

HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

November 2, 2009

Mr. Donald Riccardi
4856 Newton Drive
Gainesville, GA 30506

Dear Mr. Riccardi:

Please be advised that in its meeting of October 21, 2009, the Hall County Board of Commissioners voted to approve your application to rezone from H-B to PCD, a 7.01± acre tract located on the east side of Thompson Bridge Road, 1,056± ft. southeast of its intersection with Stephens Road; a.k.a. 5162, 5172, 5174, and 5176 Thompson Bridge Road; Tax Parcels 11083 003001A and 002. Proposed Use: Outside yard sales. Commission District Three.

The following conditions of zoning apply:

1. Development shall be limited to the descriptive narrative submitted for the subject property.
2. A landscape strip continuous along the frontage except for perpendicular crossing for driveways and utilities shall be planted as approved by the Planning Department.
3. The applicant shall present a drawing that locates loading and service areas, display areas, designated parking, and pedestrian access for the subject area.
4. There shall be a pedestrian pathway connecting parking areas to the entrance of the display area. The number of required parking spaces shall be determined during the site plan review process.
5. Driveway locations and designs are subject to approval by the Georgia Department of Transportation and the Hall County Engineering Department and will be coordinated with any known improvements of Thompson Bridge Road.
6. All conditions of zoning shall be made a part of any plat created for the property.
7. The applicant shall plant a row of Leland Cypress trees to cover both sides of the property.



POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
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8. The zoning shall remain in affect as long as the applicant is the owner of the property.

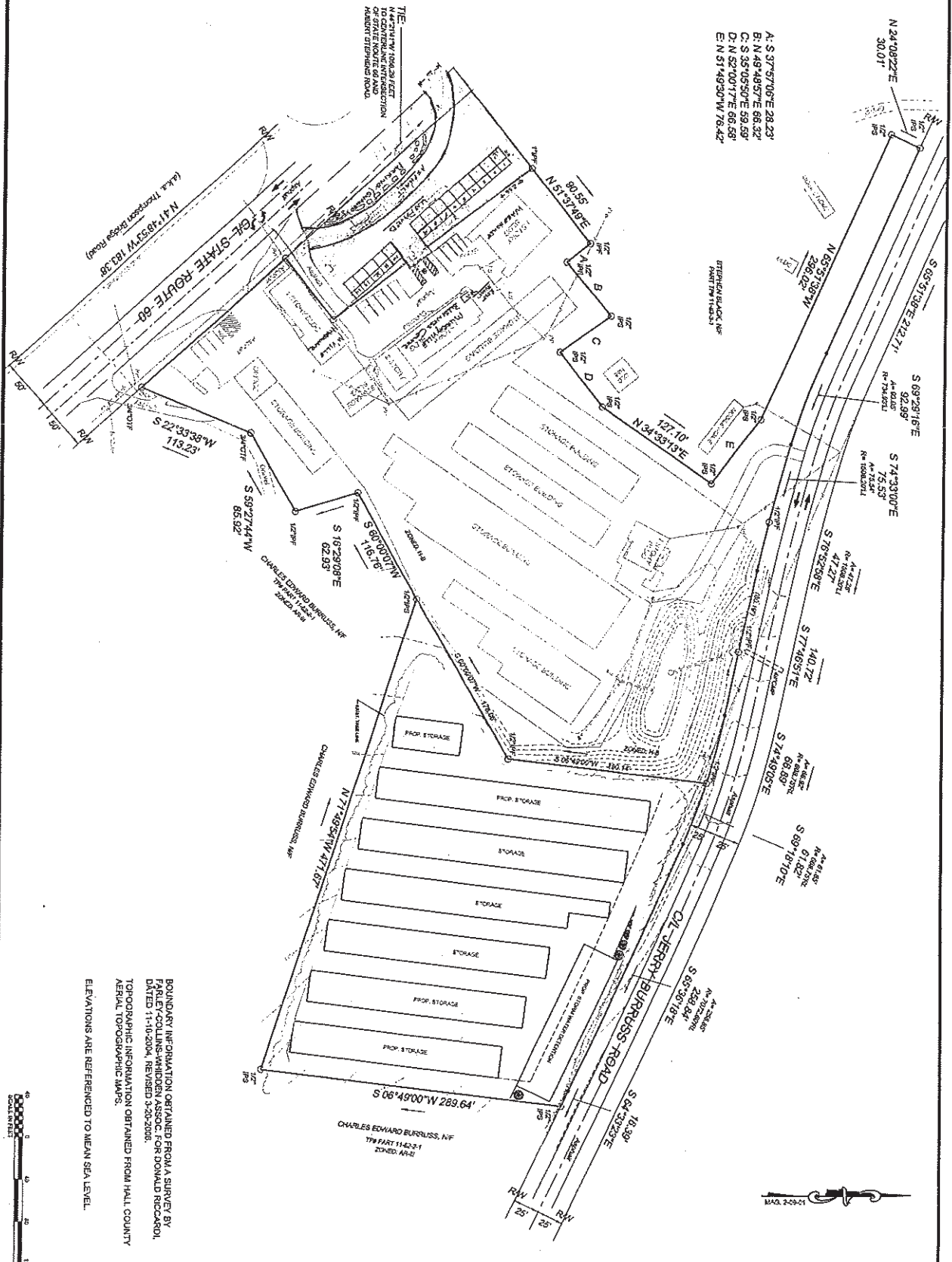
If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,



Heather Bennett
Commission Clerk

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



BOUNDARY INFORMATION OBTAINED FROM SURVEY BY
FAIRLEY-COLLINS-WHIDDEN ASSOC. FOR DONALD RICCARDI,
DATED 11-10-2004, REVISED 3-20-2006.
TOPOGRAPHIC INFORMATION OBTAINED FROM HALL COUNTY
AERIAL TOPOGRAPHIC MAPS.
ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL.

DONALD RICCARDI
MINI-WAREHOUSE FACILITY PHASE 2
EXISTING CONDITIONS
STATE ROUTE 60
HALL COUNTY, GEORGIA

[illegible]

C CROSS ENGINEERING
CIVIL ENGINEERS
P.O. BOX 5186 770-536-0339
GAINESVILLE GA 30504