



UTILITIES
POWER: AEMC
WATER: CCWSA
SANITARY: ON-SITE SEPTIC

Chen-Chen and La Courrière / *Intergroup Conflict* 109

- 1) THE WEST PORTIONS OF PARCELS 14068 14102 WHICH ARE CURRENTLY ZONED AS R2 (WITH RESIDENTIAL LAND USE) AND THE ADJACENT ZONING IS TO REMAIN AS R2 WITH RESIDENTIAL LAND USES AND THE ADJACENT ZONING IS TO REMAIN AS R2
- 2) REFERENCES PER 118 PFC 1508 & 60. 14102, PFC 783
- 3) THE PROPOSED IMPROVEMENTS AT THIS SITE CONSIST OF ACING, PAVING, AN EXISTING BUILDING AND CONSTRUCTING A DRIVEWAY, PARKING LOT WITH A SMALL CONCRETE PAD TO BE USED FOR UNPAVED PARKING, THE TOTAL NUMBER OF PROPOSED PARKING SPACES IS 10
- 4) THE EXISTING BUILDINGS AT THIS SITE ARE TO REMAIN
- 5) THERE ARE NO CEMETERIES ON THIS SITE OR ADJACENT TO THIS SITE
- 6) THE EXISTING SHOWS ON THIS PLAN ARE EXISTING, THE INTERVAL IS 2 FEET AND THE SCALES IS CHEYENNE COUNTY S.D.
- 7) NO PORTION OF THIS SITE IS LOCATED IN AN AREA WITH SPECIAL FLOOD HAZARDS PER CHEYENNE COUNTY FIRM MAP 1300700307N DATE JUNE 2, 2017
- 8) THERE ARE STREAM BUFFERLAP THIS SITE REQUIRING A 75' FOOT UNDISTURBED STRIP WATER BUFFER, A 50' FOOT COUNTRY BUFFER, A 75' UNPAVED ROAD BUFFER
- 9) A LARGE PORTION OF THIS SITE IS CLEARED AND GRASSED, THERE ARE SOME WOODED AREAS IN THE S. STREAM BUFFERS (INDICATED BY HATCHES, BOUNDARIES PER THE PLAN AND THE 75' FOOT BUFFER ARE INDICATED BY DASHES) AS SHOWN AT THIS SITE (NO INDICATION WAS MADE BY SURVEYOR)
- 10) WATER SURFACE TO THIS SITE WILL BE PROVIDED BY CAGRA, SOUTHWESTERN IRRIGATION DISTRICT, THE DISTRICT HAS THE SOIL BOUNDARIES AND THREE SHOWN ON THIS PLAN ARE PER USDA NR. SOIL SURVEY
- 11) THERE ARE NO ADJACENT WETLANDS AT THIS SITE

PROPOSED ZONING: AG WITH LAND USE AS AN EVENT FACILITY
SITE AREA: 7308 ACRES
PROPOSED LAND USE:
1250 IF EXISTING BUILDING TO BE USED AS AN EVENT FACILITY
1250 IF EXISTING RESIDENCE TO BE USED AS OFFICE
EXISTING ZONING: AG
FRONT: 50'
SIDE: 50'
REAR: 50'
BUFFERS: 50' UNDISTURBED STRIP BUFFER ON 2 STREAMS
TOTAL LENGTH OF CHAINLINES: N/A
GROSS DENSITY: 0.00013 AC/ACR
TOTAL LAND AREA OF PROPOSED BUILDINGS: N/A
TOTAL ROAD AREA FOR 100' BUFFERS:
BUILDING COVERAGE FOR 100' BUFFER:
REQUIRED PAVING: 1.45% OF 17,488 AC
OVERSPREAD AREA = .30147% OF 17,488 AC
REQUIRED PAVING: 3 ADA SPACES & 31 SEATLARS SPACES
REQUIRED PAVING: 1 SPACE FOR EVERY 5 SEATLARS
OWNER/DEVELOPER:
MADON HALL
ARL BALL GOLF COURSE
NATURALIA, LA 70133

[illegible]

D&S LAND SURVEYING
4100 HIGHWAY 57 N. SUITE 204, TAYLOR, TX 77780

OWNER: DEVELOPER

PROPOSED SITE PLAN & REZONING MAP FOR:

MARK HALL
300 BALL FIELD ROAD, WALESKA GA 30183
TRACT 1, PB. 11B, PG. 1595, PARCEL 11N08 112

LOCATED IN
AND LOTS 70 & 75, DISTRICT 14, SECTION 2, CHEROKEE COUNTY, GEORGIA

REVIEWS

[illegible]

Ad text :

gpn16

TCT4144

NOTICE OF PUBLIC HEARING

Mark and Jo Hall

Case #20-10-015S

Mark and Jo Hall have submitted a petition to the Cherokee County Board of Commissioners requesting a Special Use Permit to allow an Event Venue in the AG (General Agriculture) zoning district.

