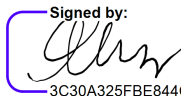
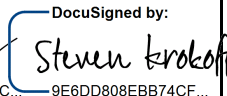


PROPERTY INFORMATION	
ADDRESS	14505 Batesville Road
DISTRICT, LAND LOT	2/2 662 and 706
OVERLAY DISTRICT	Rural Milton
EXISTING ZONING	AG-1 (Agricultural)
PROPOSED USE PERMIT	Rural Event Facility (Sec. 8.7.1.H)
ACRES	35.87
EXISTING USE	Rural Event Facility and Bed & Breakfast
PROPOSED USE	Rural Event Facility (Reduce the site of the existing Rural Event Facility from 47.7 Acres to 35.87 Acres)

Signed by:  DocuSigned by: 
3C30A325FBE844C... 9E6DD808EBB74CF...

APPLICANT LRF Milton, LLC
ADDRESS 14505 Batesville Road
Milton, GA 30004

OWNER George H Ivey, JR Dynasty Trust
14505 Batesville Road
Milton, GA 30004

AGENT Scott D. Reece, Brumbelow-Reese and Assoc., Inc.
13685 Highway 9
Milton, GA 30004

INTENT

Use permit for a Rural Event Facility (Sec. 8.7.1.H of the UDC) on 35.87 acres (reduction from previously approved U14-02/ZM17-01) within a 6,539 sq. ft. house, 4,296 sq. ft. atrium structure, 4,760 sq. ft. existing building and two gazebos for a maximum of 250 attendees. The City will also consider the possible rescission of the existing Rural Event Facility use permit (U14-02/ZM17-01) and the existing Bed and Breakfast use permit (U14-01).

COMMUNITY DEVELOPMENT RECOMMENDATION – JUNE 25, 2025

U25-02 – APPROVAL CONDITIONAL

In addition, Staff recommends approval of the rescission of U14-01 (Ordinance No.14-08-215) for the use permit for a Bed & Breakfast and for U14-02 (Ordinance No. 14-09-218) for the Rural Event Facility.

CITY OF MILTON PLANNING COMMISSION RECOMMENDATION – JUNE 25, 2025

U25-02 – APPROVAL CONDITIONAL

The Commission unanimously recommended approval as presented by Staff with the following amendments:

- 1) To the owner's agreement to restrict the use of the subject property as follows:
 - c) The hours of operation shall be the following:
 - (i) Friday through Saturday: 9:00 a.m. to 11:00 p.m., music ends no later than 11:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at midnight.
 - (ii) Sunday through Thursday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m.
 - (iii) Amplified sound of music shall be located within the enclosed portion of the atrium.
 - (iv) All deliveries shall enter off of Batesville Road.
 - (v) When portable toilets are used, they shall not be viewed from Batesville Road and Taylor Road.
 - (vi) Barn Facility Location – Friday through Saturday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m. Maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m. Amplified music shall be located within the barn.

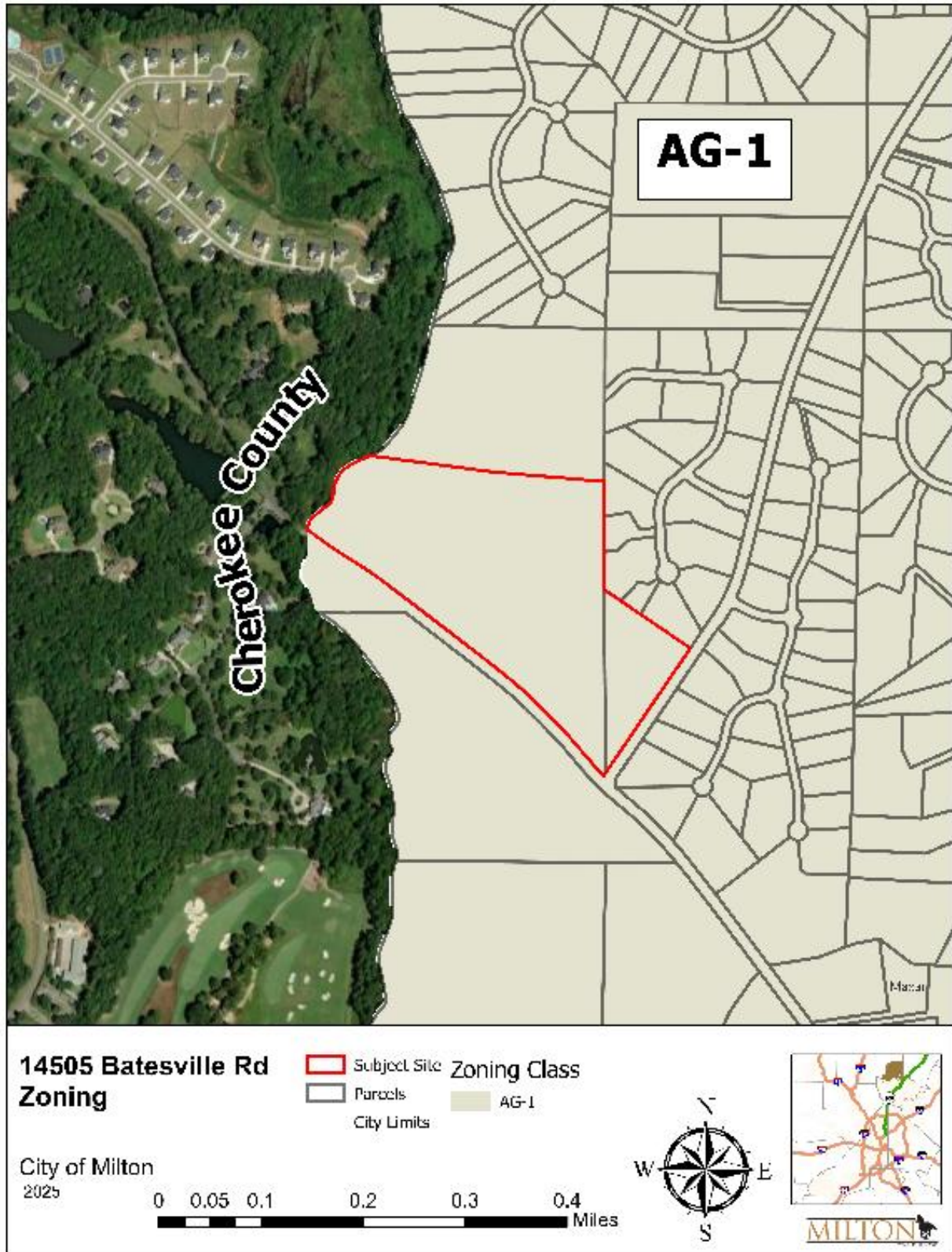


The Planning Commission recommended approval of the rescission of U14-01 (Ordinance No.14-08-215) for the use permit for a Bed & Breakfast and for U14-02 (Ordinance No. 14-09-218) for the Rural Event Facility.



