

CU 23080004

From

Reedy Creek Retreat LLC

(Potential Purchaser of the property at 1540 Lipscomb Rd, Social Circle, GA, 30035),

09/14/2023

To

The Planning Commission Board,

[Walton County]

126 Court St, Monroe, GA, 30655

Subject: Letter of Intent - Request to obtain the variance to regulations for the size of the building and that an event venue must have direct access to an arterial or collector road and conditional use permit for special events.

Dear Sir/Madam,

We intend to purchase the property located at 1540 Lipscomb Road, Social Circle, GA 30025. After listening the concerns from the neighbors during the 1st hearing meeting, scheduled on September 7th, 2023, we have decided to withdraw the Z2308001 application submitted for rezoning of the property from A1 to A to allow for the short rentals or Airbnb and wish to continue with CU23080004 application to obtain the variance to regulations to use approximately 6256 sqft of the main building (5000 sqft size limit) and approximately 2000 square of the guest house for hosting special events. We believe that special events would better align with the community development vision and utilize the property in a manner that benefits both the neighborhood and the County.

The intent of the proposed facility is to allow for the establishment of a venue for special events such as meditation retreats, charity events, family reunions, holiday parties, birthday parties, anniversary celebrations, engagements and weddings. These events are intended to be small-scale, private gatherings that promote community well-being, celebrate life's milestones, and foster connections among individuals and families.

We are committed to ensuring that any developments on the property will adhere to the county guidelines, promoting responsible land use and respectful integration with the surrounding area. The proposed use of the property as a venue for special events will provide a unique and valuable service to the community, offering a peaceful and serene setting for people to come together, celebrate, and cultivate a sense of harmony. The events hosted on the property will be managed to maintain the tranquility of the surroundings and minimize disruptions to the neighboring properties. All applicable setback requirements and any other county regulations like noise pollution will be complied at all times.

While there are three entry and exit paths from Lipscomb Road to this property, it will be ensured that the main entry/exit to the property will be the farthest point from the bend in

Lipscomb Road (Adjacent to 1476 Lipscomb Rd), as identified in the survey/map attached to the application. This approach is aimed at maximizing safety for vehicles entering and exiting the property and minimizing any potential impact on traffic flow along Lipscomb Road. Also, there is ample amount of space within the available 61+ acres to have additional parking facilities as needed without any impact to the applicable setback requirements from lake, neighboring property lines and any other county regulation. Any usage of the facility will be in the main home and associated lawns area thereby giving sufficient buffer for ensuring a calm and peaceful utilization of the space. Furthermore, we are aware of the importance of preserving the natural beauty and ecological balance of the region. Therefore, we plan to implement sustainable and environmentally friendly practices in any development undertaken on the property, minimizing the impact on the surrounding environment and ensuring its continued health and vitality.

In conclusion, we are enthusiastic about the potential of this permit and its positive impact on the county. We kindly request the opportunity to present our proposal before the Zoning Board to discuss the merits of the conditional use and address any concerns or questions you may have. Thank you for considering our application.

Sincerely,

Sekhar Thadiparthi,

Managing Member,

Reedy Creek Retreat LLC

Ph: 404-808-9978