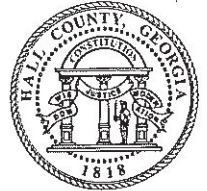


HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS



POST OFFICE BOX 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

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CHAIRMAN

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STEVE GALEY, DISTRICT 3
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COUNTY ADMINISTRATOR

PHIL SUTTON
ASSISTANT COUNTY
ADMINISTRATOR

MICHELLE SMALLWOOD
COMMISSION CLERK

May 4, 2005

Mr. Bryan Elliott
Old Corn, LLC
5628 Church Street
Flowery Branch, Georgia 30542

Dear Mr. Elliott:

Please be advised that in its meeting of April 28, 2005, the Hall County Board of Commissioners voted to approve with conditions, the application of Old Corn, LLC to amend an existing R-I-C zoning on a 293± acre tract located on the south side of Old Cornelia Highway, 1,600± feet west of its intersection with Greenway Road; a.k.a. 3756 Old Cornelia Highway; Tax Parcel 15-18-45A. Proposed Use: Modify conditions of original rezoning. Commission District 3

The following conditions apply:

1. The construction of a ditch section along the existing road to the reservoir will only be approved with revised construction plans showing grading to meet county standards for that cross section.
2. The center turn lane at the entrance shall be completed along with the 100th lot of this subdivision, based on the future additional development accessed through this project and the level of traffic on Old Cornelia Highway and said turn lane improvements shall be added to the existing road bond for the project.
3. The 30 acre site that was to be deeded to the Hall County School Board / Hall County Government shall be incorporated into the overall acreage of the development.
4. Development shall be limited to a maximum of 145 lots, with each lot being a minimum of 1.25 acres in size.
5. A statement shall be placed on plans and any plat created for development that indicates future development of the adjoining property will be accessed through this subdivision.
6. All other conditions of zoning not in conflict with the above shall remain in effect.

Please do not hesitate to contact me if you have any questions concerning this action taken by the commission.