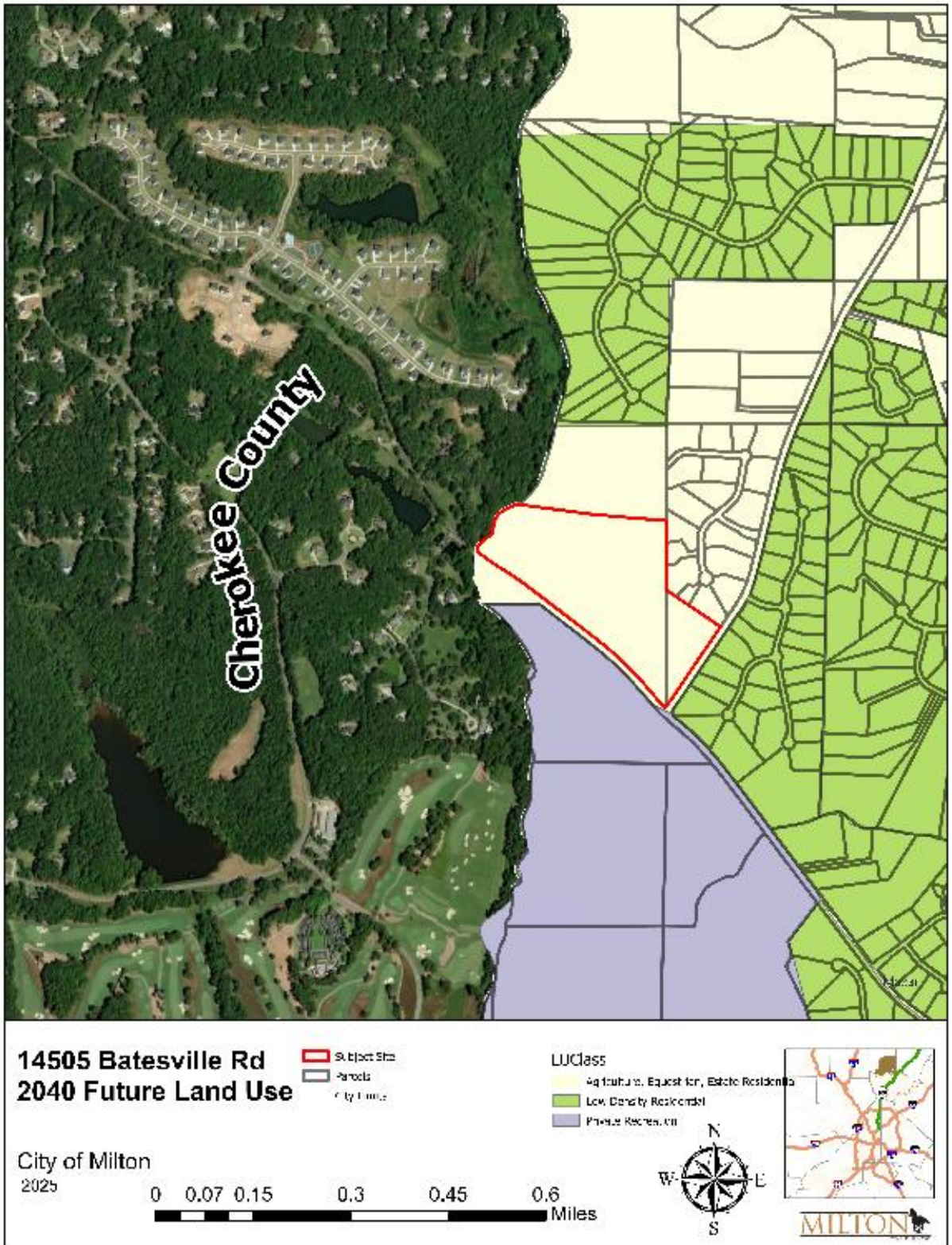
LOCATION MAP

Prepared by the Community Development Department for the
Mayor and City Council Meeting on August 4, 2025



