

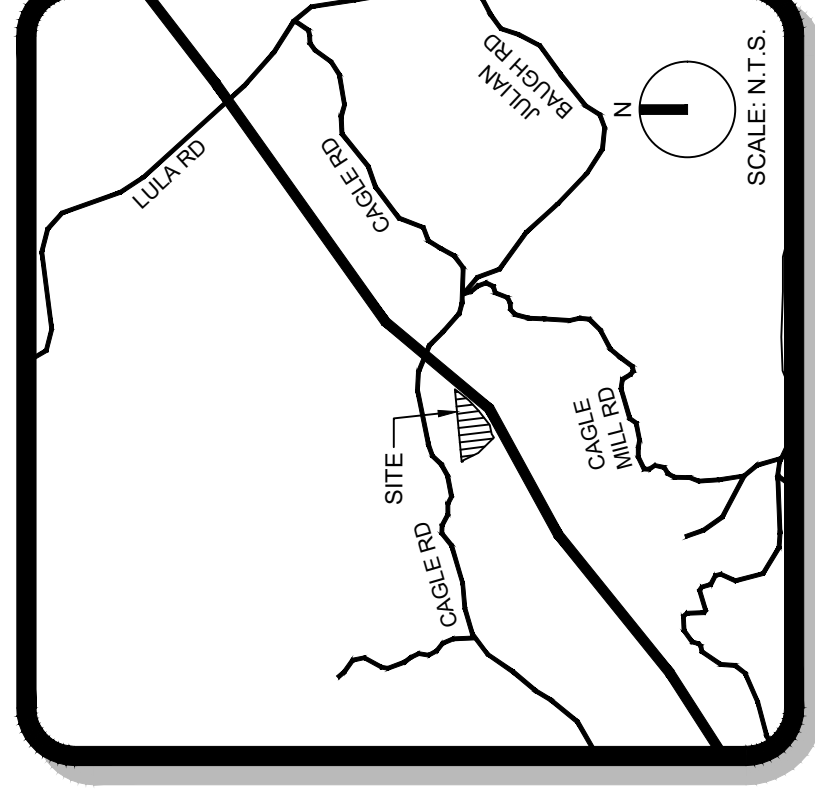
ZONED: AR-III (AGRICULTURAL RESIDENTIAL III)

N/F  
WILLIE ALLEN MILLER  
DB 3083 PG 281  
PARCEL ID: 15007 000128  
ZONED: AR-III (AGRICULTURAL RESIDENTIAL III)

N/F  
SMITH BOLDING  
DB 4537 PG 486  
PARCEL ID: 09093 000001  
ZONED: RESIDENTIAL III

# NORFOLK SOUTHERN RAILROAD

## VICINITY MAP



N84°57'08"E  
1055.55'

N84°57'08"E  
1055.55'

**PROP.  
INDUSTRIAL  
BUILDING**

**PROP.  
STORMWATER  
MANAGEMENT  
AREA**

S40°17'29"W  
CHD=182.92  
ARC=182.96  
RAD=2680.259

S49°59'46"W  
CHD=722.80  
ARC=725.01  
RAD=2680.259

N/F  
GA LULA CORNELIA HWY LLC  
DB 9140 PG 789  
PARCEL ID: 1000276  
ZONED: (PLANNED INDUSTRIAL DEVELOPMENT)

THE INTERSECTION OF  
SOUTHERN RAILROAD AND THE  
SOUTHERN RAILROAD AND THE  
NORTHEASTERLY RIGHT OF WAY OF  
GA. HWY #365 TO THE P.O.P.

N/F  
NC HOLDINGS  
DB 9159 PG 163  
PARCEL ID: 0000129  
ZONED: I-C (LIGHT INDUSTRIAL W/ CONDITIONS)

**Rochester** **DCCM**  
Rochester and Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | www.rochester-assoc.com

**4518 & 4520 CAGLE ROAD  
EXHIBIT**  
CITY OF LULA  
HALL COUNTY, GA

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE  
0' 30' 60' 120' 180'  
DATE: 5-2-24  
JOB NO.: 2224054.170  
DRAWN BY: BSB  
DWG NO.: BASE

DATE: 5-2-24  
JOB NO.: 2224054.170  
DRAWN BY: BSB  
DWG NO.: BASE

**EXISTING ZONING:**  
AR-III (AGRICULTURAL RESIDENTIAL III)  
**PROPOSED ZONING:**  
I-I (LIGHT INDUSTRIAL)

BOUNDARY SHOWN IS TAKEN FROM A SURVEY FOR GREG SIMPSON BY KYLLE 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.