The property owned by Mark and Jo Lynn Hall consists of 7.05 +/- acres located at 300 Ball Field Road in Land Lots 70 and 75 of the 14th District, 2nd Section of Cherokee County, Georgia and indicated as Parcel 112 on Tax Map 14N08.

An exact legal description of the property is on file at the Cherokee County Department of Planning and Zoning, 1130 Bluffs Parkway, Canton, Georgia and may be reviewed along with any other information regarding this request, between 8:00 a.m. and 5:00 p.m. Monday through Friday. Information about this case is also available at www.cherokeeega.com/cherokeestatus.

The Cherokee County Municipal Planning Commission will hold a Work Session at the Cherokee County Administration Building, 1130 Bluffs Parkway Canton, Georgia on Monday, September 21, 2020 at 6:30 p.m.

The Cherokee County Municipal Planning Commission will conduct a joint public hearing with the Cherokee County Board of Commissioners on the request at its meeting on Tuesday, October 6, 2020 at 7:00 p.m. at the Cherokee County Administration Building, 1130 Bluffs Parkway, Canton, Georgia. The Planning Commission will forward its recommendation to the Cherokee County Board of Commissioners based upon information presented at the public hearing.

The Cherokee County Board of Commissioners may consider this request at its meeting on Tuesday, November 3, 2020 at 6:00 p.m. at the Cherokee County Administration Building, 1130 Bluffs Parkway, Canton, Georgia.

Meetings of the Planning Commission and the Board of Commissioners are open to the public.

Note: Georgia Law requires that all parties who have made campaign contributions to any member of the Cherokee County Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desires to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution disclosure with the Cherokee County Planning and Zoning Department.

As set forth in the Americans with Disabilities Act of 1992, the Cherokee County government does not discriminate on the basis of disability, and will assist citizens with special needs, when given seven (7) working days advance notice.

For information, please call 678-493-6101.

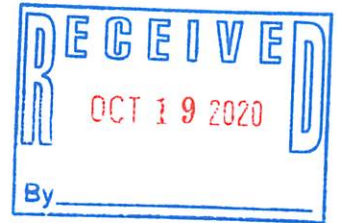
9:17-2020

EXHIBIT

CHEROKEE TRIBUNE

521 East Main Street, Canton, Georgia 30114

PUBLISHER'S AFFIDAVIT



STATE OF GEORGIA - County of Cherokee

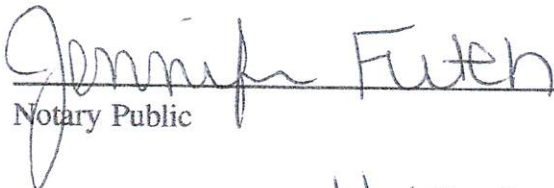
Before me, the undersigned; a Notary Public, this day personally came Otis A. Brumby III, who, being duly sworn, according to law, says that he is the Publisher of Times Journal, Inc., publishers of the CHEROKEE TRIBUNE, official newspaper published in said county and State, and that the publication, of which the annexed is a true copy, was published in said paper, as provided by law, on the following dates:

09/17/2020

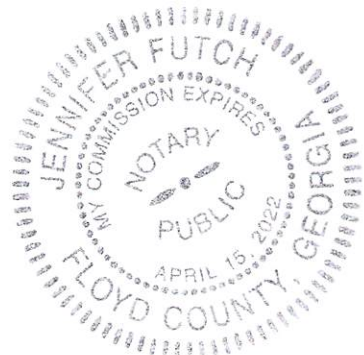
Otis A. Brumby III

Subscribed and sworn to before me this

17th day of September, 2020


Notary Public

My commission expires 4-15-2022





Department of Planning and Zoning
1130 Bluffs Parkway • Canton, Georgia 30114

DATE: October 16, 2020

TO: Board of Commissioners
Jerry Cooper, County Manager
Angela E. Davis, County Attorney
Christy Black, County Clerk