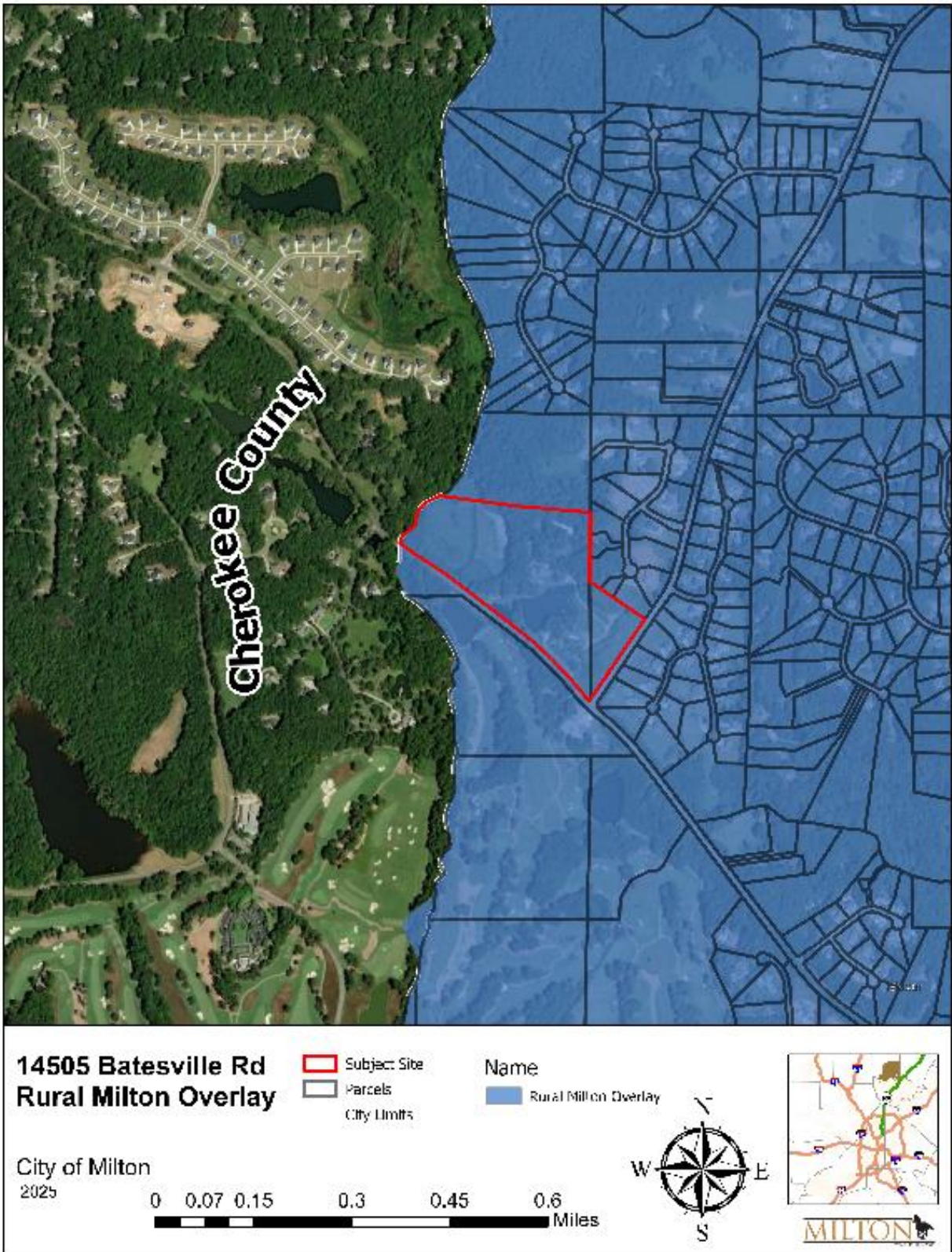
CURRENT ZONING MAP (AG-1)

Prepared by the Community Development Department for the Mayor and City Council Meeting on August 4, 2025



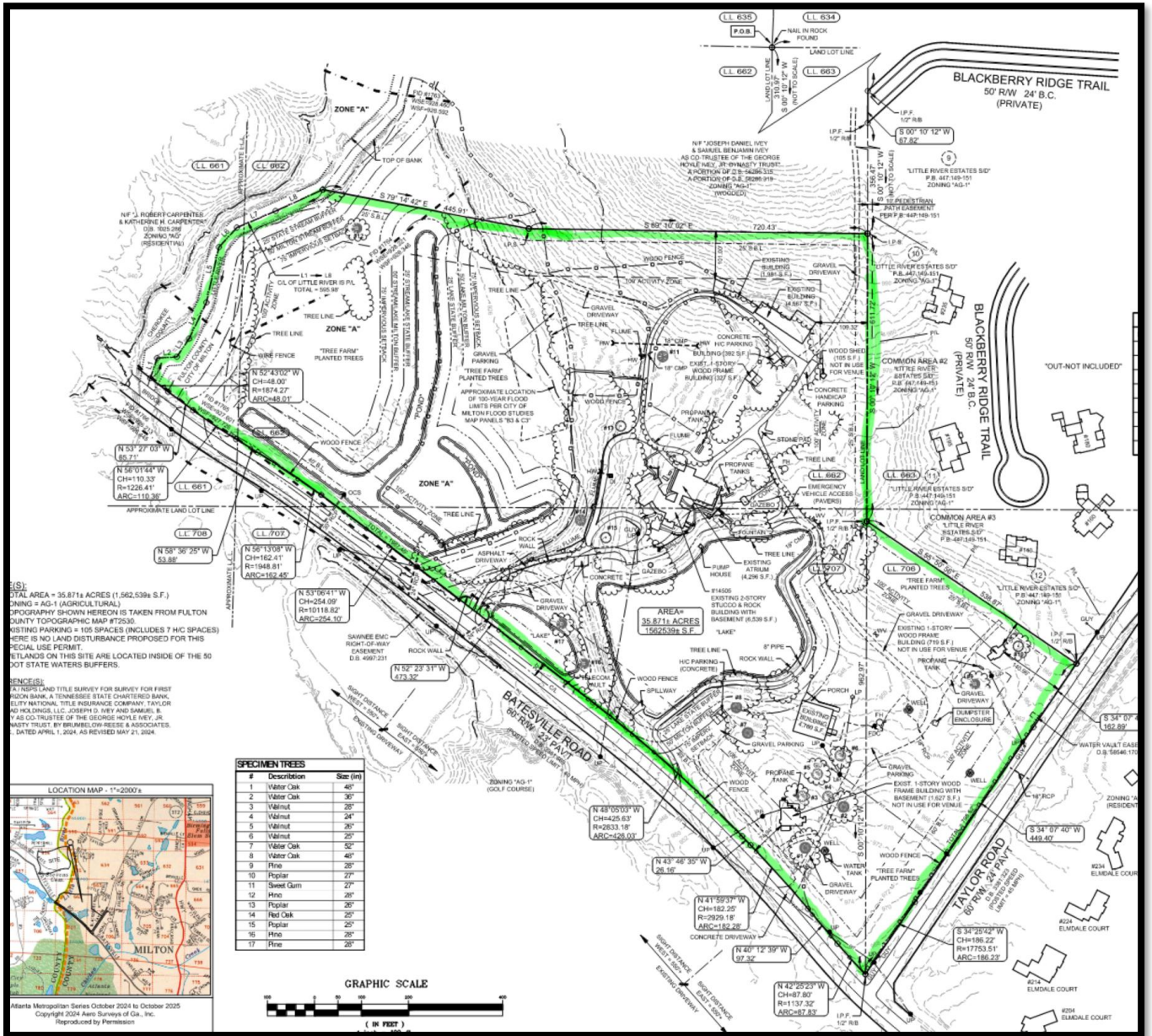
2040 COMPREHENSIVE PLAN - FUTURE LAND USE