**NOTES:**

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

**4518 & 4520 CAGLE ROAD - I-I DEVELOPMENT STANDARDS**

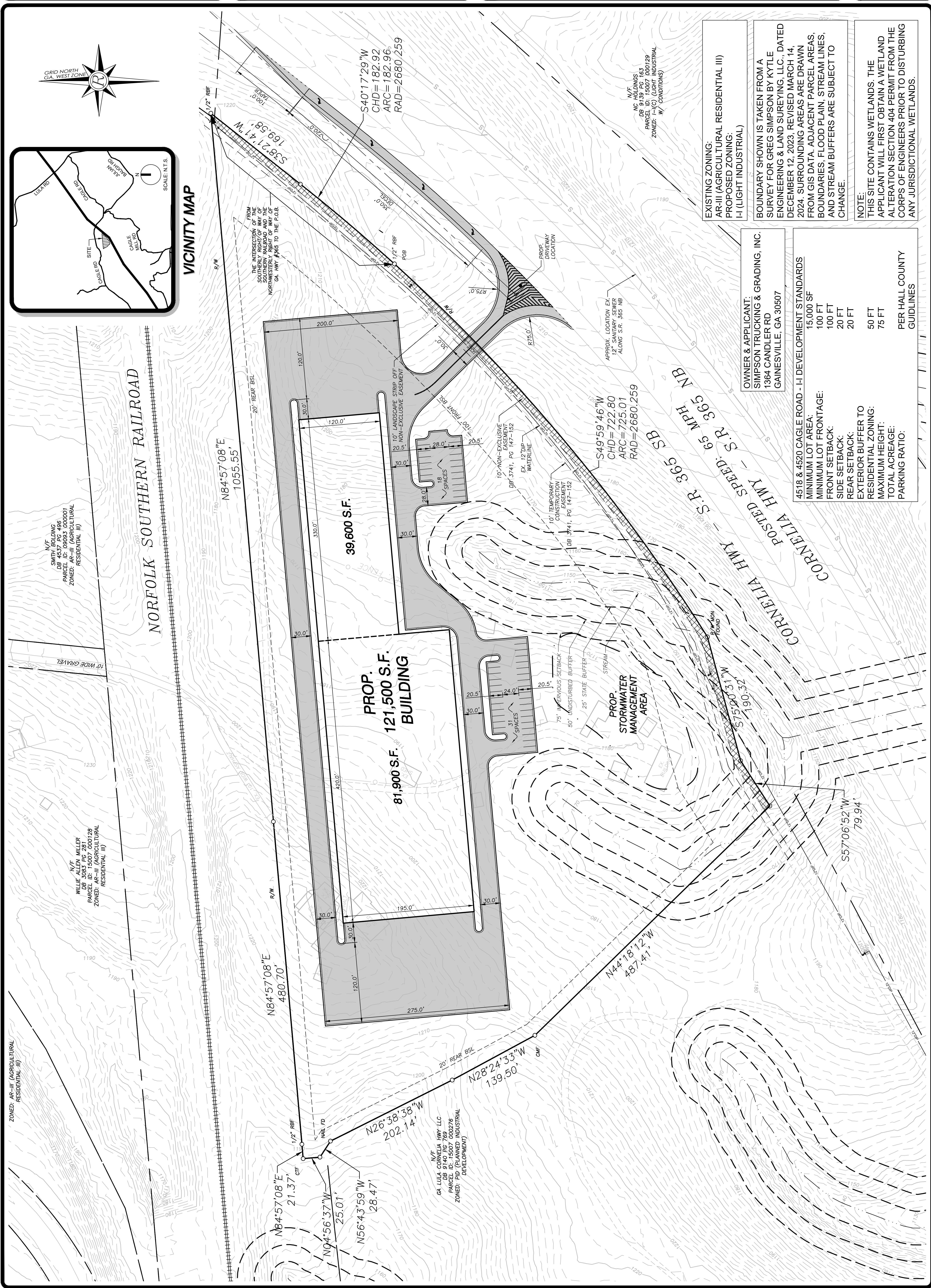
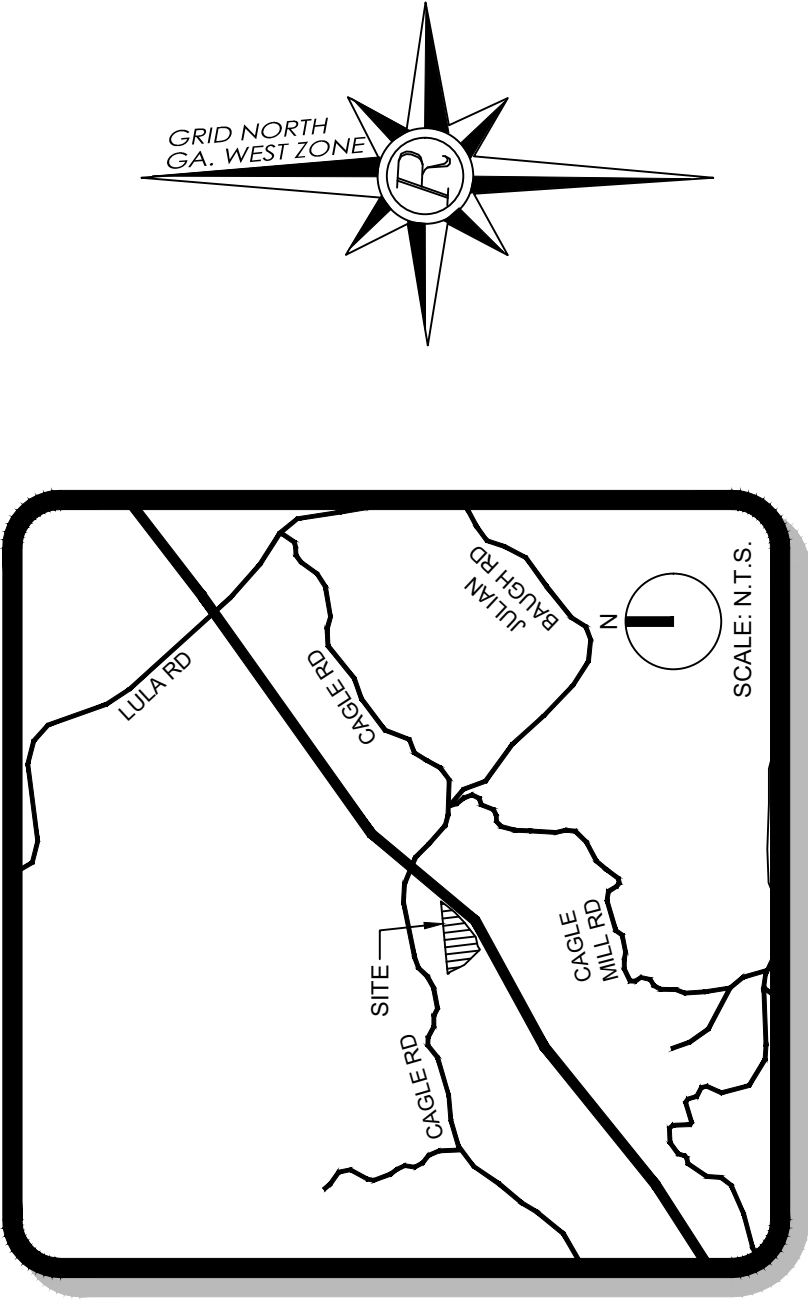
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT FRONTAGE:	100 FT
FRONT SETBACK:	50 FT
SIDE SETBACK:	20 FT
REAR SETBACK:	20 FT

