



Planning and Development Department Case Information

Case Number: CU22110002

Meeting Dates: Planning Commission 12-01-2022

Board of Commissioners 01-10-2023

Current Zoning: A1

Request: Conditional Use for an event facility and a Variance to request event facility not located on an arterial or collector road as required by the Walton County Ordinance.

Address: 390 Nunnally Farm Road

Map Number: C0770002A00

Site Area: 6.57 acres

Character Area: Suburban

District 5: Commissioner – Jeremy Adams Planning Commission – Tim Hinton

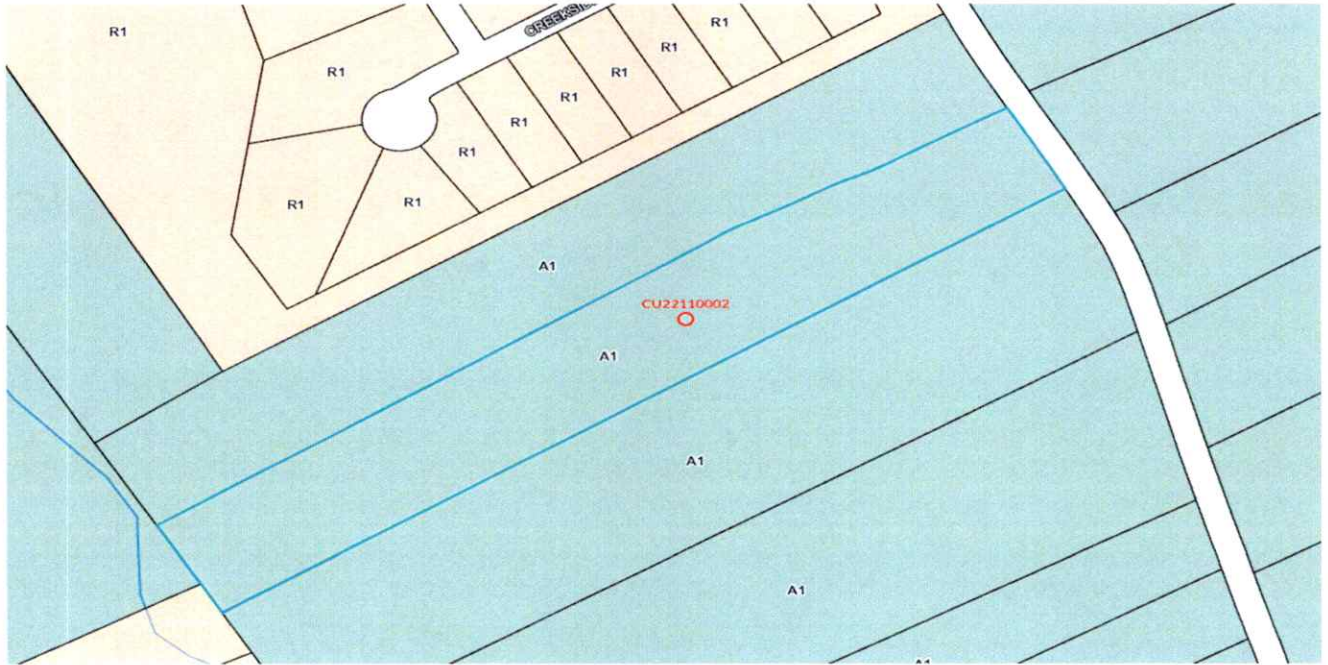
Applicant:
Grace M. Tillman
Attorney At Law
327 Dahlonga Street, Suite 401
Cumming, Georgia 30040

Owner:
Michel Jeannot
390 Nunnally Farm Road
Monroe, Georgia 30655



Existing Site Conditions: Property consists of 6.57 acres and contains a house, pool.

The surrounding properties are zoned A1 and R1.



Staff Comments/Concerns

Outdoor Recreation Facilities (Private) (18)

1-7-2020

Outdoor Recreation Facilities are allowed by conditional use in the A, A1, A2, R1, R2 R3, MHP, and by right in the B1, B2, B3, TC and MUBP zoning. The uses allowed include wedding venues, event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 5,000 square feet. The building[s] shall be located at least 50 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. The site must have direct access to a collector or arterial road.
- E. All activities shall take place at least 50 feet from any property line adjacent to a residential zone or use.
- F. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- G. No outdoor storage shall be allowed.

H. The outdoor use of the site adjacent to residentially zoned property after 10:00 p.m. shall be prohibited with the exception of special holidays as determined by the Planning and Development director.

History: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway for safe ingress/egress at location.

Sheriffs' Department: No comment received for the 12/1/2022 Planning Commission Meeting. However, the Sheriff's Department provided comments on 12/7/2022: Normally this would not impact the Walton County Sheriff's Department, however this is rural congested area where depending on the number of guests/vehicle traffic on Nunnally Farm Rd. could adversely affect the area.

Water Authority: This area is currently served by an 8" water main along Nunnally Farm Road. (static pressure: 110 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department/Fire Marshall: Shall comply with all current codes and ordinances set forth by NFPA, International Fire Code, and Walton County Ordinance. Fire Dept. access road shall be provided to event center, Dead end turnaround shall be provided to comply with 2018 International Fire Code Appendix D for this information, and Fire Hydrant within 500' will be required for commercial buildings.

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: Grace Tillman would not need to coordinate with the Department.

PC ACTION 12/1/2022:

- 1. Conditional Use & Variance CU22110002 – Event Facility and Variance to request event facility not located on an arterial or collector road as required – Applicant: Grace M. Tillman/Owner: Michel Jeannot -Property located on 390 Nunnally Farm Rd-Map/Parcel C0770002A00 – District 5.**

Presentation: Tim Hinton advised that the Applicant has requested that this case be withdrawn from the agenda.