Prepared by the Community Development Department for the Mayor and City Council Meeting on August 4, 2025



RURAL MILTON OVERLAY DISTRICT

Prepared by the Community Development Department for the Mayor and City Council Meeting on August 4, 2025



REVISED SITE PLAN SUBMITTED ON MAY 5, 2025 (ENLARGED)

Prepared by the Community Development Department for the Mayor and City Council Meeting on August 4, 2025

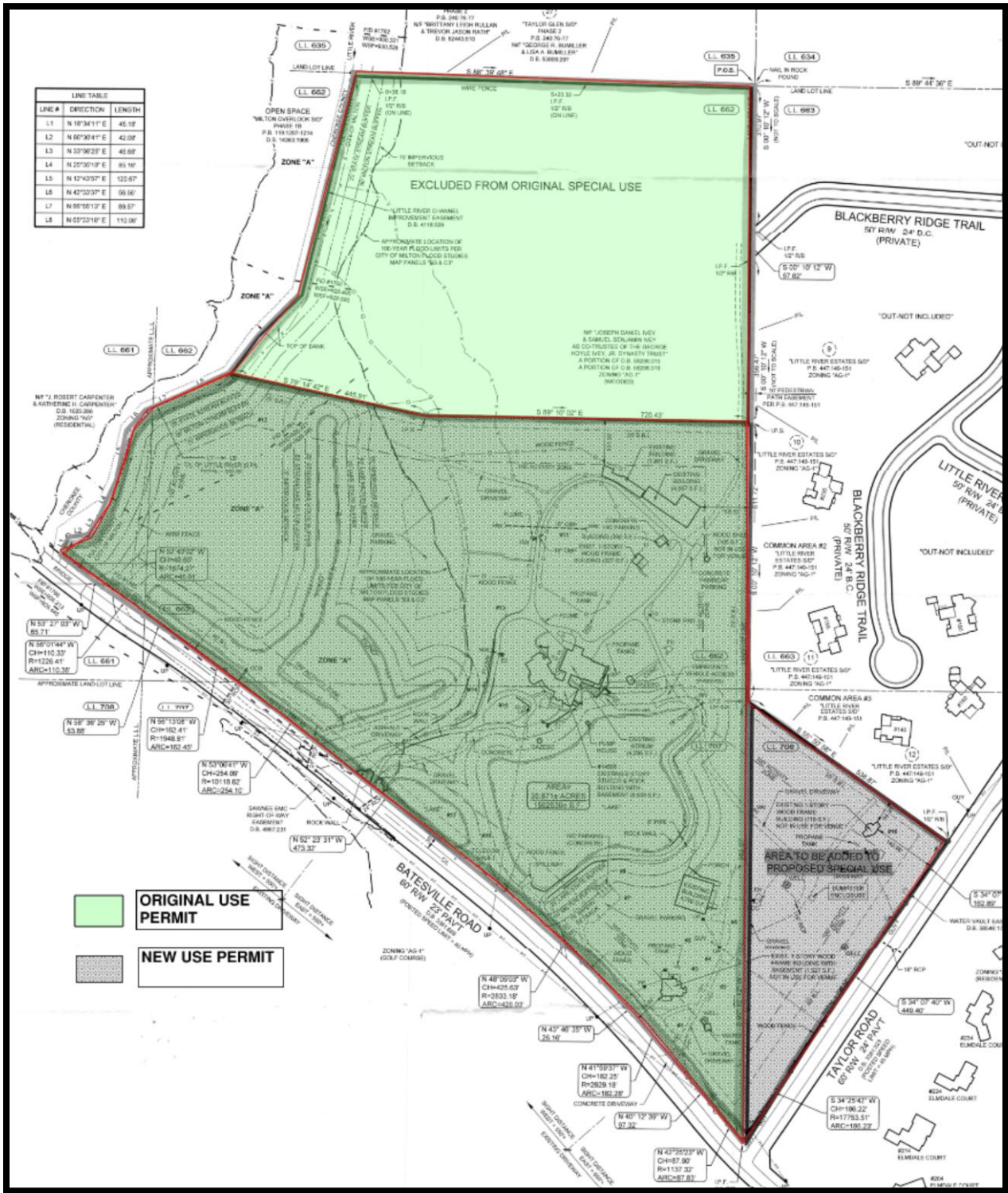


EXHIBIT OF CHANGED USE AREA

Prepared by the Community Development Department for the Mayor and City Council Meeting on August 4, 2025

SUBJECT SITE AND BACKGROUND

The subject site is zoned AG-1 (Agricultural) developed with Little River Farms Rural Event Facility which is currently 47.7 acres pursuant to U14-02 and a Bed and Breakfast use permit pursuant to U14-01. In addition, the property was approved for a Zoning Modification pursuant to ZM17-01 to include an already existing "barn" that was converted into an additional Rural Event Facility known as "The Flower Barn at Little River Farms" within the 47.7 acres.

The following conditions were approved by the Mayor and City Council regarding the operations of the facility pursuant to U14-02 and ZM17-01:

- The number of attendees shall not exceed 250 people for any single event.
- Hours of operation:
 - Friday through Saturday: 9:00 a.m. to 11:00 p.m., music ends no later than 11:00 p.m., maximum 45 dBA one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at midnight.
 - Sunday through Thursday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m., maximum 45 dBA one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m.
 - Amplified sound of music shall be located within the enclosed portion of the atrium.
 - All deliveries shall enter off of Batesville Road.
 - When portable toilets are used, they shall not be viewed from Batesville Road and Taylor Road.
 - Barn Facility Location – Friday through Saturday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m. Maximum 45 dBA one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m. Amplified music shall be located within the barn. (ZM17-01)
- Site development considerations:
 - A 10,536 square foot structure, a 4,296 square foot atrium and all other buildings shall not be expanded in size as depicted on the revised site plan received on August 19, 2014.
 - The location and number of parking spaces shall be as depicted on the revised site plan received on August 19, 2014. All events with more than 75 attendees shall be required to have valet service and provide a minimum of one off-duty police officer for such events.