EXTERIOR BUFFER TO RESIDENTIAL ZONING:  
MAXIMUM HEIGHT:  
TOTAL ACREAGE:  
MAXIMUM FLOOR AREA:  
PARKING RATIO:

50 FT
75 FT
15.84 ACRES
160,000 SF
PER HALL COUNTY GUIDELINES

**OWNER:**  
SIMPSON TRUCKING & GRADING, INC.  
1364 CANDLER ROAD  
GAINESVILLE, GA 30507  
CONTACT: DAVID HAMMOND  
(770) 536-4731  
dhammond@simpsontrucking.com

**APPLICANT:**  
ROCHESTER | DCCM  
425 OAK STREET  
GAINESVILLE, GA 30501  
CONTACT: BRADLEY DUNCKEL  
(770) 363-1997  
bkduncke@rochester-assoc.com



**EXISTING ZONING:**  
 AR-III (AGRICULTURAL RESIDENTIAL III)  
**PROPOSED ZONING:**  
 I-I (LIGHT INDUSTRIAL)

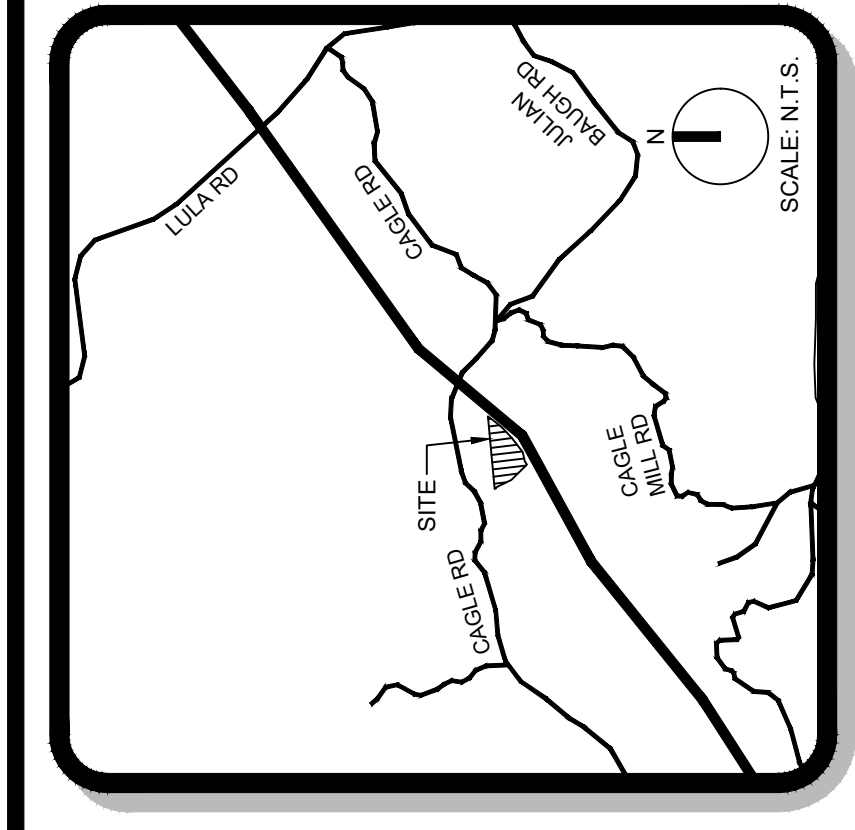
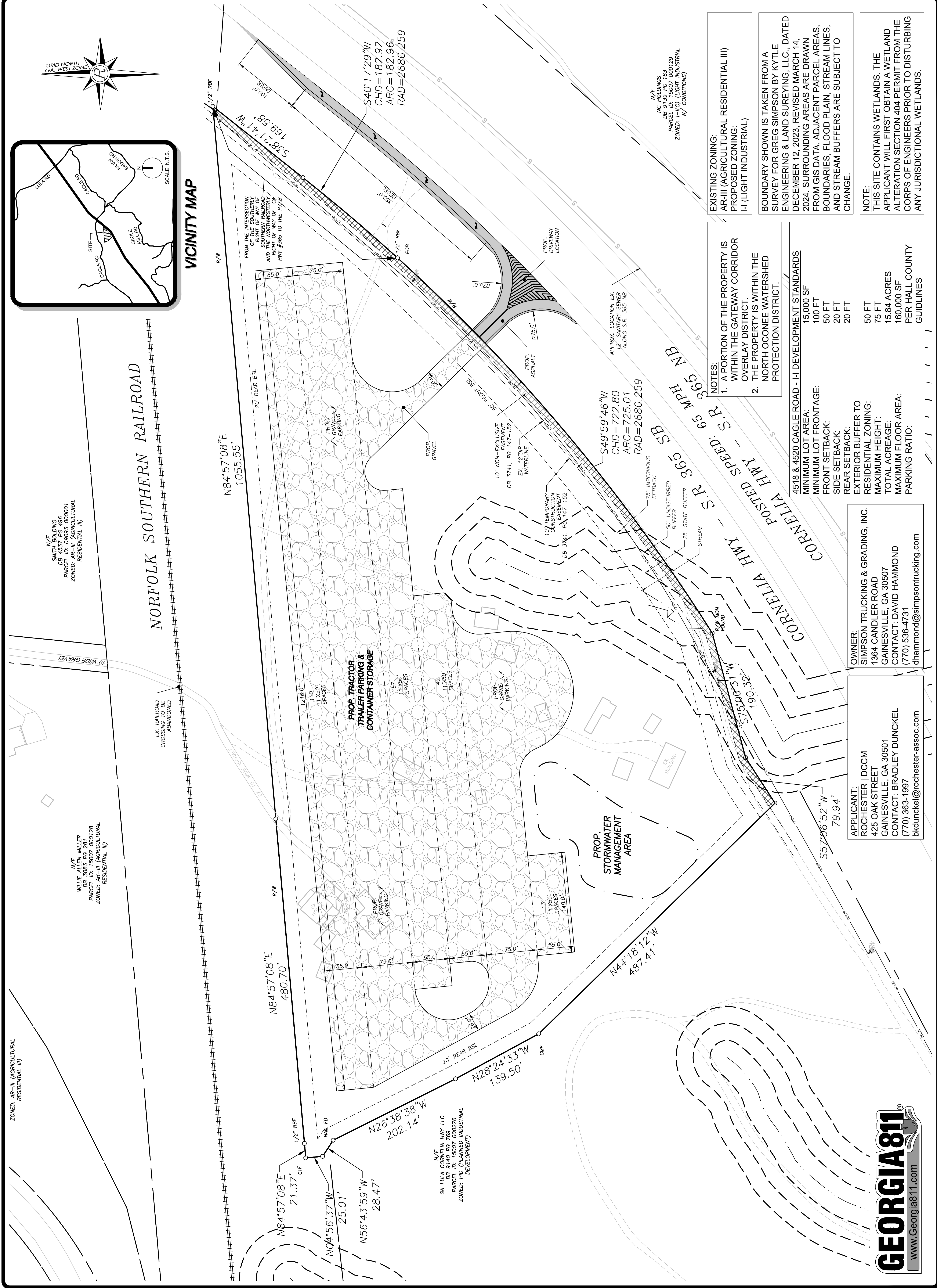
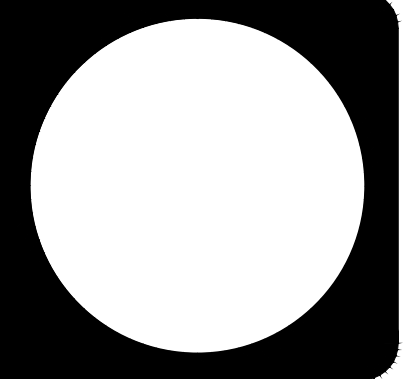
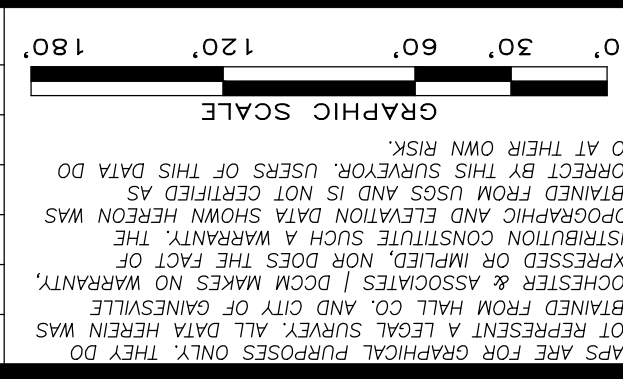
**OWNER & APPLICANT:**  
 SIMPSON TRUCKING & GRADING, INC.  
 1364 CANDLER RD  
 GAINESVILLE, GA 30507

