

John Andrew "Drew" Moore
3555 North Bogan Road
Buford, GA. 30519

May 10th, 2023

To whom it may concern,

The plan over the next 30 years to give back to our community by opening an Event Venue. The main focus will be: Weddings, on Friday, Saturday and Sunday Between the hours of 5pm to 10 or 11 pm. I would like to optimize as many wedding as possible, but I am totally open to whatever the county sets as a limit. Additionally, Hosting to Special groups like fire fighters, Police and Special needs children, etc.... to help offer something that may not be in their budget. I would offer these events weekends and week days if that is the only time they can make it. I would only operate week day events from 11 am thru 6 pm. Once again I am totally ok if the county sets any type of limits on week day events, either times or max events in a year. I really want to give back to my community as much as I can. I am also open to extend the range of activity if mornings are open. This is not about getting rich, this is about making money on weddings to support the property and giving back to the community. I cant change the world but I can try and change the small part of the world I touch.

I have included several Neighbors letters that touch my property. As you can see I get along with ALL my neighbors. If more letters are required I am sure I can get them from any neighbor you require I know them all. My property has always been open to all they only need ask.

The property directly behind us is a natural area and will never be developed. It is declared "Wet Lands". I have included this Site plan. Plat from 116 spring street for 4340 Chatuga drive. Plat book 627 Page: 107A.

I would need to provide a variance for the building and the parking since it sits next to my neighbor Jeremy Fouler. Jeremy Fouler will join us for the meeting, he also signed a letter. I need this variance since there is a large 1-acre pond in the middle of the property. Which means I can only build on the side of it and park near it.... See the proposed drawing for Parking and building specs. The pond is one of the selling features of the property and gives people a beautiful setting (For the guests and the neighbors). If Jeremy would ever move I would buy his property and we have talked about it.

I am proposing a planted buffer on the side property lines with shrubs or a Sypris trees or a 4 rail fence. (whatever the neighbors feel is a nice buffer, shrubs or trees or fence) and an 8-foot tall fence around the parking area behind the barn to mitigate any impact on my neighbors if that is what my neighbors want. I am open to additional mitigation if the board wishes to do so. I also want the neighbors that must look at whatever I do, to be very happy with it. I mentioned a 8 foot fence to my neighbor and he said he "there are other options he would consider more aesthetically pleasing, like a 4 rail fence. My neighbors are very important to me. I plan to make

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the building soundproof as well as acoustically designed. This is just a proposal, and I am totally open to any changes the board, or my neighbors would like to see. On my property or theirs. My intention is not to dictate what I want but provide, its to find something that everyone agrees on.

There is a winery only three houses to the North of us called "Cloud Land". I am not in a subdivision, but I am on a the same major road: "North Bogan Road" where many businesses exist. My property is over seven acres which is more than most wedding venues provide, like four Oak Manor, that only has a couple acres and is only a couple miles away. My property is also zoned AR III. This venue would cater to people over a short window, mainly on the weekends.

I have provided a plat with "existing", and "proposed" buildings, Proposed Pavilion and parking with an existing house.

The plan is to tear down the old 80' x 80' barn and put a new larger structure in its place. The building will be large enough to hold whatever number of occupants the county would allow and would be soundproofed. No more than 300 people. I also have plenty of room for septic. If approved, the process of designing the building and getting all the permits needed would begin within the next couple of years. I would expect to invest somewhere between 700 to 1 million to get everything complete. I don't want this to be a low end event center. I want this to be beautiful from landscaping to the buildings.

As owner, I plan to continue to live on the property for the rest of my life and be a good steward to my community. This has been a dream for many years, and I think now is the time to start this project. "If you build it, they will come". This is my field of dreams....

Thank you for the opportunity to present this request. I look forward to hearing from you and potentially sharing something with our community.

Sincerely,



John Andrew (Drew) Moore

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