Speaking: No one

Recommendation: Tim Hinton made a motion to accept the request for a withdrawal with a second by Josh Ferguson. The motion carried unanimously.

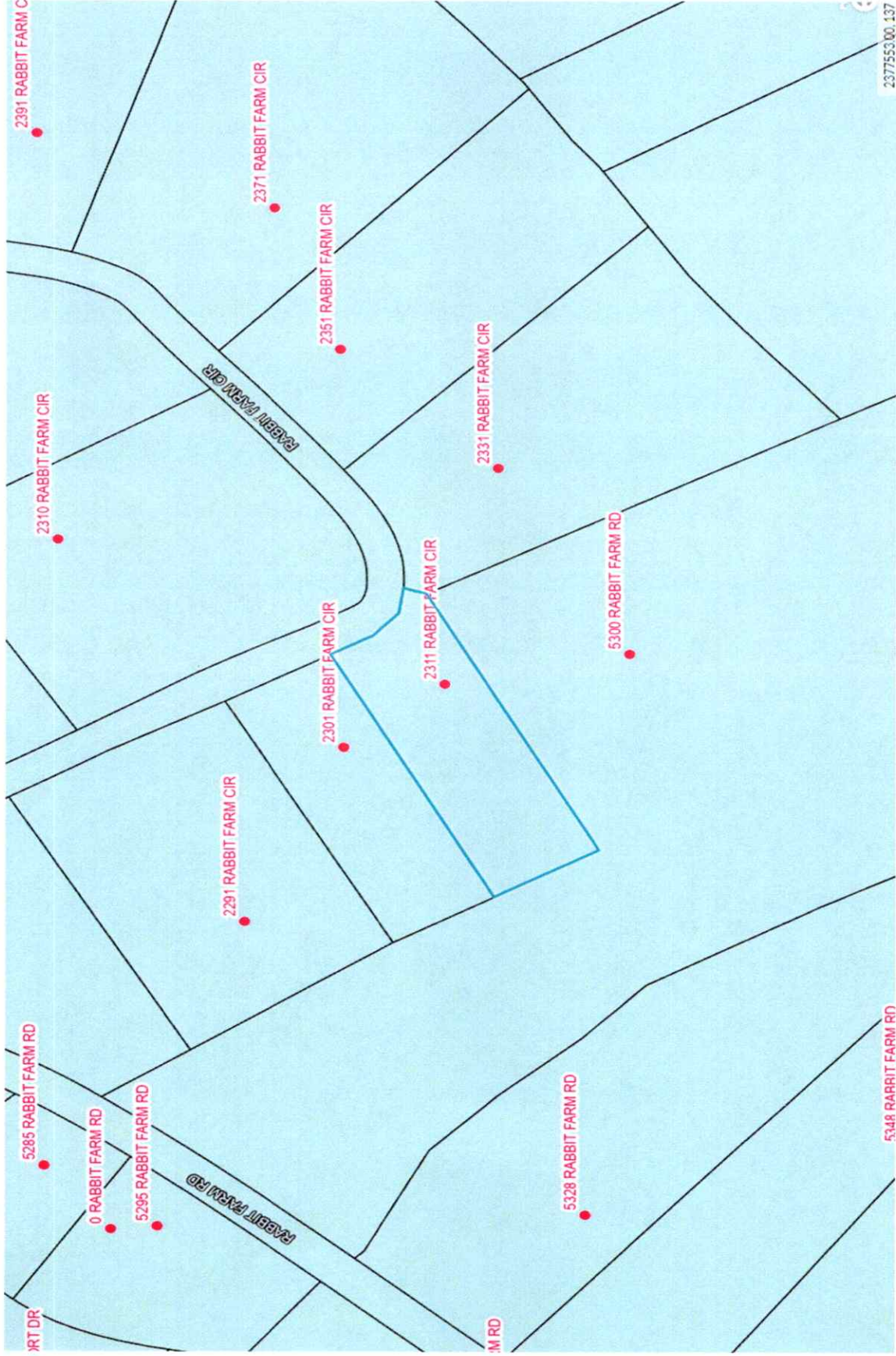
V22120003 – 2311 Rabbit Farm Circle



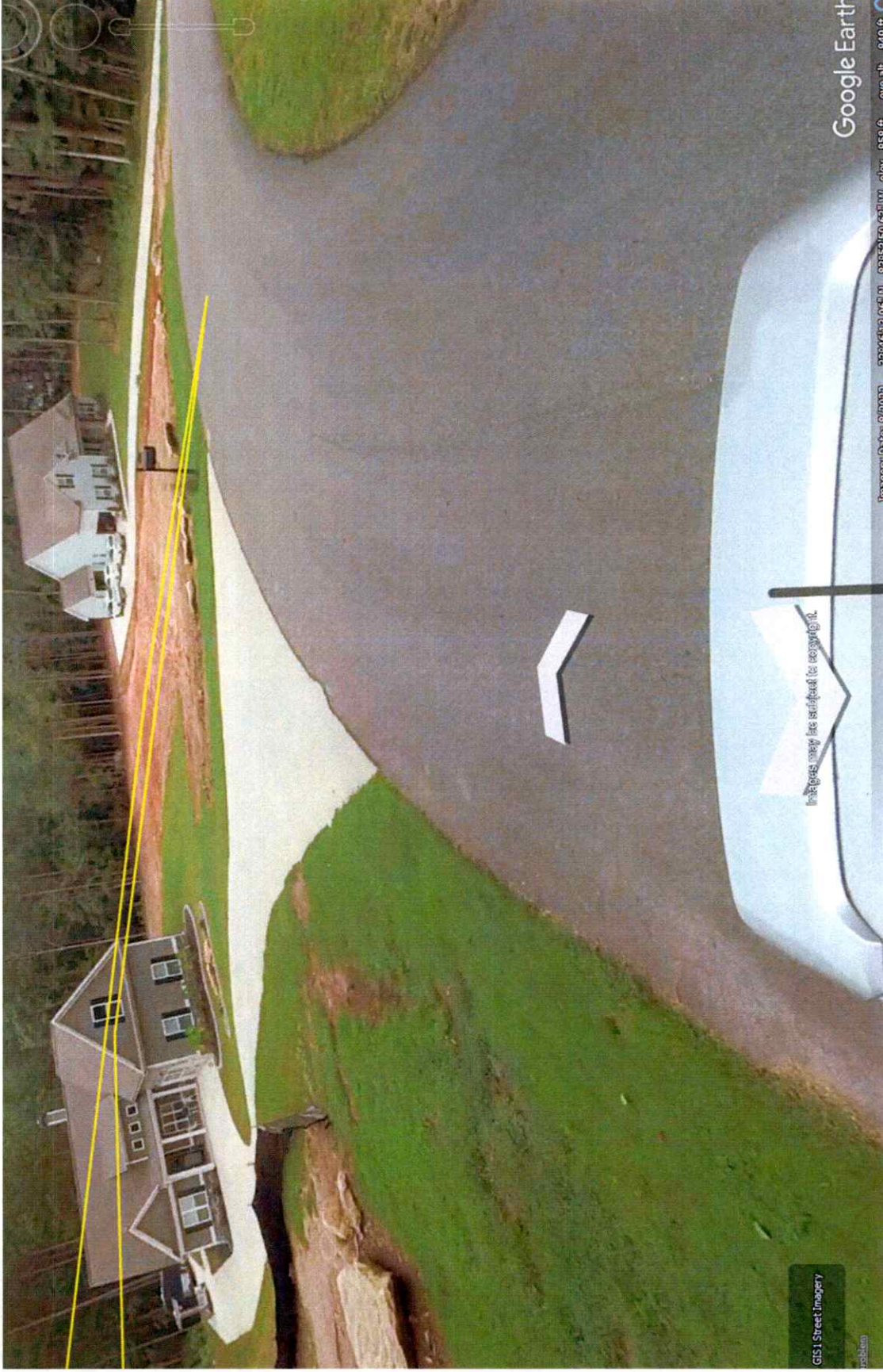
V22120003 – 2311 Rabbit Farm Circle



V22120003 – 2311 Rabbit Farm Circle



V22120003 – 2311 Rabbit Farm Circle



Conditional Use Application # CU 22/10002

Planning Comm. Meeting Date 12-1-22 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 1-10-23 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0770002A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Grace M. Tillman</u>	<u>Michel Jeannot</u>
<u>Oberman Law Firm</u>	<u>390 Nunnally Farm Road</u>
<u>327 Dahlonga Street, Suite 401</u>	<u>Monroe, GA 30655</u>
<u>Cumming, GA 30040</u>	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>770-886-2400</u>	Phone # <u>917-482-0819</u>
Location <u>390 Nunnally Farm Road</u>	Present Zoning <u>A1</u> Acreage <u>6.57</u>
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>Single Family Home</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>Walton Water</u> Well: _____
Public Sewer: _____	Provider: _____ Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>Small special events primarily utilizing outdoor space</u> <u>temporary tents and portable restroom facilities - Variance requested</u> <u>to allow event facility not located on a collector or arterial road.</u>	
<small>The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.</small>	
Signature <u>[Signature]</u>	Date <u>11-1-2022</u> \$ <u>350⁰⁰</u> Fee Paid <input checked="" type="checkbox"/>
Public Notice sign will be placed and removed by P&D Office Signs will not be removed until after Board of Commissioners meeting	
Office Use Only:	
Existing Zoning <u>A1</u>	Surrounding Zoning: North <u>A1</u> South <u>A1/R1</u> East <u>A1</u> West <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	
Commission District: <u>5-Adams</u>	Watershed: <u>/</u>

I hereby withdraw the above application _____ Date: _____



Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
R1. *The property is heavily wooded on both sides, providing sufficient visual buffers between the proposed wedding venue and adjacent properties.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
R2. *Nunnally Farm Road is a rural 35 MPH with minimal daily traffic. The applicant does not anticipate any impacts to vehicle and pedestrian traffic. The applicant anticipates only a few events per calendar year.*
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.
R3. *The grass pasture that makes up the area in the front of the parcel will serve as the parking lot for the events. The pasture will accommodate approximately 90 vehicles, which will be more than sufficient for the small venue. A cart path will be provided to shuttle guests to and from the parking lot area. Two handicap parking spaces will be provided and located within close proximity to the venue area.*
4. Public facilities and utilities are capable of adequately serving the proposed use.
R4. *Porta Potty's will be provided during the duration of all events and will be cleaned and serviced regularly.*
5. The proposed use will not adversely affect the level of property values or general character of the area.
R5. *Extensive wooded areas will provide sufficient buffers to adjacent parcels. With only periodic small events, the applicant does not anticipate any degradation of property values in the area.*

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Grace M. Tillman, Oberman Law Firm

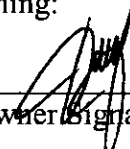
Address: 327 Dahlonega Street, Suite 401, Cumming, GA 30040

Telephone: 770-886-2400

Location of Property: 390 Nunnally Farm Road, Monroe ,GA 30655

Map/Parcel Number: C0770002A00

Current Zoning: A1 Requested Zoning: A1 -- Event Conditional Use Permit


Property Owner Signature

Property Owner Signature

Print Name: Michel Jeannot

Print Name: _____


Address: 390 Nunnally Farm Road,
Monroe ,GA 30655

Address: _____

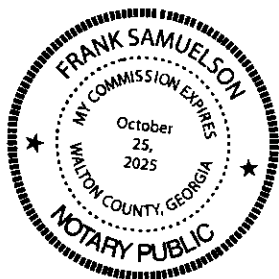
Phone #: 917-482-0819

Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.


