

Villa Giallo

A Tuscan Styled Bed and Breakfast Inn

Conditional Use Permit

4352 Pea Ridge Rd. New Hill

Darren and Gretchen Eck

















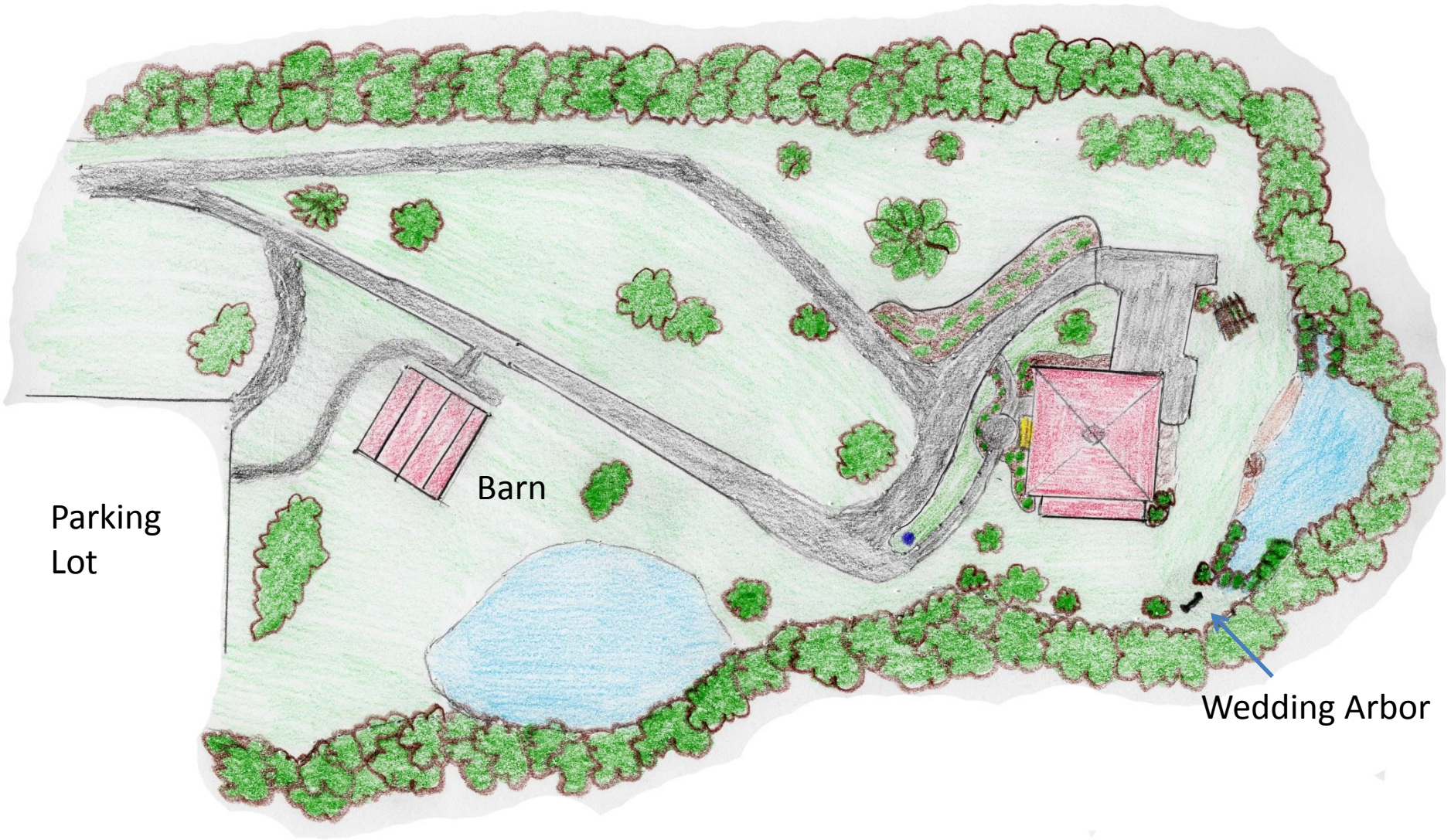