Although not a part of the original use permit area, developed by the current applicant, is a 15-lot single family subdivision (Little River Farms) on 27.49 acres directly to the east of the subject site. One of the new streets, Blackberry Ridge Trail dead-ends into the approximate 16.5-acre parcel that it is proposed to be

deleted from the current Use Permit U14-02 which contains 47.7 acres. In the proposed Use Permit U25-02, the site contains 35.87 acres (less 16.5 acres) which now includes an additional nearly five acres located at the corner of Batesville and Taylor Road for a total of 35.87 acres. See Exhibit on page 10 of the report.

In addition, the applicant was granted a use permit for a Bed and Breakfast pursuant to U14-01 which allowed for up to four guests within the 10,536 square foot house depicted on the site plan received on May 28, 2014. Staff will also request that this use permit be rescinded based on the fact that the house is no longer used as a bed & breakfast.

CURRENT REQUEST

The following highlights were stated in the applicant’s Letter of Intent received on April 16, 2025.

“The applicant, LRF Milton LLC seeks to decrease the number of acres which is subject to its Special Use Permit by approximately 11.5 acres, from 47.7 acres to approximately 36 acres. The proposed revision greatly exceeds the 5-acre minimum lot size required for a Rural or Agricultural Event Facility under UDC Section 8.7.1H. by over 30 acres.”

“The applicant does not seek revision of any conditions in its existing Special Use Permit; the Applicant is only seeking to reduce the total acreage covered by the Special Use Permit. The proposed revision does not seek an expansion of operating hours or guest capacity or change the size and scope of the operations on the property in any other respect. Because the operations on the property will not change in any respect, the proposed revision will not change the impact on neighboring properties.”

SITE PLAN ANALYSIS

Based on the applicant’s revised site plan submitted to the Community Development Department on May 5, 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 35.87
The facility must have special rural characteristics including, but not limited to natural features, historic structures	The subject site meets this requirement.

and landscapes, special views, open vistas, or a secluded pastoral locale	
Permitted curb cut access must not be allowed from a local street.	Batesville 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 lots on the site meet the required development standards.
Parking areas must be screened from roads and adjacent properties.	The parking areas are screened from adjacent roads and 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.	The subject site meets 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 not requesting any changes to the maximum number of attendees and hours of operation that was approved by the Mayor and City Council in 2014 pursuant to U14-02. The specifics will be outlined later in the Staff Report.
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.	There are no new structures proposed for this site.

DEVELOPMENT STANDARDS – SEC. 6.3. RURAL MILTON OVERLAY DISTRICT

According to Article 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 of the Rural Milton Overlay District.

ENVIRONMENTAL SITE ANALYSIS

The Environmental Site Analysis (ESA) report is sufficient and satisfies the requirement of Article 12.3.3.B.1. The site contains three ponds as well as the Little River. All these bodies of water are State waters, and the appropriate State and City buffers are shown. In addition, there are floodplain and wetland which are part of the drainage area for the Little River which also serves as the northwestern property line for the subject site. There are no steep slopes, historical sites or sensitive plant and animal species on the site.

ARBORIST COMMENTS

No comments for this use permit.

CITY OF MILTON FIRE MARSHAL

No Comments for this use permit.

STORMWATER

No Comments for this use permit.

PUBLIC WORKS DEPARTMENT

No comments on for this use permit.

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, but this use is considered an Agricultural Use.

PUBLIC INVOLVEMENT

COMMUNITY ZONING INFORMATION MEETING - MAY 27, 2025

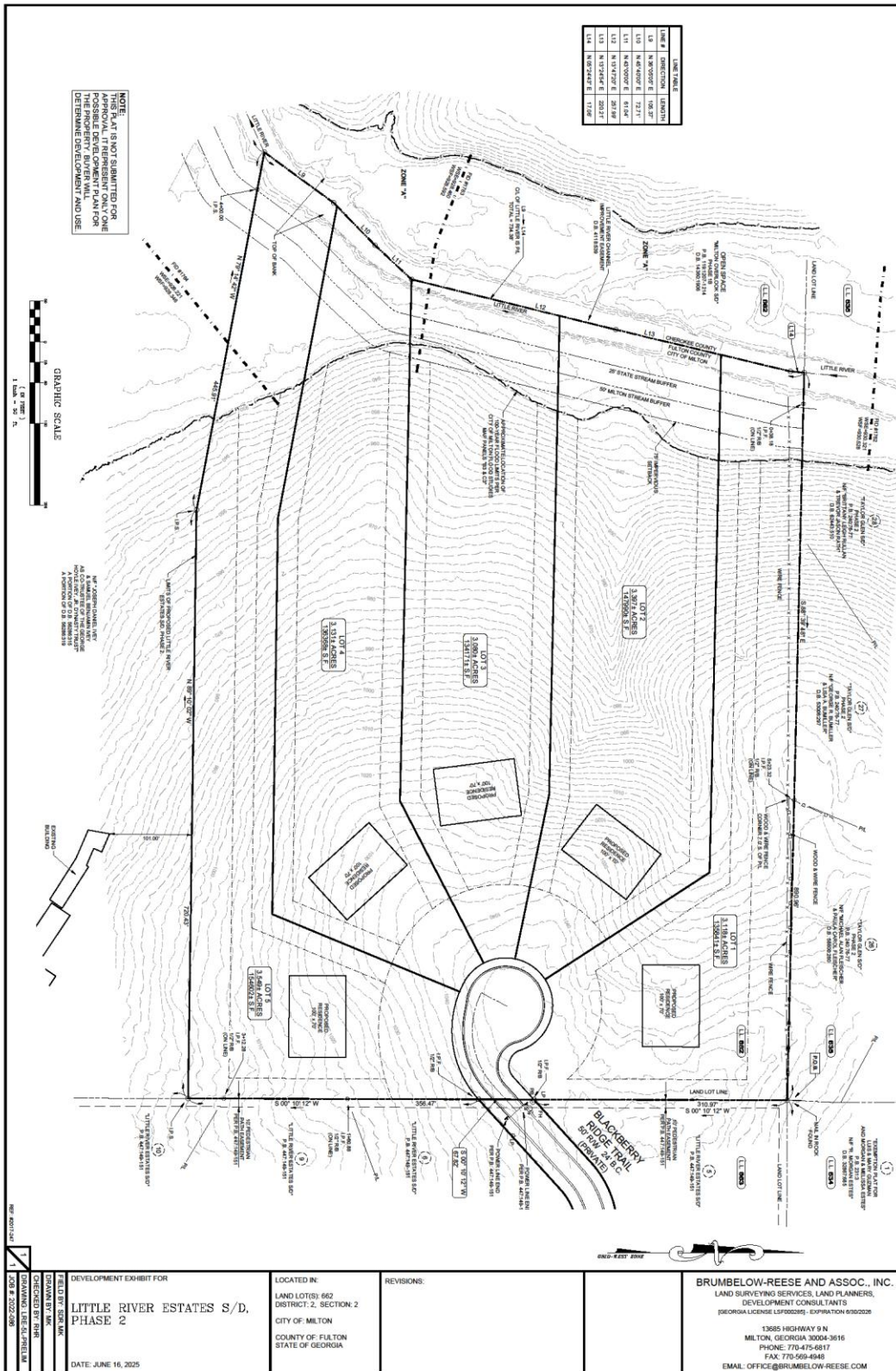
The applicant and his representatives were present. In addition, there were eight members of the public in attendance. There were three residents from the Valmont Subdivision located on the east side of Taylor Road. After understanding the proposal, they were satisfied with it and stated there had been no issues with the event facility in the past. Half of the attendees lived in the newly constructed Little River Farms subdivision and two people lived adjacent to the approximate 16.5 acres in Taylor Glen Subdivision. They were concerned with the following:

- What will be developed on the 16.5 acres in the future? The applicant indicated that he did not know yet as the property will be marketed after the approval of the proposed use permit. It would likely be some type of subdivision or possibly a large estate lot.
- Construction traffic/noise that may occur through the existing Little River Farms subdivision. The applicant was asked if construction traffic can be routed through the event facility instead. The

response from the applicant was no, it would be through the existing subdivision.

- Will there be buffers provided along the north property line of the 16.5 acres adjacent to Taylor Glen Subdivision? It was stated that buffers are not required between single family residential uses.

Based upon the issues raised at the CZIM, Staff asked the applicant to provide a "potential" development scenario for the approximately 16.5 acres that is being proposed to be eliminated from the current use permit. This scenario provides for five(5) three(3)-acre minimum large lots that front on a cul de sac. At this point in time, it is unknown how the property will be developed, as it could potentially be one-acre estate lots or larger lots or a single estate lot. By no means does this site plan require the property to be developed in this manner. The purpose of the site plan is to show the community one potential way the property could be developed.



Potential Development Scenario on approximately 16.5 Acres

Prepared by the Community Development Department for the Mayor and City Council Meeting on August 4, 2025

CITY OF MILTON DESIGN REVIEW BOARD COURTESY REVIEW – June 3, 2025

Comments from the Board:

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.

PLANNING COMMISSION MEETING – JUNE 25, 2025

There were no public comments at this meeting. After deliberations, the Planning Commission recommended approval conditional as presented by Staff with one amendment to include “measured at the property line” in conditions 1)c)(i), (ii), and (vi).

CHEROKEE COUNTY

City Staff provided the Planning and Zoning Director of Cherokee County with the applicant's request on May 16, 2025. There has been no response from Cherokee County regarding the application.

In addition, Staff sent letters regarding the request to approximately 40 property owners in Cherokee County that are located to the west of the subject site. There have been no responses from these residents either via phone, email or attendance at the CZIM.

PUBLIC PARTICIPATION REPORT (PPR)

The applicant held the required public participation meeting on Friday, June 13, 2025, from 4:00 p.m. to 6:30 p.m. at Community Place, 2006 Heritage Walk. The PPR was submitted to the Community Development Department on June 16, 2025, which meets the required submittal date to the Department.

There was no one who attended this meeting. The applicant's representative did reach out to two residents of Little River Farms subdivision who were at the CZIM meeting to provide information via e-mail.

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 Article 12.5.2.E of the UDC: Use Permit Considerations. Staff has 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 rural event facility is located in the Agriculture, Equestrian, Estate Residential (AEE) 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. To the north is AEE and Low Density Residential land uses with the proposed 16.5 acres to be removed from the current rural event facility use permit and further to the north is Taylor Glen subdivision. To the east is the Little River Farms subdivision and further to the east across Taylor Road is the Valmont subdivision. To the south on the other side of Batesville Road is Private Recreation which is a portion of the Atlanta National Country Club. To the west of the subject site is the Little River which serves as the county line between Fulton County and Cherokee County.

- 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 existing use should have a minimum effect on traffic flow or vehicular and pedestrian use of adjoining streets since the number of attendees and hours of operation will remain the same. There are no additional conditions or improvements required to the site since the improvements have already been made as required for the use permit pursuant to U14-02 for the existing rural event facility.

- 5. The location and number of off-street parking spaces:**
The site plan submitted indicates a total of 105 parking spaces of which 7 are handicapped spaces. The minimum parking required for this use is 1 parking space per 2.5 attendees. The maximum number of attendees is 250 for the existing use permit and requires a minimum of 100 parking spaces. Therefore, the site meets this requirement.

The gravel parking areas are located to the east of the “finger pond” and outside the 100-foot activity zone and are screened from view from Batesville Road or adjacent properties.

6. The amount and location of open space:

The site contains a large amount of open space because of the required buffers and floodplain adjacent to the Little River as well as other existing ponds on the site. In addition, there are large areas of trees planted on the western and eastern portions of the property to be used for the applicant's tree farm operated during the winter holiday period. This along with the required 100 foot wide activity zone (no activities permitted) adjacent to the property lines, provides additional open space for the site.