Notary Public

10/27/2022
Date



OBERMAN LAW FIRM

A Professional Corporation

www.obermanlaw.com

Stuart J. Oberman (GA)
Lauren A. Mansour (GA & SC)
Grace M. Tillman (GA & TN)
Justin J. Weaver (GA, IL, MI,
MO, NJ, PA, TN, VT & WV)
Tamara A. Feuer (GA, FL & NJ)
Danielle McBride (OH)
Hortencia Torres (*of Counsel*)
Joshua Bishop (TX)

Ronald E. Dobelstein (Retired)

Reply To:

CORPORATE OFFICE:
327 Dahlenega Street
Suite 401
Cumming, GA 30040
Phone: (770) 886-2400
Facsimile: (770) 888-9300

November 2, 2022

SENT VIA HAND DELIVERY

Ms. Charna Parker, Director
Walton County Planning and Development
303 S Hammond Drive, Suite 98
Monroe, GA 30655

Re: Conditional Use Application for Limited Outdoor
Recreational Events
Michel Jeannot, MD Owner
390 Nunnally Farm Road, Monroe, GA 30655
Letter of Intent

Dear Ms. Parker:

Please be advised that our office has been retained to assist Dr. Michel Jeannot as owner of the Property located at 390 Nunnally Farm Road, Monroe, GA 30655 with Map/Parcel ID C0770002A00 ("Property") in obtaining a Conditional Use Permit. Our firm is acting as the Applicant on behalf of Dr. Jeannot.

Specifically, Dr. Jeannot requests that a Conditional Use Permit be issued to allow him to occasionally use the Property for small special events to primarily be hosted as outdoor events. It is Dr. Jeannot's intention to host the events outdoors and/or erect temporary tents to accommodate the guests. Temporary portable restrooms will be brought in to be utilized during the events, as needed. Such events will be held to fewer than seventy-five guests in total.

As is more fully explained on the supporting documentation prepared by the engineers at Precision Planning, the Property can easily accommodate the proposed conditional use and such conditional use does not adversely affect the surrounding properties.

The property will have four areas of use: Lakeside Event Area A, Basement Event Area B, Outdoor Event Area C, and Outdoor Patio Area D. Each of these areas are more specifically described in the letter from the Mr. Brian Patrick on behalf of the Sound Engineer Arpeggio. Additionally, a copy of this image is included in the application under the proposed site plans.

The Property is 6.57 acres, zoned A1, and located in a residential area in which most of the single-family homes are also large acreage lots. The Property has as a small lake as its natural buffer to the rear. While there is currently natural and added landscaping features, it is the intent of Dr. Jeannot to continue to develop and improve the Property with additional landscaping.

In support of Dr. Jeannot's application the following additional documents are provided:

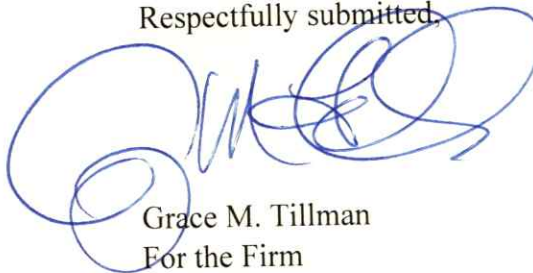
- An analysis of the proposed conditional use using the Standard Review Questions from Section 160 of the Walton County, Georgia Comprehensive Land Development Ordinances prepared by Precision Planning, Inc. (Civil Engineers retained by Dr. Jeannot for assistance in evaluating his application for conditional use.)
- An analysis showing the proposed conditional use would not, with proper precautions, cause the Property to be out of compliance with the Noise Ordinances of Walton County or otherwise negatively affect the noise levels experienced by the surrounding properties prepared by Arpeggio (Sound Engineers retained by Dr. Jeannot for assistance in evaluating his application for conditional use.) Please note that if approved, Dr. Jeannot intends to erect the suitable sound barrier walls or earthen berms as provided in Arpeggio's letter. To further reduce any noise burdens, Dr. Jeannot is committed to providing any sound amplification to his guests with specific instructions on its use to minimize the impact on his neighbors.
- A report by Auri Lee, an associate real estate broker with Harry Norman Realtors, familiar with the Property who has provided a written report stating that the proposed conditional use will not have a negative impact on the values of surrounding properties.
- The Concept Plan for the site as prepared by Mr. Jimmy Parker, Engineer with Precision Planning
- Photos of the Proposed Site and Site Plans
- A copy of the recorded deed for the Property
- A copy of the recorded plat for the Property
- A copy of the receipt showing the 2021 Property Taxes have been paid in full. The 2022 Property Taxes are not due until November 15, 2022.

- The notarized Property Owner's Authorization
- The Disclosure of Campaign Contributions form for the Applicant and Owner

The requested conditional use will not adversely affect the surrounding properties and thus, Dr. Jeannot respectfully requests that his application be granted. The approval of the application will allow Dr. Jeannot to share his beautiful Property by hosting small intimate events. Dr. Jeannot is committed to working with his neighbors to ensure that his use will not affect them and will address any concerns which may be raised.

Your consideration of this matter is sincerely appreciated. Should you have any questions, or require anything further from our office, please do not hesitate to contact me directly at 770-886-2400 or grace@obermanlaw.com.

