



EXISTING ZONING:
 AR-III (AGRICULTURAL RESIDENTIAL III)

PROPOSED ZONING:
 I-I (LIGHT INDUSTRIAL)

BOUNDARY SHOWN IS TAKEN FROM A SURVEY FOR GREG SIMPSON BY KYTLE ENGINEERING & LAND SURVEYING, LLC, DATED DECEMBER 12, 2023, REVISED MARCH 14, 2024. SURROUNDING AREAS ARE DRAWN FROM GIS DATA. ADJACENT PARCEL AREAS, BOUNDARIES, FLOOD PLAIN, STREAM LINES, AND STREAM BUFFERS ARE SUBJECT TO CHANGE.

NOTE:
 THIS SITE CONTAINS WETLANDS. THE APPLICANT WILL FIRST OBTAIN A WETLAND ALTERATION SECTION 404 PERMIT FROM THE CORPS OF ENGINEERS PRIOR TO DISTURBING ANY JURISDICTIONAL WETLANDS.

NOTES:

- A PORTION OF THE PROPERTY IS WITHIN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
- THE PROPERTY IS WITHIN THE NORTH OCOONEE WATERSHED PROTECTION DISTRICT.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT FRONTAGE:	100 FT
FRONT SETBACK:	50 FT
SIDE SETBACK:	20 FT
REAR SETBACK:	20 FT
EXTERIOR BUFFER TO RESIDENTIAL ZONING:	50 FT
MAXIMUM HEIGHT:	75 FT
TOTAL ACRES:	15.84 ACRES
MAXIMUM FLOOR AREA:	160,000 SF
PARKING RATIO:	PER HALL COUNTY GUIDELINES

OWNER:
 SIMPSON TRUCKING & GRADING, INC.
 1364 CANDLER ROAD
 GAINESVILLE, GA 30507
 CONTACT: DAVID HAMMOND
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APPLICANT:
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