7. Protective screening:

The subject site is heavily screened from the adjacent properties with mature existing trees (both deciduous and evergreen) and vegetation adjacent to all the interior property lines and property fronting Taylor Road. Adjacent to Batesville Road are existing ponds with buffers and additional screening along the road.

A rural event facility does not require buffers or protective screening, but the existing conditions of the site provide sufficient protection for adjacent uses.

8. Hours and manner of operation:

The hours and manner of operation will not change from the approved use permit as outlined below. These will be included in the Conditions of Zoning including the proposed edit from the Planning Commission meeting.

- Hours of operation:
 - Friday through Saturday: 9:00 a.m. to 11:00 p.m., music ends no later than 11:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility Closes at midnight.
 - Sunday through Thursday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility Closes at 11:00 p.m.

- Amplified sound of music shall be located within the enclosed portion of the atrium.
- All deliveries shall enter off of Batesville Road.
- When portable toilets are used, they shall not be viewed from Batesville Road and Taylor Road.
- Barn Facility Location – Friday through Saturday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m. Maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m. Amplified music shall be located within the barn. (ZM17-01)

9. Outdoor lighting:

The site plan does not indicate any existing or proposed lighting. Any lighting must comply with the Night Sky Ordinance, Sec. 9.4 of the UDC.

10. Ingress and egress to the property.

There are two existing entrances/exits on Batesville Road. There is an emergency entrance exit for fire protection that is accessed from Blackberry Ridge Trail adjacent to the property that is being deleted from the existing use permit but will still provide the needed emergency access to the subject site. This provides sufficient ingress and egress to the property.

CONCLUSION

The proposed reduction of area from 47.7 acres to 35.87 acres with the same Conditions of Zoning as granted pursuant to U14-02 for a Rural Event Facility is consistent with 2040 Future Land Use Plan, meets development standards for both the use permit and Rural Milton Overlay District. Therefore, Staff recommends **APPROVAL CONDITIONAL of U25-02** for a "Rural Event Facility" Use permit. In addition, Staff recommends rescission of U14-01 (Ordinance No. 14-08-215) for the use permit for a Bed & Breakfast and for U14-02 (Ordinance No. 14-09-218) for the Rural Event Facility.

RECOMMENDED CONDITIONS

If this petition is approved by the Mayor and City Council, it should be a use permit for a Rural Event Facility (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:
 - a) Rural event facility.
 - b) The number of attendees shall not exceed 250 people for any single event.
 - c) The hours of operation shall be the following:
 - (i) Friday through Saturday: 9:00 a.m. to 11:00 p.m., music ends no later than 11:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at midnight.
 - (ii) Sunday through Thursday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m.
 - (iii) Amplified sound of music shall be located within the enclosed portion of the atrium.
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 - (v) When portable toilets are used, they shall not be viewed from Batesville Road and Taylor Road.
 - (vi) Barn Facility Location – Friday through Saturday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m. Maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m. Amplified music shall be located within the barn.

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

- a) Substantial compliance with the revised site plan received by the Community Development Department on May 5, 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.

3) To the owner's agreement to the following site development considerations:

- a) A 10,536 square foot structure, a 4,296 square foot atrium, and all other buildings shall not be expanded in size as depicted on the revised site plan received by the Community Development Department on May 5, 2025.
- b) The location and number of parking spaces shall be as depicted on the revised site plan received on May 5, 2025. All events with more than 75 attendees shall be required to have valet service and provide a minimum of one off-duty police officer for such events.

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 14505 BATESVILLE ROAD

BE IT ORDAINED by the City Council for the City of Milton, Georgia while in regular session on August 4, 2025, at 6:00 p.m. as follows:

SECTION 1. That the following property located at 14505 Batesville Road consisting of a total of approximately 35.87 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 Use Permit approved hereby, be approved subject to and in accordance with the provisions of Sec.8.7.1.H of the Unified Development Code for the City of Milton, Georgia; and

SECTION 3. 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 part 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 4th day of August, 2025.

Approved:

Peyton Jamison, Mayor

Attest:

Tammy Lowit, City Clerk

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lots 661, 662, 706, and 707, District 2, Section 2, Fulton County, Georgia, within the City of Milton, and being more particularly described as follows:

U25-02

To find the TRUE POINT OF BEGINNING, commence at a nail in rock found at the northeast corner of Land Lot 662, said corner being the common corner of Land Lots 634, 635, 662, and 663; thence South 00 degrees 10 minutes 12 seconds West for a distance of 310.97 feet along the east line of Land Lot 662 and the west line of Land Lot 663 to an iron pin found (1/2" R/B) on the north right of way line of Blackberry Ridge Trail (a private 50' R/W); thence South 00 degrees 10 minutes 12 seconds West for a distance of 67.82 feet along the east line of Land Lot 662 and the west line of Land Lot 663 to an iron pin found (1/2" R/B) on the south right of way line of Blackberry Ridge Trail (a private 50' R/W); thence South 00 degrees 10 minutes 12 seconds West for a distance of 356.17 feet along the east line of Land Lot 662 and the west line of Land Lot 663 to an iron pin set (1/2" R/B); and the TRUE POINT OF BEGINNING;



THENCE continue South 00 degrees 10 minutes 12 seconds West for a distance of 611.72 feet along the east line of Land Lots 662 and 707 and the west line of Land Lots 663 and 706 to an iron pin found (1/2" R/B);

THENCE leaving said east line of Land Lot 707, South 55 degrees 50 minutes 56 seconds East for a distance of 538.87 feet to an iron pin found (1/2" R/B) on the northwest right of way line of Taylor Road (a 60' R/W);

THENCE South 34 degrees 07 minutes 40 seconds West for a distance of 162.89 feet along the northwest right of way line of Taylor Road (a 60' R/W) to a point;

THENCE South 34 degrees 07 minutes 40 seconds West for a distance of 449.40 feet along the northwest right of way line of Taylor Road (a 60' R/W) to a point;