Respectfully submitted,



Grace M. Tillman
For the Firm



Arpeggio
1947 Aspen Drive, NE
Atlanta, Georgia 30345
404.417.0100
BPatrick@arpeggiollc.com

October 18, 2022

Grace Tillman
Senior Corporate and Litigation Counsel
Oberman Law Firm
327 Dahlonega Street, Suite 401
Cumming, GA 30040

Re: Walton County Zoning-Related Noise Study for 390 Nunnally Farm Road

Dear Grace:

We have completed our noise study of the proposed event venue at 390 Nunnally Farm Road, Monroe, GA, assessing the expected noise impact of event activities on adjacent properties. This letter summarizes our analysis, which included reviewing the site Concept Plan drawing C1.0 for 390 Nunnally Farm Road prepared by Precision Planning, Inc. dated August 8, 2022, requirements stated within the Walton County Planning and Development Submittal Checklist for Conditional Use Application, Comprehensive Land Development Ordinance and Subdivision Regulations for Walton County, GA rev. 05-03-2022.

Background

Table 100-1 in Part 7, Section 100 within the Walton County Comprehensive Land Development Ordinance provides maximum permissible noise level limits for conditional and permitted commercial use relative to zoning districts. We understand the 390 Nunnally Farm Road property is zoned A1 - Rural Estate District zoning. In accordance with Table 100-1, A1 properties have an established maximum permitted, A-weighted decibel limit of 45 dBA during the night (7pm - 7am) and 55 dBA during the day (7am - 7pm) at adjacent residential property lines.

We visited the 6.5-acre property, located at 390 Nunnally Farm Road, on Wednesday, September 21, 2022. We toured the property to note the property lines and discuss the proposed event locations with the property owner, Michel Jeannot. Figure 1 shows the site overview, with the proposed event locations labeled in blue and the property lines drawn in yellow.

Proposed event locations include:

- Lakeside Event Area A - Flat, grassy section to serve as primary outdoor event area for weddings and other gatherings
- Basement Event Area B - Indoor finished basement area with bar
- Outdoor Event Area C - Section adjacent to basement for gatherings, possibly covered with an awning or similar cover
- Outdoor Patio Area D - 2-Tier patio and pool area for cocktails and casual gathering space

An earthen berm, shown in green, separates the elevation of Area A from higher elevation Areas B, C, and the upper portion of Area D by approximately 20'.

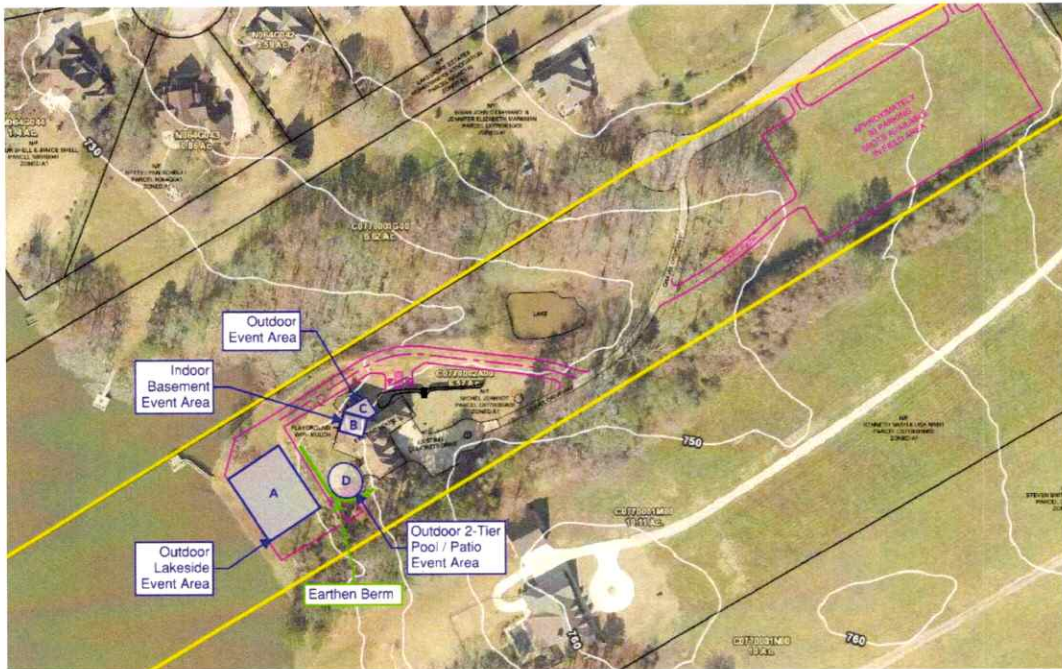


Figure 1 - Property Lines and Proposed Venue Locations

The primary event venue location is Area A, which is suitable for hosting social gatherings such as outdoor weddings or corporate events with or without seating. It is understood that this area may incorporate amplified sound systems for speech reinforcement and light music. Area B is a finished basement space that may be used as backup space for area A or as supplemental event space, also supporting amplified music. Outdoor Areas C and D may also be available for outdoor events as gathering areas, however, we understand that the existing swimming pool in Area D will be off limits to event guests. While on site, the owner suggested that Area C may incorporate an awning or other permanent or temporary cover to shield patrons from rain or sun. The owner also requested an analysis of Area C with regard to amplified sound systems for background music.

It is assumed that noise levels of events that may incorporate sound systems will be set to allow for conversations between event attendees. A reasonable maximum noise level for site events such as wedding receptions can be characterized using an acoustic parameter called Speech Interference Level (SIL). SIL is the arithmetic average of the sound pressure levels in the 500, 1000, 2000 and 4000 Hz octave bands. SIL is defined by American National Standards Institute (ANSI) S12.65, "For Rating Noise with Respect to Speech Interference." SIL can be used to estimate the level of effort for speech communication with respect to a given noise level, as shown in Figure 2. The shaded area in Figure 2 reflects the tendency of individuals to raise their voice during conversation in noisy environments.