**BOUNDARY SHOWN IS TAKEN FROM A SURVEY FOR GREG SIMPSON BY KYLLE ENGINEERING & LAND SURVEYING, LLC., DATED DECEMBER 12, 2023, REVISED MARCH 14, 2024. SURROUNDING AREAS ARE DRAWN FROM GIS DATA. ADJACENT PARCEL AREAS, BOUNDARIES, FLOOD PLAN, 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.

4518 & 4520 CAGLE ROAD - I-I DEVELOPMENT STANDARDS	
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT FRONTAGE:	100 FT
FRONT SETBACK:	100 FT
SIDE SETBACK:	20 FT
REAR SETBACK:	20 FT
EXTERIOR BUFFER TO RESIDENTIAL ZONING:	50 FT
MAXIMUM HEIGHT:	75 FT
TOTAL ACREAGE:	PER HALL COUNTY GUIDELINES
PARKING RATIO:	PER HALL COUNTY GUIDELINES

NO.	DATE	DESCRIPTION	REVISIONS



**NORFOLK SOUTHERN RAILROAD**

N/VF SMITH BOLDING  
 DB 4537 PG 486  
 PARCEL ID: 09093 000001  
 ZONED: AGRICULTURAL RESIDENTIAL III

N/VF WILLIE ALLEN MILLER  
 DB 3083 PG 281  
 PARCEL ID: 15007 000128  
 ZONED: AR-III (AGRICULTURAL RESIDENTIAL III)

N/VF GA LULA CORNELIA HWY LLC  
 DB 9140 PG 788  
 PARCEL ID: 000276  
 ZONED: (CLASSIFIED INDUSTRIAL DEVELOPMENT)

N/VF NC HOLDINGS  
 DB 9139 PG 163  
 PARCEL ID: 15007 000129  
 ZONED: I-(C) (LIGHT INDUSTRIAL W/ CONDITIONS)

**EXISTING ZONING:**  
 AR-III (AGRICULTURAL RESIDENTIAL III)  
**PROPOSED ZONING:**  
 I-1 (LIGHT INDUSTRIAL)

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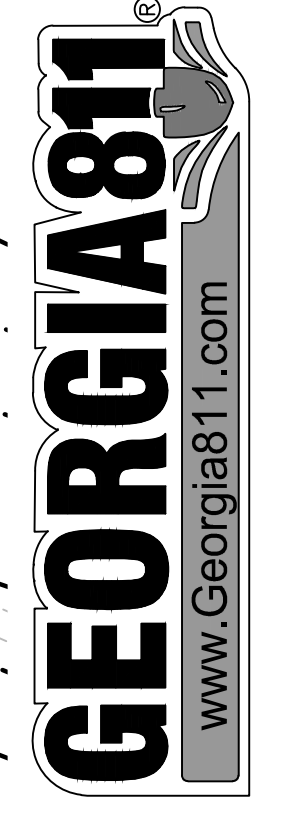
**NOTES:**  
 1. A PORTION OF THE PROPERTY IS WITHIN THE GATEWAY CORRIDOR OVERLAY DISTRICT.  
 2. THE PROPERTY IS WITHIN THE NORTH OCOONEE WATERSHED PROTECTION DISTRICT.