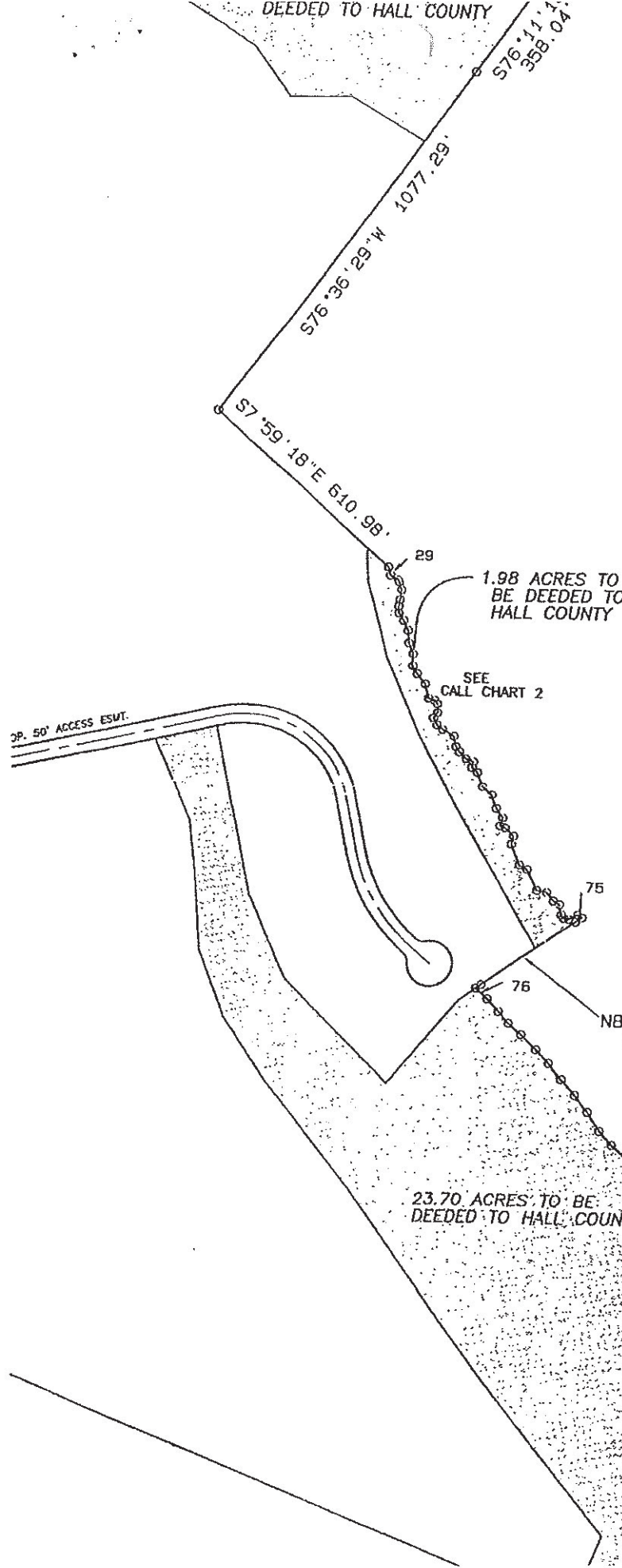
Sincerely,



Michelle Smallwood
Commission Clerk

c: Planning & Zoning
Building Inspection
Tax Commissioner

Public Works & Utilities
Business License
Tax Assessor



CALL CHART 2

#	BEARING	DISTANCE
29	S26°41'50"W	22.14'
30	S19°28'32"E	23.24'
31	S13°10'45"W	6.30'
32	S21°23'10"W	21.28'
33	S48°53'56"W	26.17'
34	S46°03'51"W	17.26'
35	S37°16'57"W	18.33'
36	S4°59'20"W	23.35'
37	S15°02'25"W	28.46'
38	S33°52'11"W	32.51'
39	S17°50'56"W	30.67'
40	S38°40'58"W	31.43'
41	S9°47'56"W	22.85'
42	S0°56'50"W	34.71'
43	S25°06'36"W	38.16'
44	S30°17'19"E	17.19'
45	S0°48'01"W	12.14'
46	S37°01'36"W	23.75'
47	S73°55'16"W	17.78'
48	S12°54'40"W	20.66'
49	S12°01'34"E	19.47'
50	S21°26'57"E	35.55'
51	S28°34'19"W	27.60'
52	S5°24'16"W	17.48'
53	S3°49'46"E	25.17'
54	S26°22'33"E	20.77'
55	S50°44'06"W	15.34'
56	S5°12'03"E	19.64'
57	S20°12'46"W	40.27'
58	S9°01'26"E	34.33'
59	S21°15'33"W	39.93'
60	S7°04'58"W	30.62'
61	S56°29'16"W	23.23'
62	S28°18'09"E	13.62'
63	S6°53'17"E	30.83'
64	S53°30'43"N	22.29'
65	S18°54'58"W	59.74'
66	S17°45'33"E	22.91'
67	S13°41'12"W	61.90'
68	S39°03'16"E	25.20'
69	S1°20'03"W	28.36'
70	S19°32'12"E	19.47'
71	S29°26'46"W	28.30'
72	S4°38'44"W	11.63'
73	S37°23'44"E	12.74'
74	S79°11'46"E	25.58'
75	S16°58'12"E	13.61'

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS TO THESE CONSTRUCTION DRAWINGS WILL BE THE WRITTEN APPROVAL OF REGISTERED ENGINEER AND ARCHITECT AND WILL BE FILED WITH THIS PROJECT AND ORIGINAL DRAWINGS WILL BE FILED FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 0 200 400 600