Given the planned events for the proposed event venue, ambient sound should not impair conversational effort. The dBA levels in Figure 2 are approximations for SIL and sufficient for our estimation here. The arrows annotate noise levels of 95 and 85 dBA; at 95 dBA, elevated voice levels would be required to hold a conversation when the distance from talker and listener is ~1'; therefore, 95 dBA may be used as a maximum level for which the sound system might be set at this event venue. For reference, at 85 dBA, the separation distance between talker and listener could be a more comfortable ~3'. We assume that these levels are at least 5' from any portable or installed sound system speakers.

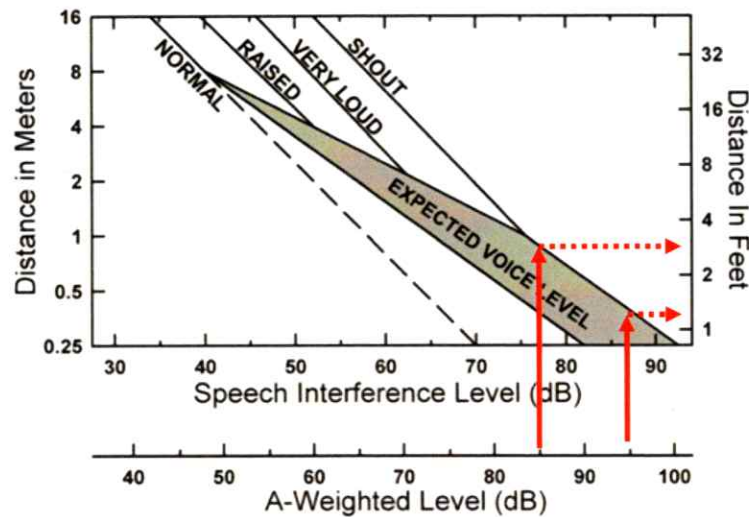


Figure 2 – Speech Interference Level (SIL): Min. conversational distances relative to ambient noise levels

Sound levels from event noise sources, whether from human voices or amplified speech or music using electronic sound systems, will be attenuated by facilities such as the enclosed Basement Area B or by sound barriers such as earthen berms or erected sound barrier walls of sufficient height. Noise is attenuated further as it travels farther from the source to the property line, with reduction of approximately 6 dB for every doubling of measured distance.

We analyzed the noise levels due to events at gathering locations on site, assuming a reasonable upper limit for noise levels of 95 dBA where indoor gatherings with the potential for amplified speech or music can be expected, limited to the Basement Area B interior. Likewise, for outdoor gatherings, we assumed a reasonable upper limit for noise levels due to elevated conversational speech or amplified sound system levels to be 85 dBA, limited to Lakeside Area A. At other locations where event levels of 85-95 dBA would result in noise levels exceeding 45 dBA at the property line, we have identified general parameters for noise control mitigation measures that must be employed to attenuate noise from event activities to within acceptable limits. These limits are tabulated in Table 1 and described in the remainder of this letter.

Lakeside Event Area A

The primary large group gathering Area A is approximately level in elevation with the western sides of adjacent properties to the north and south. The earthen berm between this area and the property's existing residence to the east will provide some noise shielding to residences located

northeast and east of Area A. However, we understand that it is desirable to maximize the event area footprint for Area A, positioning it just over 50' from the adjacent property line(s) as allowed by the ordinance. The elevation at adjoining properties is essentially flat and sound will propagate with little additional reduction from existing landscaping to property lines and the back yards of A1 zoned residential neighbors.

Conversation in this location is expected to reach elevated levels often, regardless of amplified music or speech being used in this area. Speech between individuals within an area holding a larger group can be expected in the range of approximately 65-70 dBA in order to carry on conversations within 3-5 feet of each other. If a group of 20-30 people are conversing at elevated vocal levels, the overall sound level at the edge of the Area A footprint is expected to reach 80-85 dBA. Without a significant sound barrier to the south or north, this will exceed the acceptable daytime limit of 55 dBA at the property line. We estimate that in order to comply with the limits stated in Table 100-1 of the county ordinance, noise levels in Area A must be kept below 76 dBA and 66 dBA for daytime and nighttime hours (55 dBA and 45 dBA limits), respectively.

Therefore, Area A will need to incorporate a suitable sound barrier wall or earthen berm (not wood fencing, shrubs, or trees) of at least 7' in height on the south and north sides of the venue space at Area A. Openings for walking paths from the north and access to proposed temporary toilet facilities to the southeast can be added, provided that a setback portion of barrier wall is included to prevent line of sight (and a direct path for sound to travel) from the interior of Area A to adjacent property lines. See Figure 3 for an example of barrier walls, shown in blue, with passage openings. The eastern sides of barrier walls on the north and south should connect with the berm, and any barrier wall construction should be designed or approved by a qualified engineer.



Figure 3 – Example Barrier Wall Layout, not to scale

If sound systems are supported in this area for events, it is advised that the owner provide a “house” sound system for all events which incorporates features such as volume limiting on audio processing or mixing equipment to control maximum sound levels when in use. Monitoring of sound levels near property lines during events could be performed to ensure amplified sound levels are controlled. Loudspeakers should be positioned within Area A (at least 10' from the edge of Big Flat Creek) at an elevation at least 18” below the top of the sound barrier wall, aimed inward and



Arpeggio
1947 Aspen Drive, NE
Atlanta, Georgia 30345
404.417.0100

toward the earthen berm to the east. There should be no line of sight from the front face of loudspeakers to adjacent properties at roughly the same elevation. Using loudspeakers with higher directivity, as opposed to wide coverage patterns, is advised.