FROM: Michael Chapman, Zoning Manager

RE: Recommendation of Planning Commission

CASE NUMBER: 20-10-015S
APPLICANT: Mark and Jo Hall
ZONING: AG
LOCATION: 300 Ball Field Road
MAP & PARCELS: 14N08, 112
ACRES: 7.05 +/-
PROPOSED SPECIAL USE: Event Venue
COMMISSION DISTRICT: 1
FUTURE DEVELOPMENT MAP: Rural Places

As a result of the public hearing held on October 6, 2020, the Cherokee County Planning Commission voted to recommend **approval** of a special use permit for an event venue for property located at 300 Ball Field Road consisting of 7.05 +/- acres with the following conditions:

- 1) The special use permit granted herein shall be limited to Mark and Jo Hall and shall not be transferrable. The special use permit shall run concurrent with the Occupation Tax Certificate granted to Mark and Jo Hall at 300 Ball Field Road, Waleska, Georgia 30183;
- 2) Hours of operation shall be 10:00 am to 10:00 pm;
- 3) One food truck allowed per event;
- 4) Operation as a special event facility shall be as described in Section 7.7-4(b) of the Cherokee County Zoning Ordinance all activities conform to the limitations of county ordinance and do not constitute a nuisance under State law;
- 5) No vehicle parking on Ball Field Road is allowed
- 6) The parking area requirements to be reviewed by Cherokee County Engineering Department

Tract 1 – Legal Description

All that tract or parcel of land lying and being in Land Lots 70 & 75, 14th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar found on the easterly line of Tract 2 of a Minor Subdivision for Mark & Jo Lynn Hall, said point also being shown as a corner of the property now or formerly owned by David & Kelly Beedle (Deed Book 12595, Page 350); thence N38°50'43"W a distance of 47.03 feet, said line also being the southwesterly line of the property now or formerly owned by Jo & Mark Hall (Deed Book 14173, PG. 1034), to a point; thence N38°17'58"W a distance of 309.29 feet to a 1/2 inch rebar set and the POINT OF BEGINNING.

Thence S77°23'59"W a distance of 207.04 feet, more or less, along the northerly line of Tract 2, to a point in the centerline of a branch; said line passes through a reference pin set on line, 187.04 southwesterly from the preceding point; thence continuing along said branch centerline, following the meanderings thereof for a distance of 1,076 feet, more or less, said centerline also being the northeasterly line of the property now or formerly owned by Reinhardt College, to a point at the intersection of said branch centerline and the centerline of a creek: said branch centerline is subtended by the following tie lines, beginning at the reference pin described above: N45°08'07"W 314.09 feet & N80°16'59"W a distance of 594.44 feet; thence leaving said branch centerline and continuing along said creek centerline, following the meanderings thereof for a distance of 705 feet, more or less, said creek centerline also being the southeasterly line of the property now or formerly owned by Cherokee County (Deed Book 10692, Page 379), to a point at the intersection of said creek centerline and the southerly right of way of Ball Field Road (right of way varies); said creek centerline is subtended by a tie line of N51°28'42"E 616.19 feet; thence leaving said creek centerline and continuing along said right of way for the following courses and distances: S84°23'36"E a distance of 40.88 feet to a point; thence along a curve to the left, following the curvature thereof for an arc distance of 119.29 feet, said curve having a radius of 260.00 feet and being subtended by a chord of N82°27'46"E 118.24 feet to a point; thence N69°19'09"E a distance of 40.70 feet to a point; thence N61°51'31"E a distance of 64.96 feet to a 1/2 inch rebar set; thence leaving said right of way of Ball Field Road S07°12'05"E a distance of 49.09 feet, said line also being the westerly line of the property now or formerly owned by Lucas Hall (Deed Book 10438, Page 100), to a point; thence S22°59'40"E a distance of 25.11 feet to a point; thence S22°56'48"E a distance of 27.48 feet to a point; thence S28°56'18"E a distance of 164.72 feet to a 1/2 inch rebar found; thence S04°48'07"E a distance of 290.39 feet, said line also being the westerly line of the property now or formerly owned by Jo & Mark Hall, to a point; thence S30°25'44"E a distance of 146.78 feet to a 1/2 inch rebar found; thence S38°17'58"E a distance of 87.79 feet to the POINT OF BEGINNING. Said tract contains 307,116 square feet or 7.05 acres, more or less, and is shown as Tract 1 on a Minor Plat for Mark & Jo Lynn Hall, prepared by Barton Surveying, Inc., dated June 29, 2018 and recorded in Plat Book 118, Page 1595.