Satellite View from Chathamgis.com

No road frontage view
Heavily wooded on all sides

13.3 Acres
Minimum 75 foot wooded buffers from property line



Proposed Design



Parking
Lot

Barn

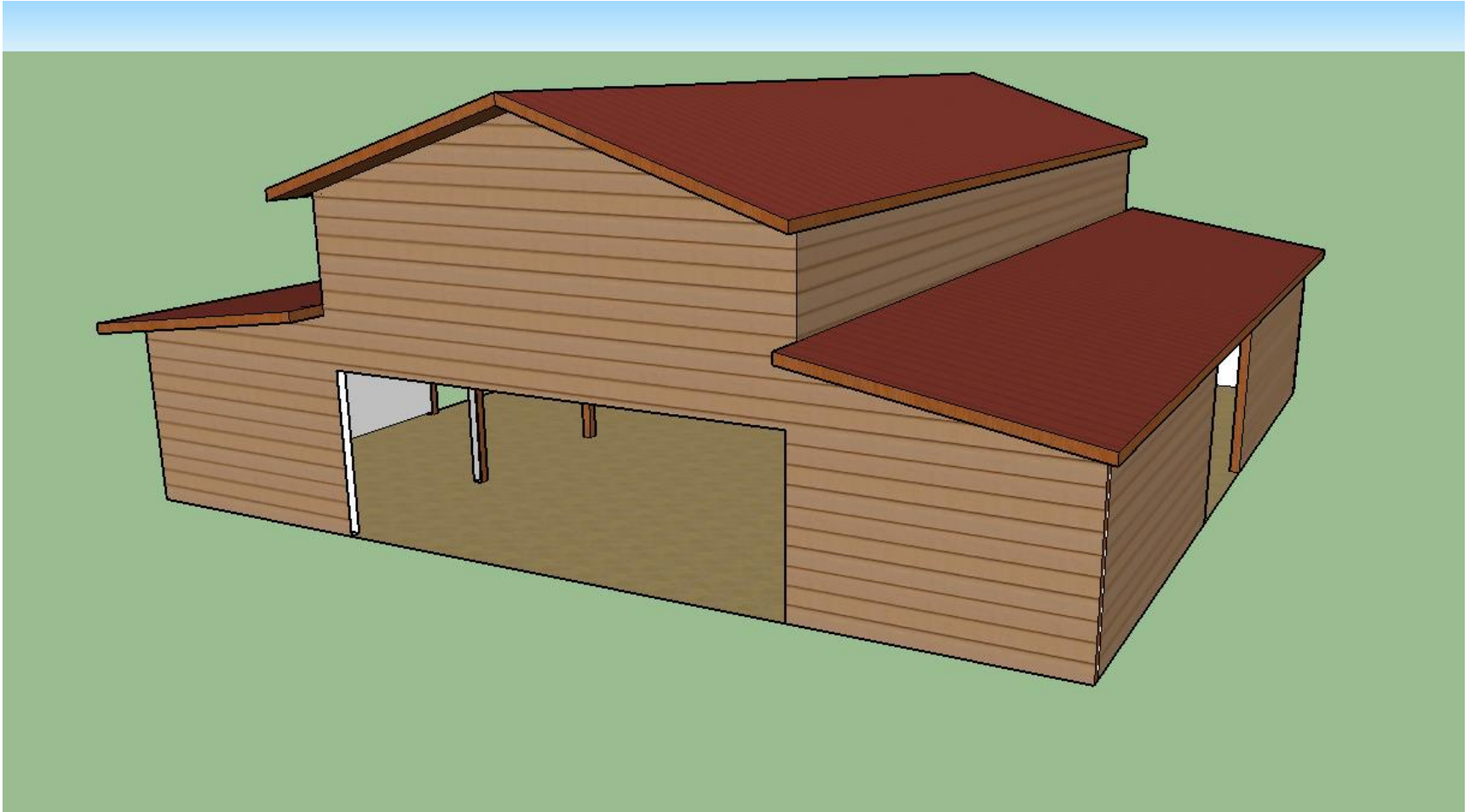
Wedding Arbor

Wedding Arbor



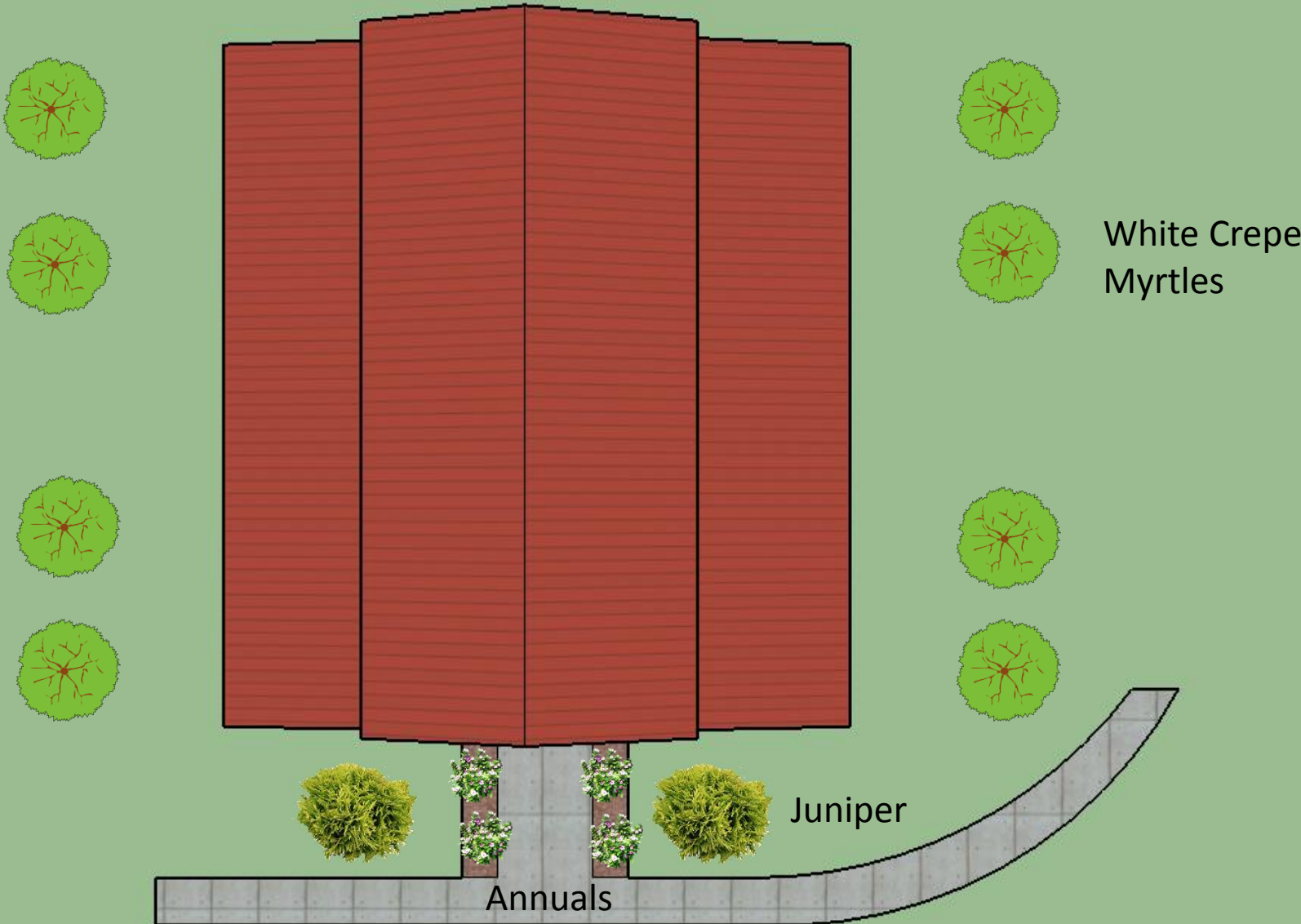
Cast Concrete Columns with Faux Travertine finish

