mentioned hours be amended to have all events cease one hour prior the requested hours of operation for each day. This will ensure that late night activities associated with attendees leaving the site will be minimized. It will allow the event staff to clean up and close down the facilities by 9 p.m. Sunday through Thursdays and by 10 p.m. Fridays and Saturdays. Staff also recommends maintaining the current delivery hours pursuant to U20-01 of 8:00 a.m. to 8:00 p.m. Sunday through Saturday, instead of the requested, increased hours. The current delivery hours have not generated complaints and increasing the hours may have a negative impact on surrounding residences. These requirements will be included in the Recommended Conditions.

9. Outdoor lighting:

The type and style of lighting within the parking lot is compliant with the Rural Milton Overlay and is located outside of the 10-foot-wide tree islands. In addition, lighting associated with the building architecture has been approved by the Design Review Board and complies with the Rural Milton Overlay District pursuant to Sec. 6.3.4.F. and the Night Sky Ordinance of the UDC.

10. Ingress and egress to the property.

There are two existing entrances/exits on Cox Road. There is an emergency entrance/exit for fire protection on Arnold Mill Road as depicted in the red hatched area. This provides sufficient ingress and egress to the property.

CONCLUSION

The proposed Rural Event Facility, if developed with the recommended conditions, is a permitted use, with a use permit in AG-1 (Agricultural) zoning district and intends to occupy the existing activity center and adjacent pavilion which is architecturally appropriate for the Rural Milton Overlay District. The facility was previously approved and the applicant is only trying to expand their customer base beyond church congregants to the wider community. Therefore, Staff recommends **APPROVAL CONDITIONAL of U25-01** for a "Rural Event Facility" Use Permit.

RECOMMENDED CONDITIONS

If this petition is approved by the Mayor and City Council, it should be a Use Permit for a Rural Event Facility (Sec. 8.7.1.H) subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Mayor and City Council.

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

- f) Rural event facility with a total of 23,000 sq. ft. located on 6.61 acres.
- g) Accessory structures to include the existing pavilion with outdoor fireplace and adjacent outdoor area.

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

- a) Substantial compliance with the site plan received by the Community Development Department on February 11, 2025, 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 for the City of Milton, all other applicable city ordinances and these conditions prior to the approval of a Land Disturbance Permit. 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 the issuance of the first Certificate of Occupancy.
- b) Days and Hours of operation shall be limited to the following:
 - iii) Sunday through Thursday, 7:00 a.m. to 10:00 p.m. with all events ceasing at 9:00 p.m.
 - iv) Friday and Saturday, 7:00 a.m. to 11:00 p.m. with all events ceasing at 10:00 p.m.
- c) Deliveries shall be limited to the following:
Sunday through Saturday – 8:00 a.m. to 8:00 p.m.
- d) Amplified or other sounds shall not register at the property line in excess of:

- i) 55 db(A) Sunday through Thursday between 7:00 a.m. and 9:00 p.m.
 - ii) 55 db(A) Friday or Saturday between 7:00 a.m. and 10:00 p.m.
- e) The applicant shall retain one or more off-duty police officers to manage traffic into and out of the property for every event that is expected to generate more than one hundred (100) participants.

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE FOR A USE PERMIT FOR A "RURAL EVENT FACILITY" (SEC. 8.7.1.H OF
THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON, GEORGIA) LOCATED AT
12900 ARNOLD MILL ROAD**

BE IT ORDAINED by the City Council for the City of Milton, Georgia while in regular session on May 5, 2025, at 6:00 p.m. as follows:

SECTION 1. That the following property located at 12900 Arnold Mill Road consisting of a total of approximately 6.61 acres as described in the legal description attached hereto as Exhibit "A", be approved for a Use Permit for a Rural Event Facility subject to the Conditions of Approval described in Exhibit "B"; and

SECTION 2. That the Rural Event Facility listed in the attached Conditions of Approval, be approved under the provisions in Sec.8.7.1.H of the Unified Development Code for the City of Milton, Georgia; and

SECTION 4. That the property shall be developed in compliance with the Conditions of Approval as described as attached; 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 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this 5th day of May, 2025.

Approved:

Peyton Jamison, Mayor

Attest:

Tammy Lowit, City Clerk

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

U25-01

Legal Description

All that tract or parcel lying or being in Land Lot 1092 of the 2nd District 2nd Section of Fulton County, Georgia and The City of Milton being more particularly described as follows:

Beginning at the intersection of westerly right-of-way of Arnold Mill Road (a.k.a Ga. Hwy. #140) 40' right-of-way and varies with the northerly right-of-way of Cox Road (60' right-of-way and varies), said point is **The true Point of beginning**; Thence continuing westerly along the aforementioned northerly right-of-way of Cox Road, S. 76°39'57"W. a distance of 269.68 feet to a point; Thence, S.75°55'37"W. a distance of 50.00 feet to a point; Thence, S.76°40'51"W. a distance of 209.62 feet to a point; Thence, S.76°02'34"W. a distance of 199.37 feet to a point; Thence leaving the aforementioned right-of-way, N.09°33'25"W. a distance of 141.90 feet to a point; Thence, N.00°08'19"E. a distance of 367.17 feet to a point; Thence, N.88°59'10"E. a distance of 153.81 feet to a point; Thence, N.89°04'45"E. a distance of 91.72 feet to a point; Thence, N.10°22'54"E. a distance of 235.73 feet to a point on the westerly right-of-way of Arnold Mill Road (a.k.a Ga. Hwy. #140) 40' right-of-way and varies and continuing easterly along the aforementioned right-of-way, Thence, S.34°33'16"E. a distance of 289.11 feet to a point; Thence following a curve to the left and having a length of 161.07 feet and a radius of 2292.50 feet (said arc being subtended by a chord of S.39°58'44"E. a distance of 161.03 feet); Thence following a curve to the left and having a length of 107.23 feet and a radius of 1885.22 feet (said arc being subtended by a chord of S.42°40'44"E. a distance of 107.22 feet); Thence, S.43°53'29"W. a distance of 5.53 feet to a point; Thence, S.47°50'10"E. a distance of 163.99 feet to a point said point; Thence, S.39°19'38"W. a distance of 23.32 feet to a point said point being **The True Point of Beginning**;

Said tract or parcel contains 6.6118 acres.

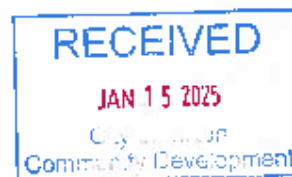


EXHIBIT "B"
CONDITIONS OF APPROVAL

Property located at 12900 Arnold Mill Road for a Use Permit for a Rural Event Facility (Sec. 8.7.1.H) subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Mayor and City Council.

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

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- e) The applicant shall retain one or more off-duty police officers to manage traffic into and out of the property for every event that is expected to generate more than one hundred (100) participants.

[illegible]