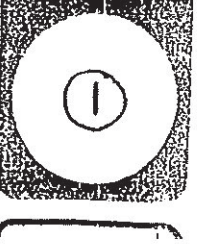
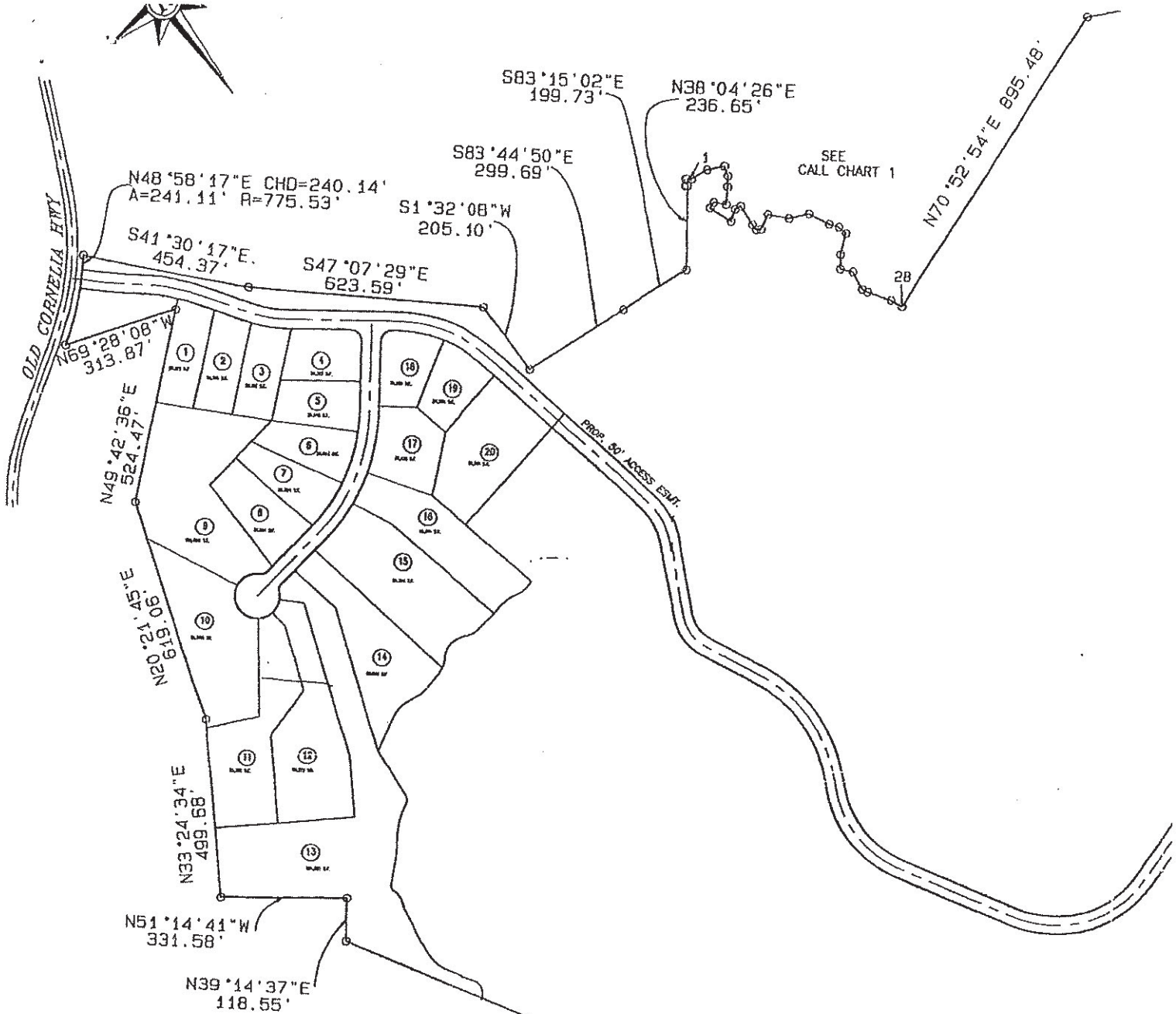