The upper limit of sound levels in Area A will be determined by the performance of the barrier wall and the operation of amplified sound systems, if allowed during events. It is estimated that the upper limit of sound levels in this area will range between 87 dBA and 92 dBA, in order to meet acceptable levels at the property line. Given that people have a tendency to speak louder when background noise sources are present, it may be necessary to further limit or disallow the use of amplified music at Area A after 7 pm, when the ordinance's acceptable limits at property lines changes from 55 dBA to 45 dBA.

Basement Event Area B

The basement is located about 55' from the north property line. It is an enclosed area with walls of exterior brick/ insulation/ interior GWB paneling with several double hung windows and glazed exterior doors. The topography of the site is elevated slightly higher than the adjacent property to the north. The existing residential portion of the structure provides ample shielding to the southern property line.

Buildings act as frequency-dependent filters, blocking the high-frequency component of sound more efficiently than low. So, while the total levels (time-averaged dBA) may comply with the ordinance, the presence of low-frequency sounds, such as thumping from drums or bass notes, may be more objectionable at the property line. If windows or doors are opened, the sound attenuation properties of the Basement will be greatly reduced, increasing the noise levels received at the property line. It is important that no doors or windows on the north façade be left open during events, and that exterior entry doors incorporate door closers.

Despite these considerations, we predict that the Basement would need to provide at least 33 dB of sound attenuation indoor-to-outdoor, such that an indoor event with levels of 95 dBA (including amplified music) will generate exterior levels of ~62 dBA or lower immediately outside and diminishing to 45 dBA at the property line. For the purposes of this study, it is estimated that for noise generated within the basement, the exterior noise level will be attenuated by around 25 dB compared to the interior noise level, due to the composite transmission loss of the walls, doors, and windows. Therefore, noise levels generated within the basement must be kept below approximately 88 dBA, with doors and windows closed, in order to comply with the ordinance. This is a reasonable limit for indoor events hosting groups with light ambient music, but a limit of 95 dBA is more realistic. To better accommodate this, modifications to the basement could be made or an additional sound barrier wall could be added between the basement and the north property line, which is discussed in the following section.

Outdoor Event Area C

This area was proposed by the owner as a potential covered or open space for gatherings of small to medium sized groups. It is located close to the north property line, assumed to be up to 50' away, and it immediately adjacent to, and can be accessed from, Basement Area B. The addition of sound systems in this area was discussed, but like the Lakeside Event Area A, the proximity to



a property line without a noise buffer will result in sound levels that exceed the ordinance with or without amplification for speech or music.

A suitable solution to hosting groups in Area C is to incorporate a sound barrier wall of at least 7' in height, completely enclosing area C and tying into the northwest corner of the basement as well as the north/northwest façade of the residence that faces the property to the north. This would also have the added benefit of further reducing sound levels from the Basement Area B before reaching the property to the north. By enclosing Area C with a sound barrier wall, elevated speech levels from groups and light background music levels up to 85 dBA could reasonably be accommodated to bring noise levels within acceptable limits. If portable or permanent loudspeakers are incorporated in Area C, they must be positioned at least 18" lower than the top of the barrier wall.

Outdoor Patio Event Area D

This area is located up to 50' from the property line to the south. However, due to the placement of the swimming pool there is limited area for gathering space on this side of the property. Sound amplification will not be employed, and normal conversational voice levels for small groups of 4-6 people are expected not to exceed 70 dBA. If groups are limited in size for close, intimate discussions, elevated voice levels should not be expected in these areas. Shouting in these areas is not anticipated, and should be discouraged due to the proximity to neighboring property lines. Noise levels at the patio should be limited to 70 dBA, which is considered a normal voice level without amplification, but below elevated or shouting voice levels.

Noise levels from small groups speaking at conversational voice levels should comply with acceptable daytime levels. Portions of the patio closest to the south property line may need to be roped off or otherwise planned to limit groups from gathering after 7 pm in order to comply with acceptable levels in the ordinance.

Conclusion

Based on the expected activities in event areas, and incorporating the construction elements described above, it is expected that noise levels at the nearest property line to the east can comply with the noise ordinance. See Table 1.

Table 1. Noise Limits estimated 5 ft from source

Event Venue Location	Sound Barrier Wall Required	Noise Limit (dBA)
Area A - Lakeside	Yes	87 - 92
Area B - Basement	No	88
Area B - Basement	Yes	95
Area C - Outdoor Gathering	Yes	85
Area D - Patio Gathering	No	70



Arpeggio
1947 Aspen Drive, NE
Atlanta, Georgia 30345
404.417.0100

Our analysis does not predict that activities at the venue will be inaudible at the nearby property line, but rather that the resulting sound levels are predicted to be under the 45 dBA ordinance limit. Also note that our analysis is based on reasonable assumptions related to sound levels that may be produced by sound amplification equipment at indoor and outdoor areas as well as activities that may occur in these areas. It does not account for the potential for atypical sound propagation characteristics as may arise on occasion from wind gradients or nighttime temperature inversions in the atmosphere which may increase or decrease the measured levels.