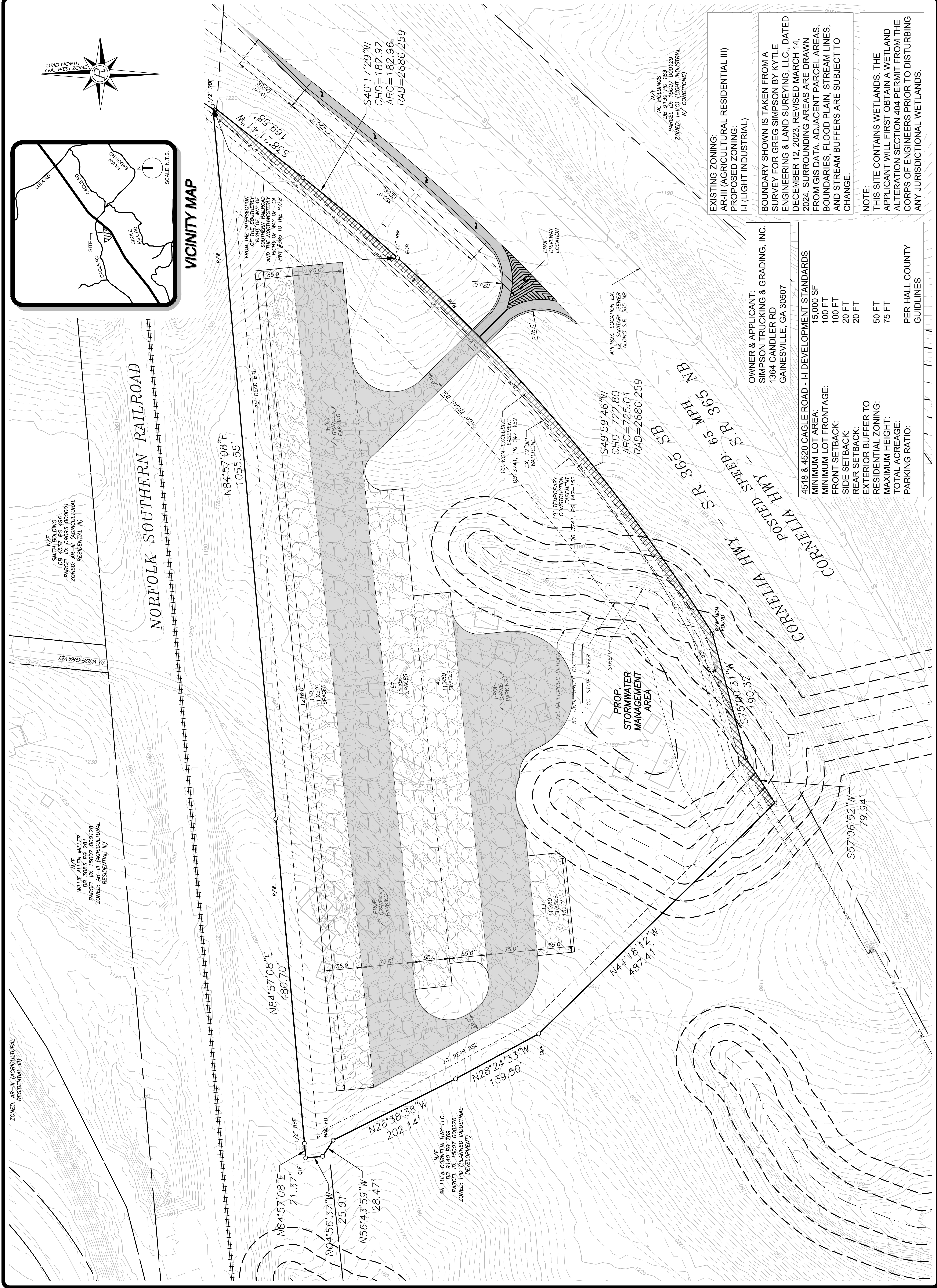
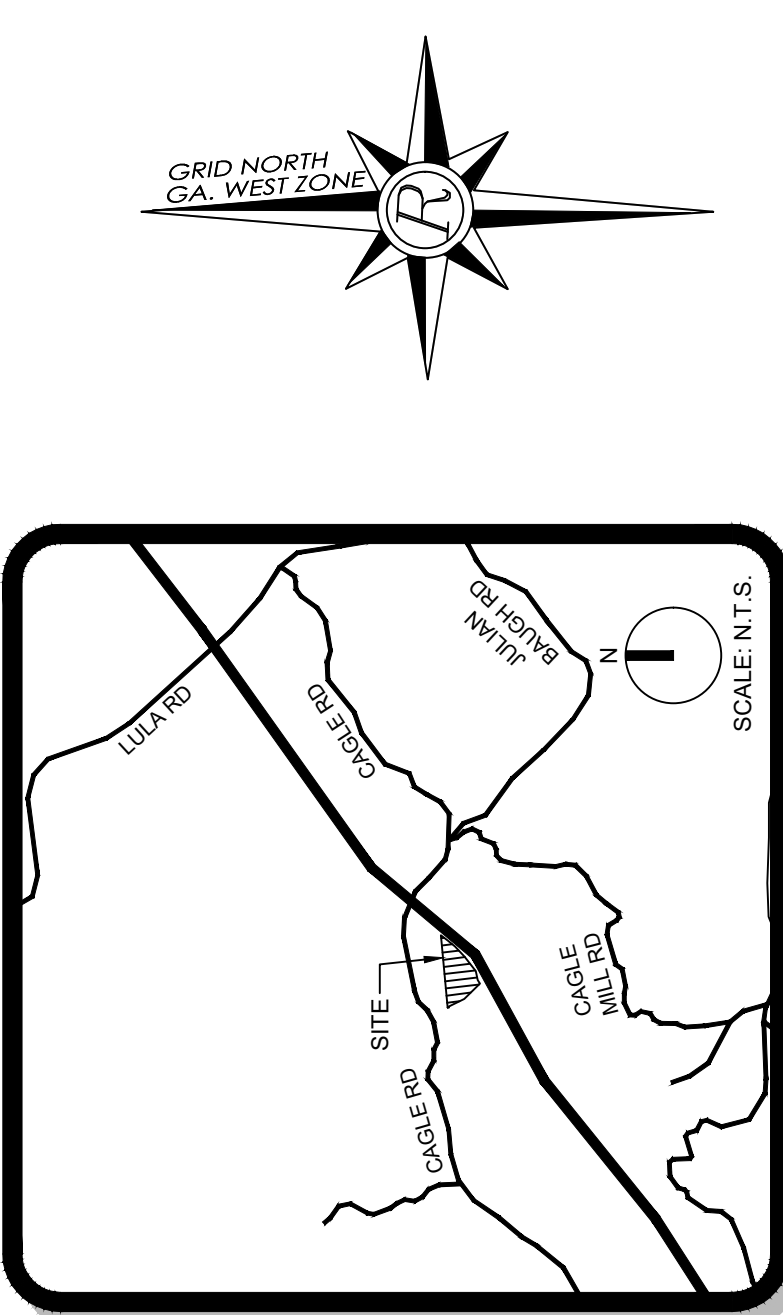
**4518 & 4520 CAGLE ROAD - I-1 DEVELOPMENT STANDARDS**