EXHIBIT "A"
 FOR:
OLD CORN, LLC
 LOCATED IN
 GLADES ROAD 403
 HALL COUNTY, GA.

rochester
 rochester & associate
 atlanta (770)718-6600 • gainesville (770) 318-5100
 bethesda (703)745-5100



CALL CHART 1

#	BEARING	DISTANCE
1	S53°25'15"E	12.46'
2	S80°32'40"E	49.97'
3	S62°22'45"E	48.57'
4	S19°07'09"W	26.29'
5	S39°07'03"W	28.19'
6	S42°52'06"W	46.25'
7	N42°02'40"W	32.77'
8	S72°58'42"W	18.04'
9	S19°25'17"E	65.77'
10	N56°56'45"E	33.62'
11	S78°56'24"E	16.91'
12	S6°19'14"N	57.97'
13	S1°39'42"E	16.00'
14	S55°26'59"E	12.39'
15	N63°05'32"E	42.63'
16	S41°25'38"E	56.88'
17	S64°04'53"E	54.69'
18	S25°38'21"E	62.04'
19	S34°25'03"E	26.00'
20	S12°36'14"E	25.71'
21	S53°00'47"W	57.08'
22	S37°14'26"W	37.99'
23	S39°26'20"E	34.94'
24	S8°49'46"W	51.78'
25	S26°44'53"E	45.00'

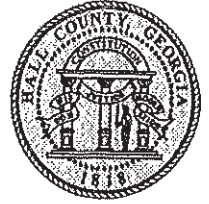
CALL CHART 3

#	BEARING	DISTANCE
76	S8°05'28"E	40.44'
77	S2°17'43"E	44.13'
78	S1°41'33"E	40.58'
79	S8°23'04"E	44.42'
80	S4°58'05"E	54.90'
81	S3°59'44"E	48.05'
82	S1°30'18"W	53.80'
83	S2°19'45"E	53.19'
84	S1°07'23"W	54.91'
85	S5°57'29"W	58.06'
86	S3°04'12"E	47.78'
87	S10°05'29"E	56.62'
88	S4°42'55"E	48.85'
89	S1°53'46"E	49.08'
90	S4°08'16"E	51.03'
91	S23°30'17"E	50.82'
92	S33°15'11"E	50.36'
93	S20°16'58"E	32.80'

N28°20'17"W 48'

HALL COUNTY GOVERNMENT

BOARD OF COMMISSIONERS



POST OFFICE BOX 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8260
FAX (770) 531-3972

GARY GIBBS
CHAIRMAN

BRENDA R. BRANCH, DISTRICT 1
ROGER COLE, DISTRICT 2
STEPHEN BLACK, DISTRICT 3
FRANCES MEADOWS, DISTRICT 4

JIM SHULER
COUNTY ADMINISTRATOR

MICHELLE SMALLWOOD
COMMISSION CLERK

October 24, 2001

Mr. Edwin T. Elliott
899 Still Road
Lawrenceville, Georgia 30045

Dear Mr. Elliott:

Please be advised that in its meeting of October 11, 2001, the Hall County Board of Commissioners voted to approve your request to amend conditions of zoning for the previously approved rezoning from AR-IV to R-I-C on a 292.71 acre tract of land, which occurred on April 26, 2001. The original rezoning was approved with five conditions, which will still apply. I have attached a copy of the letter listing all original conditions.

The action taken by the Commission at its October 11, 2001 Meeting was the approval of ten additional conditions; they are as follows:

1. The property identified to be dedicated to the Board of Education will be relocated to the rear of the property adjacent the reservoir site and streams flowing to the reservoir. This will provide additional protection for some of the streams feeding the reservoir and be deeded to Hall County, not the School System.
2. The developers project shall have access to the property being dedicated to the county and the reservoir site.
3. The county will pay for a construction easement across the developer's undeveloped property for construction access road to the reservoir site.
 - a) The county will pay fourteen hundred dollars (\$1,400.00) per acre for the access easement.
 - b) The easement will start at end of Phase I of the development and be fifty feet (50') wide.
 - c) The developer will design the road and the county will construct (reservoir contractor) the road to county standards. The county will clear and grade the road, provide all streams crossings, install water line as designed by county, not paving the road but providing a year round surface that will not erode.