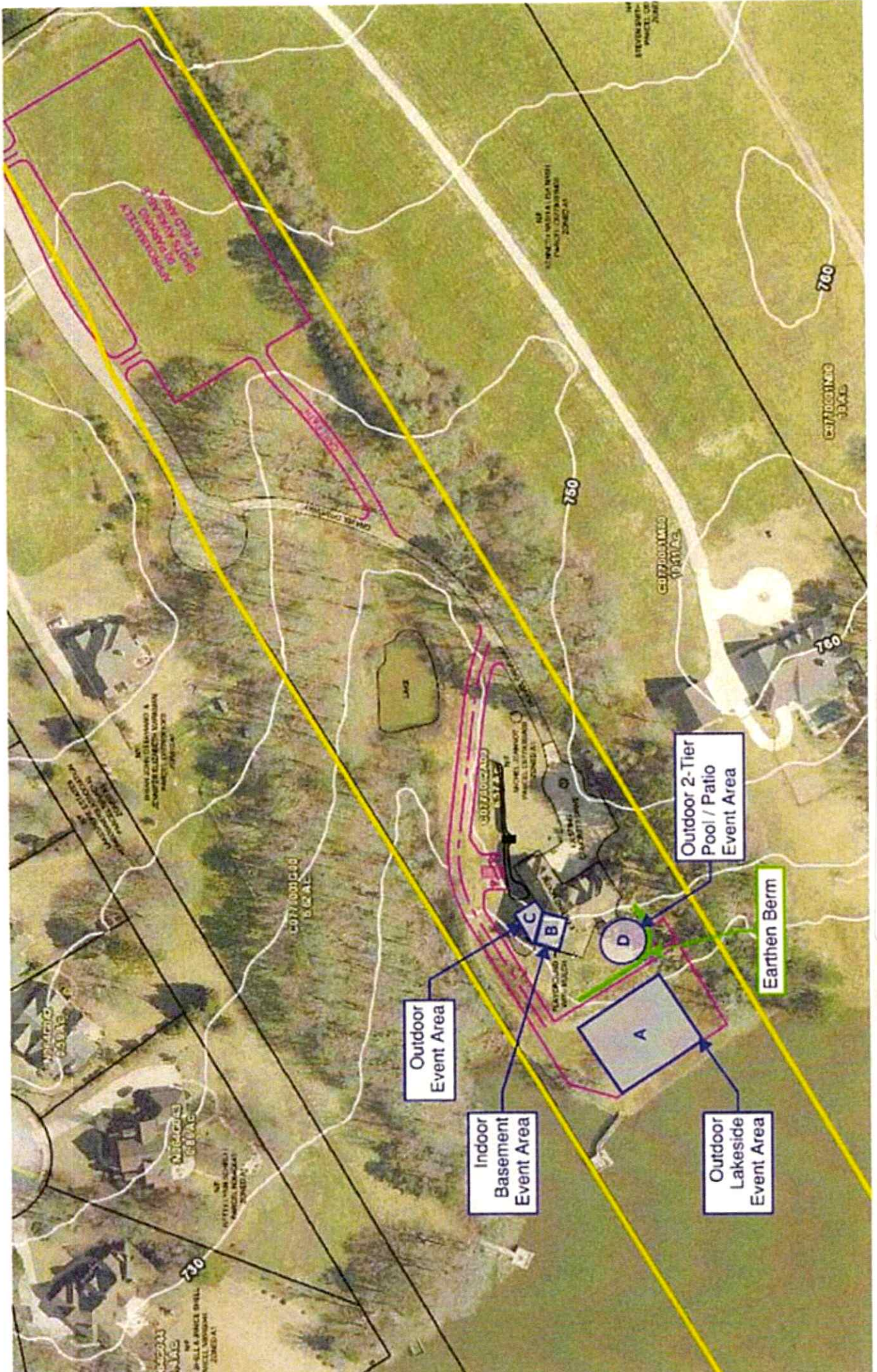
Note that if the basement will host events where amplified music is played at levels above 95 dBA, such as for dance parties, then the building envelope construction around the basement must provide the same relative improvement in sound attenuation.

With considerations made for careful placement and operation of amplified sound systems, as well as controlling the size of groups gathered in event areas, the event noise from conversational voice levels at gathering locations are predicted to be under the 45 dBA ordinance limit at property lines with proper construction treatments as described herein.

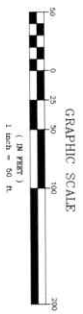
Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Patrick'.

Brian Patrick
Arpeggio



Proposed Site Plans



ENGINEER
 PRECISION PLANNING, INC.
 400 PIKE BOULEVARD, SUITE 200
 LAWRENCEVILLE, GA 30046
 CONTACT: JAMIE PARKER
 EMAIL: JPARKER@PPINC.COM
 PHONE: 770.338.9000

OWNER / DEVELOPER
 AN OWNER ASSOCIATE
 390 NUNALLY FARM ROAD
 MONROE, GA 30655
 CONTACT: SARA COMBES
 PHONE: 770.338.9000

C1.0

DATE	NO.	DESCRIPTION
08/23/2022	001	DATE
		BY
		CHKD
		APP'D
		SCALE
		PROJECT NO.
		SHEET NO.
		TOTAL SHEETS
		STATUS
		RELEASE

CONCEPT PLAN		
SHEET TITLE		
DESIGN	DRAWN	CHECKED
BBR	ZD	JP

390 NUNALLY FARM RD. SPECIAL USE UNIT

Land Lot 86, District 4, Parcel C0770002A00
 390 Nunally Farm Road
 Monroe, GA 30655

PRECISION Planning Inc.
 planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046
 770.338.9000 • www.ppi.us

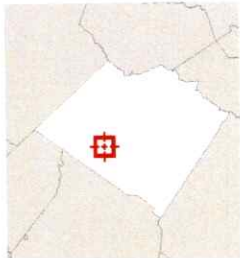
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Overview



Legend

- Parcels
- Parcel Numbers + Acreage
- Roads

Parcel ID C0770002A00
 Class Code Residential
 Taxing District Walton County
 Acres 6.57

Owner JEANNOT MICHEL
 390 NUNNALLY FARM ROAD
 MONROE, GA 30655
 Physical Address 390 NUNNALLY FARM RD
 Appraised Value Value \$1065700

Last 2 Sales			
Date	Price	Reason	Qual
4/22/2011	\$155000	LM	Q
4/7/2010	\$200000	LM	Q

(Note: Not to be used on legal documents)