THENCE along the northwest right of way line of Taylor Road (a 60' R/W), a curve to the right having a radius of 17753.51 feet and an arc length of 186.23 feet, being subtended by a chord of South 34 degrees 25 minutes 42 seconds West for a distance of 186.22 feet to an iron pin found (1/2" R/B) at the intersection of northwest right of way line of Taylor Road (a 60' R/W) with the northeast right of way line of Batesville Road (a 60' R/W);

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the right having a radius of 1137.32 feet and an arc length of 87.83 feet, being subtended by a chord of North 42 degrees 25 minutes 23 seconds West for a distance of 87.80 feet to a point;

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THENCE North 40 degrees 12 minutes 39 seconds West for a distance of 97.32 feet along the northeast right of way line of Batesville Road (a 60' R/W) to a point;

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the left having a radius of 2929.18 feet and an arc length of 182.28 feet, being subtended by a chord of North 41 degrees 59 minutes 37 seconds West for a distance of 182.25 feet to a point;

THENCE North 43 degrees 46 minutes 35 seconds West for a distance of 26.16 feet along the northeast right of way line of Batesville Road (a 60' R/W) to a point;

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the left having a radius of 2833.18 feet and an arc length of 426.03 feet, being subtended by a chord of North 48 degrees 05 minutes 03 seconds West for a distance of 425.63 feet to a point;

THENCE North 52 degrees 23 minutes 31 seconds West for a distance of 173.32 feet along the northeast right of way line of Batesville Road (a 60' R/W) to a point;

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the left having a radius of 10178.82 feet and an arc length of 254.10 feet, being subtended by a chord of North 53 degrees 06 minutes 41 seconds West for a distance of 254.09 feet to a point;

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the left having a radius of 1948.81 feet and an arc length of 162.45 feet, being subtended by a chord of North 56 degrees 13 minutes 08 seconds West for a distance of 162.41 feet to a point;

THENCE North 58 degrees 36 minutes 25 seconds West for a distance of 53.88 feet along the northeast right of way line of Batesville Road (a 60' R/W) to a point;

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the right having a radius of 1226.41 feet and an arc length of 110.36 feet, being subtended by a chord of North 56 degrees 01 minutes 44 seconds West for a distance of 110.33 feet to a point;

THENCE North 53 degrees 27 minutes 03 seconds West for a distance of 65.71 feet along the northeast right of way line of Batesville Road (a 60' R/W) feet to a point;

THENCE along the northeast right of way line of Batesville Road (a 60' R/W), a curve to the right having a radius of 1874.27 feet and an arc length of 48.01 feet, being subtended by a chord of North 52 degrees 43 minutes 02 seconds West for a distance of 48.00 feet to a point on the centerline of Little River (Little River being the county line of Putnam County (also the City of Milton Boundary) and Cherokee County);

THENCE leaving said northeast right of way line of Batesville Road, along the centerline of Little River and said county line.

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North 18 degrees 34 minutes 11 seconds East for a distance of 45.18 feet to a point;
 THENCE along the centerline of Little River and said county line, North 86 degrees 30 minutes 41 seconds East for a distance of 42.08 feet to a point;
 THENCE along the centerline of Little River and said county line, North 33 degrees 56 minutes 25 seconds East for a distance of 46.68 feet to a point;
 THENCE along the centerline of Little River and said county line, North 25 degrees 35 minutes 18 seconds East for a distance of 85.16 feet to a point;
 THENCE along the centerline of Little River and said county line, North 12 degrees 43 minutes 57 seconds East for a distance of 120.67 feet to a point;
 THENCE along the centerline of Little River and said county line, North 42 degrees 33 minutes 37 seconds East for a distance of 56.56 feet to a point;
 THENCE along the centerline of Little River and said county line, North 66 degrees 55 minutes 13 seconds East for a distance of 89.57 feet to a point;
 THENCE along the centerline of Little River and said county line, North 65 degrees 33 minutes 18 seconds East for a distance of 110.08 feet to a point;
 THENCE leaving the centerline of Little River and said county line, South 79 degrees 14 minutes 42 seconds East for a distance of 445.91 feet to an iron pin set (1/2" R/R);
 THENCE South 89 degrees 10 minutes 02 seconds East for a distance of 720.43 feet to an iron pin set (1/2" R/R) on the east line of Land Lot 662 and the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 35.8713 acres is more fully shown on a Special Use Site Plan for T.R.F. Milton, LLC, D.B.A. Little River Farms, Joseph & Jennifer Ivey, 14505 Batesville Road, Milton, Georgia 30004, by Brumbelow-Reese and Associates, Inc., dated February 25, 2025, hearing their job number 2022-086, and being identified as drawing LRI-SUP1.

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EXHIBIT "B"
CONDITIONS OF APPROVAL

Property located at 14505 Batesville Road is approved 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:
 - a) Rural event facility.
 - b) The number of attendees shall not exceed 250 people for any single event.
 - c) The hours of operation shall be the following:
 - (i) Friday through Saturday: 9:00 a.m. to 11:00 p.m., music ends no later than 11:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at midnight.
 - (ii) Sunday through Thursday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m., maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m.
 - (iii) Amplified sound of music shall be located within the enclosed portion of the atrium.
 - (iv) All deliveries shall enter off of Batesville Road.
 - (v) When portable toilets are used, they shall not be viewed from Batesville Road and Taylor Road.
 - (vi) Barn Facility Location – Friday through Saturday: 9:00 a.m. to 10:00 p.m., music ends no later than 10:00 p.m. Maximum 45 dBA, measured at the property line one hour prior to music ending. Alcohol ceases service 15 minutes before music ending. Facility closes at 11:00 p.m. Amplified music shall be located within the barn.

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

a) Substantial compliance with the revised site plan received by the Community Development Department on May 5, 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.

3) To the owner's agreement to the following site development considerations:

a) A 10,536 square foot structure, a 4,296 square foot atrium, and all other buildings shall not be expanded in size as depicted on the revised site plan received by the Community Development Department on May 5, 2025.

b) The location and number of parking spaces shall be as depicted on the revised site plan received on May 5, 2025. All events with more than 75 attendees shall be required to have valet service and provide a minimum of one off-duty police officer for such events.