Event Barn



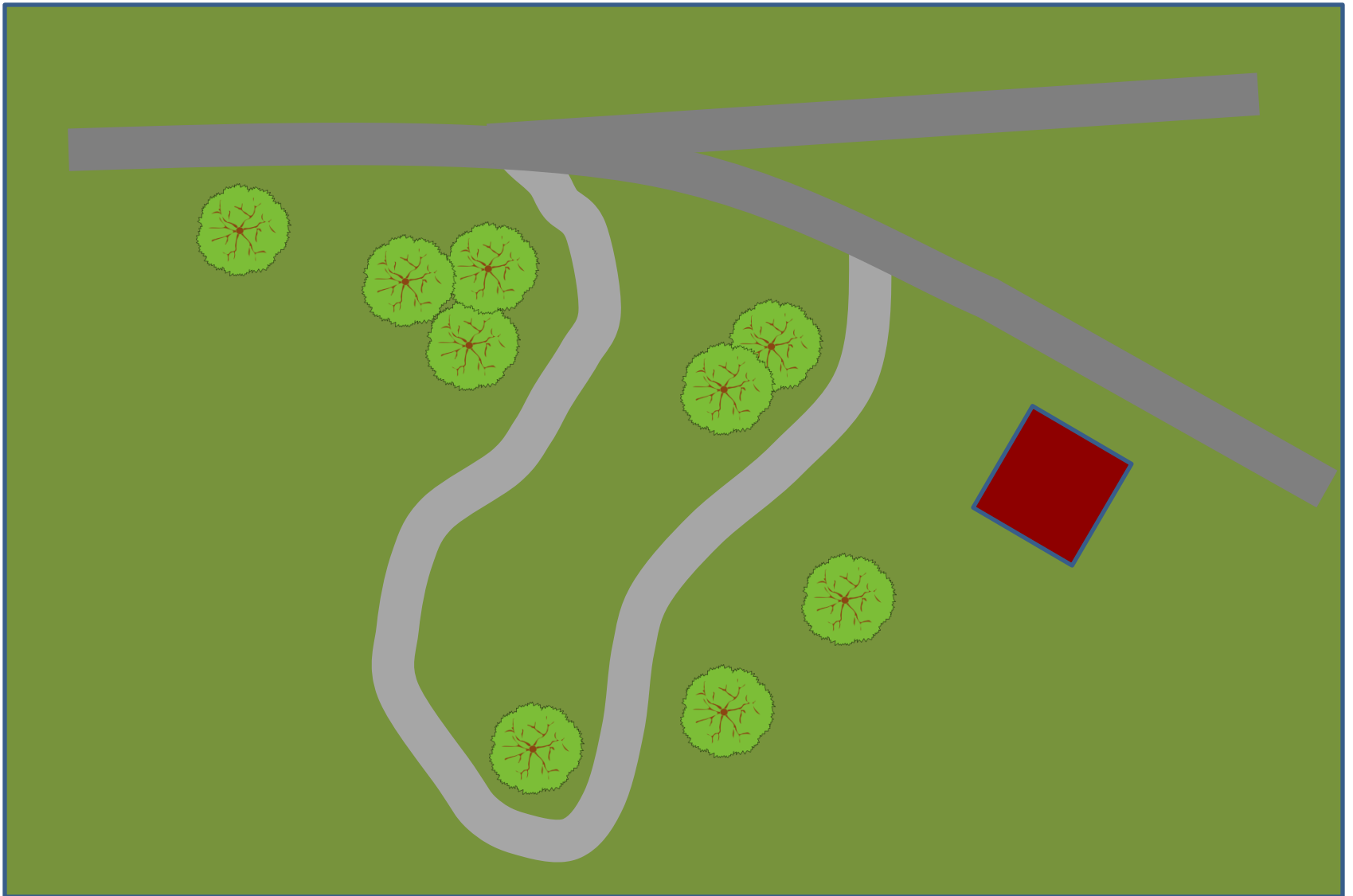
48w x 50d x 20h
Restrooms

Barn Landscaping



Parking Plan

- A huge rectangular gravel lot would not fit with the Tuscan country style of the property
- We desire to preserve the existing elm trees and pasture grass, which is carbon negative
- Parking is only used for events
- We propose a gravel drive loop with on-grass parking



500 foot drive will provide 340 ft of grass parking on both sides: 72 parking spots