- d) County will provide all soil erosion control measures required.
 - e) County will provide gate valves and pipe reducers as required by the developer for future phases.
4. Developer will design the waterline in the subdivision and the county will design and construct the waterline to access the subdivision and through the subdivision to the reservoir site.
 5. Developer will pay \$20.00 per foot for the waterline and \$1.00 per foot for design, for all line installed by the county to and through his property.
 6. A center turn lane must be constructed prior to site permitting for phases of the development totaling in excess of one hundred (100) lots.
 7. The county will assist the developer in acquiring right-of-way as needed by the development.
 8. Water meter fees are to be \$1,100.00 per lot for five years.
 9. Turn lane will have to be constructed during the initial phase of the project.
 10. The required design and construction activities by the county will be incorporated into the Reservoir Construction Contract.

Please contact me if any additional information is necessary.

Sincerely,


Michelle Smallwood
Clerk of the Commission

c: Planning & Zoning
Business License
Tax Assessor

Building Inspection
Public Works & Utilities
Tax Commissioner

HALL COUNTY GOVERNMENT

BOARD OF COMMISSIONERS

April 30, 2001

Mr. Ed T. Elliott
899 Still Road
Lawrenceville, Georgia 30045

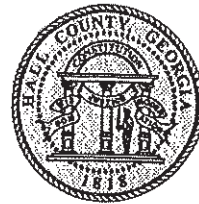
Dear Mr. Elliott:

Please be advised that in its meeting of April 26, 2001, the Hall County Board of Commissioners voted to approve with conditions, your application to rezone from AR-IV to R-I; and a Use Subject to County Commission approval on a 292.71± acre tract located on the south side of Old Cornelia Highway, 1,600± feet west of its intersection with Greenway Road; Tax Parcel 15-18-45A. Proposed Use: 292 lot subdivision and day care center. Commission District 3.

The following conditions apply:

1. The development shall be limited to a maximum of 275 lots.
2. The development shall be limited to stick-built homes with a minimum of 1,400 square feet of heated floor space, with an overall average of 1,600 square feet minimum of heated floor space, and all lots bordering the reservoir shall have 1,800 square feet of heated floor space.
3. All septic tanks shall have dual inspection tubes at the inlet and outlet.
4. There shall be a two year limit for the school board to utilize the currently proposed 30 acre open space site, given that any time during the two year time period the School Board chooses not to use the land, it will be deeded to the Hall County Government for passive or active recreational use only.
5. There shall also be a substitute site selected at preliminary platting to serve as an alternative to the thirty-acre site, not requiring Planning Commission review.

Pursuant to section 17,380.130(G) of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.



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GARY GIBBS
CHAIRMAN

BRENDA R. BRANCH, DISTRICT 1
ROGER COLE, DISTRICT 2
STEPHEN BLACK, DISTRICT 3
FRANCES MEADOWS, DISTRICT 4

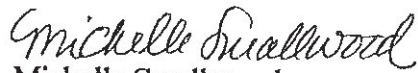
JIM SHULER
COUNTY ADMINISTRATOR

MICHELLE SMALLWOOD
COMMISSION CLERK

Please remember to remove all Public Notice signs posted on the property within five (5) days following the Board of Commissioners' decision, as noted in Hall County's Zoning Regulations.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,



Michelle Smallwood
Clerk of the Commission

c: Robert C. Bowden
3443 McKenzie Drive
Gainesville, Georgia 30506

Elias Williams
4575 Pines Drive, NW
Atlanta, Georgia 30372

Mr. Brian Rochester
Rochester & Associates
427 Oak Street

Planning & Zoning
Business License
Tax Assessor

Building Inspection
Public Works
Tax Commissioner