

DESCRIPTION OF THE EXISTING AND PROPOSED USAGE OF THE PROPERTY located at 4726 Shirley Rd., Gainesville, Ga 30506

The current home has approximately 9,001 sf of heated space which consists of 8 bedrooms, 8 full baths and 2 half baths. Additional septic has been previously permitted on the property in 2020 by the previous owners. Our requests include the following plans for utilizing the 8.06-acre property to host weddings, corporate events and film production events. The operating hours shall vary depending on the type of event, however, will not exceed beyond 10 pm if music is part of the event.

We have attached a document describing our plans for additional development to the property to accommodate the future usage request along with the dimensions of the 8.06-acre property, a plat of the property, and a file containing the existing floorplan of the home. Restrictions on use of the property will include the following limited to 125 guests total on the day of the event, no more than 16 guests allowed to stay on the property overnight, time limit of 10 pm on any type of music or additional entertainment requiring outdoor speaker system. Parking of vehicles will be limited to the amount of spaces available on the property and no parking allowed on the exterior road entrance to the property. Security service attendants and valet parking attendants will be in place at every scheduled event at the expense of the property owner. The property has extensive indoor and outdoor lighting in place to ensure the safety of our guests while entertaining in all areas

of the property. In addition to the 10-bathroom facilities inside the home, the attached site plan provides a description and location of the additional facilities that will be available during the scheduled events to accommodate the number of guests in attendance. The property is not encroaching on or invasive to any other residences. There is one home that is adjacent to the 8.06-acre site and the space between the two homes is buffered by several trees and the homeowner should not feel any impact or have any concerns about our requested usage to schedule special events on the property.

Please review the attached drawn to scale site plan which identifies the area and displays the proposed plans to utilize specific locations on the property for additional parking of vehicles, additional water and wastewater disposal. Access to the home will be from Shirley Rd. which currently has gated access and security cameras in place at the front gate location. There are no other roads that access the property.

Since purchasing this unique property in October 2021, the interest received for the opportunity to hosts events and provide as a short-term rental has been overwhelming! I have also been approached by several individuals from the film producing industry requesting use of the property for future filming of movies and commercials.

Upon your approval of this application to re-zone, I plan to brand the property as “Bellissimo Castle Venue”. I believe that this property has the potential to become a future

“Location of Interest” in Gainesville, Ga. and hopefully bring additional tourism revenue into Hall County as an event venue and possible future film production location.

Thank you for your consideration of this application!

David L. Norris

Norris Development, LLC