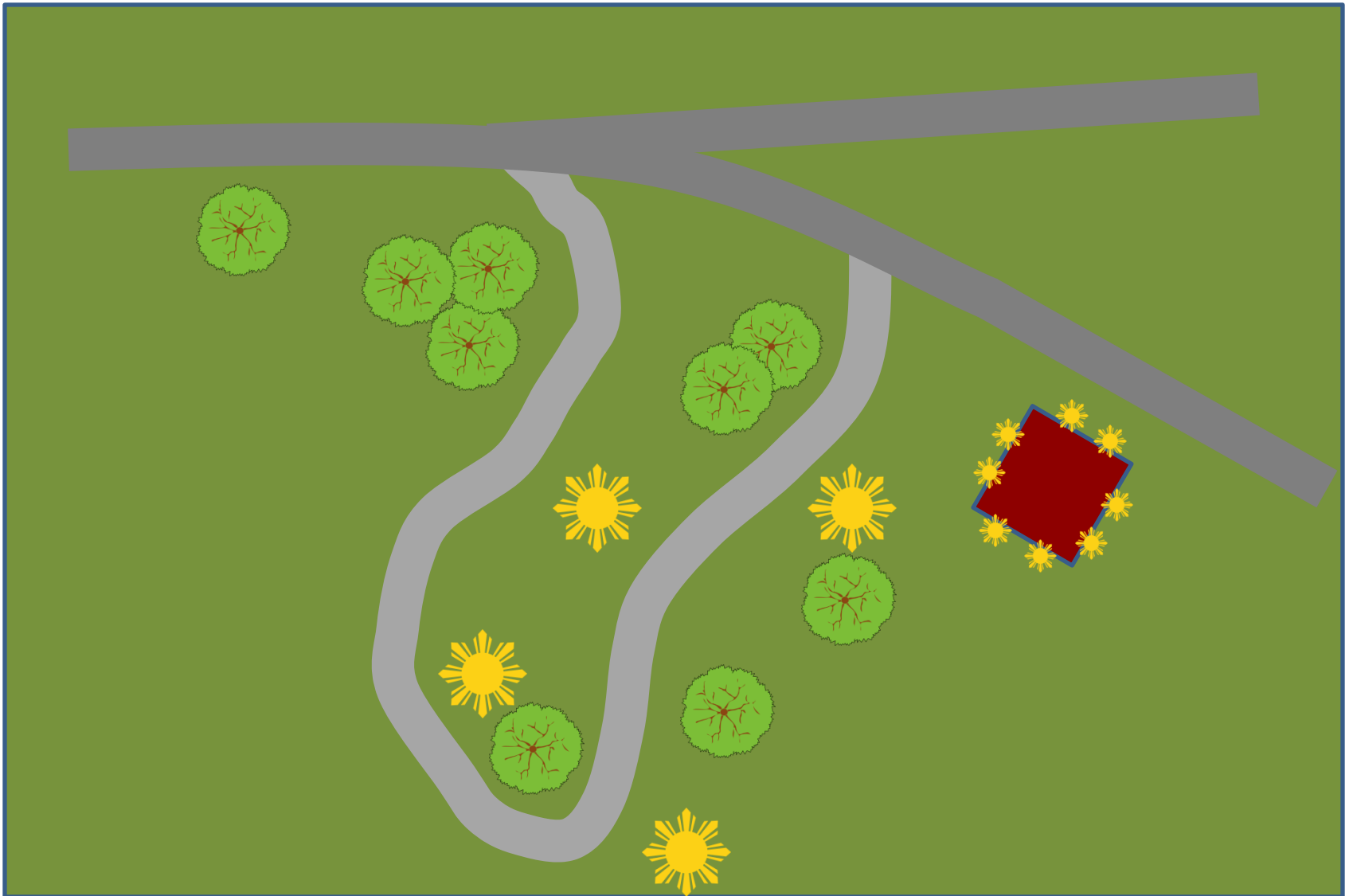
Lighting Plan



Parking Lot lighting
88" tall
3x23 watt CFL bulbs
4800 Lumens

2 wall lanterns on each side
Of barn and existing home
3x13 watt CFL bulbs
2400 Lumens





4 Post Lanterns will light the parking area and walkway