

# HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

January 26, 2010

Springs Properties  
Attn: Ron Parsons, Manager  
2820 Sugarloaf Club Drive  
Duluth, GA 30097

Dear Mr. Parsons:

Please be advised that in its meeting of January 14, 2010, the Hall County Board of Commissioners voted to approve the request of Springs Properties for rezone from AR-III to O-I; and a Use Subject to Planning Commission approval on a 2.18± acre tract located on the west side of Spout Springs Road, 800± ft. north of its intersection with Castlegate Drive; a.k.a. 6050 Spout Springs Road; Tax Parcel 15046 000149. Proposed Use: Dental/medical office and to vary the parking and buffer requirements. Commission District One.

The following conditions of zoning apply:

1. Development shall be as generally depicted on the proposed plan and narrative submitted, modified for compliance with new development standards as necessary at the time of plan approval. Any development in excess of 16,233 square feet will require approval by the Hall County Board of Commissioners.
2. The development shall comply with Gateway Corridor Overlay District Standards (GCOD).
3. Side yard buffers must be at least 15 feet.
4. Hours of operation shall be Monday – Friday 7:00 a.m. – 7:00 p.m.
5. Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Engineering Department.
6. Prior to any permit being issued for site development, the applicant/developer shall coordinate with the Hall County Engineering Department to ensure the development will account for future widening of Spout Springs Road.
7. All conditions of zoning shall be made a part of any plat created for property.



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Springs Properties  
January 26, 2010  
Page 2

If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,



Heather Bennett  
Commission Clerk

cc:    Planning and Zoning                    Public Works  
       Building Inspections                Tax Commissioner  
       Business License                     Tax Assessor