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 ACREAGE:	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  
 (770) 536-4731  
 dhammond@simpsontrucking.com

**APPLICANT:**  
 ROCHESTER | DCCM  
 425 OAK STREET  
 GAINESVILLE, GA 30501  
 CONTACT: BRADLEY DUNCKEL  
 (770) 363-1997  
 bkduncke@rochester-assoc.com





**EXISTING ZONING:**  
 AR-III (AGRICULTURAL RESIDENTIAL III)

**PROPOSED ZONING:**  
 I-I (LIGHT INDUSTRIAL)

**OWNER & APPLICANT:**  
 SIMPSON TRUCKING & GRADING, INC.  
 1364 CANDLER RD  
 GAINESVILLE, GA 30507

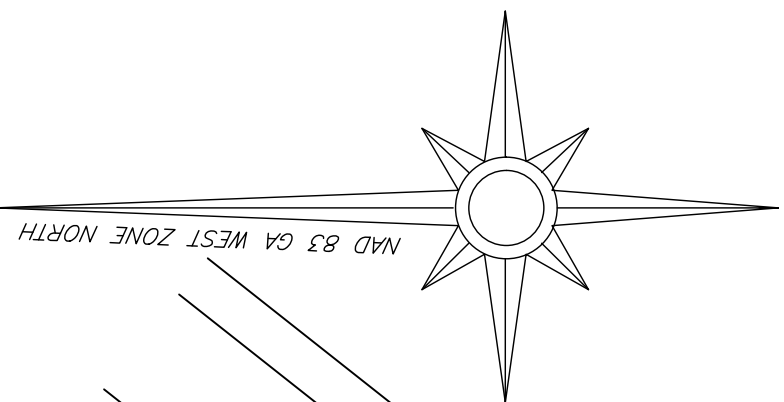
**BOUNDARY SHOWN IS TAKEN FROM A SURVEY FOR GREG SIMPSON BY KYLIE ENGINEERING & LAND SURVEYING, LLC., DATED DECEMBER 12, 2023, REVISED MARCH 14, 2024. SURROUNDING AREAS ARE DRAWN FROM GIS DATA. ADJACENT PARCEL AREAS, BOUNDARIES, FLOOD PLAN, STREAM LINES, AND STREAM BUFFERS ARE SUBJECT TO CHANGE.**

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**4518 & 4520 CAGLE ROAD - I-I DEVELOPMENT STANDARDS**

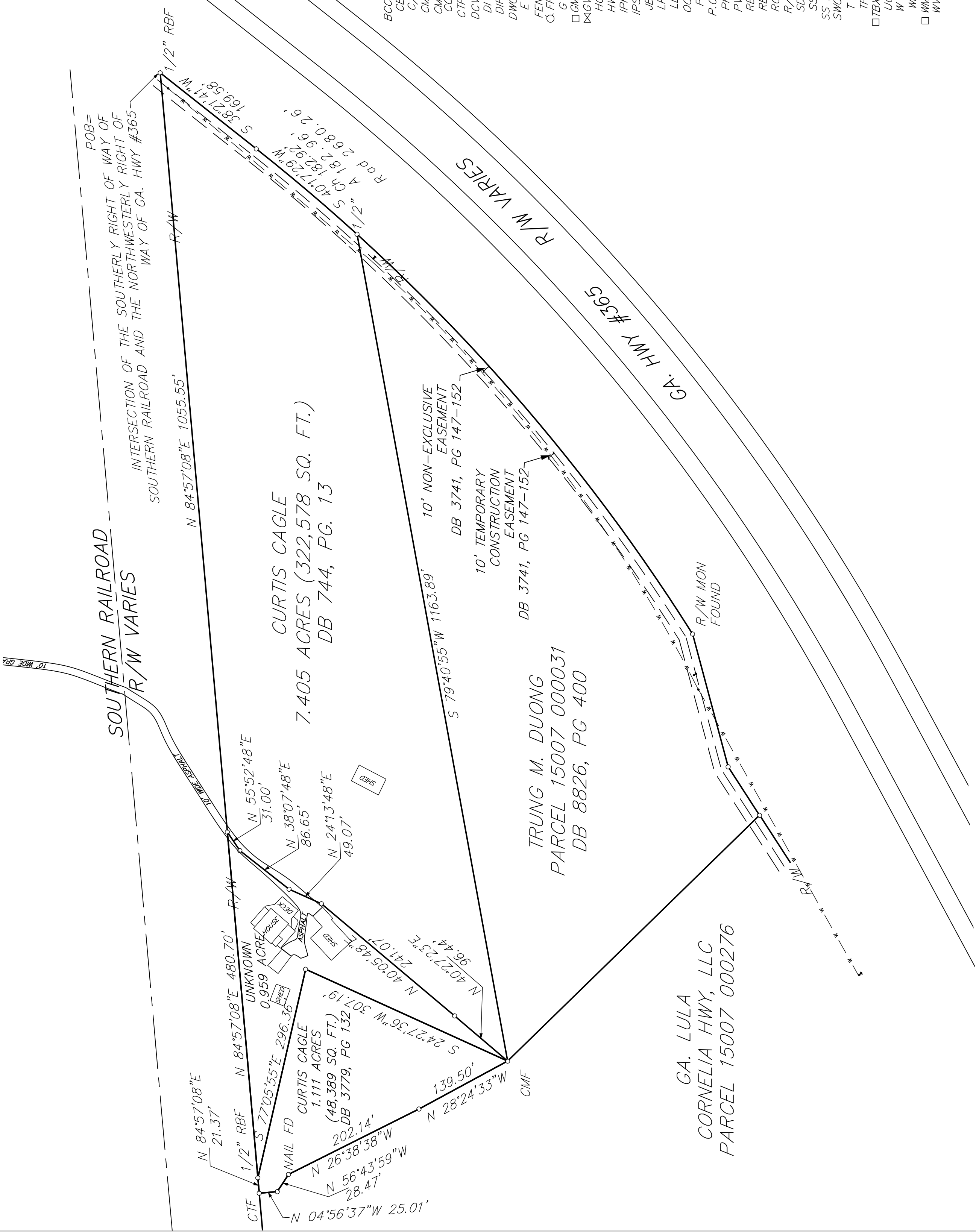
- MINIMUM LOT AREA: 15,000 SF
- MINIMUM LOT FRONTAGE: 100 FT
- FRONT SETBACK: 100 FT
- SIDE SETBACK: 20 FT
- REAR SETBACK: 20 FT
- EXTERIOR BUFFER TO RESIDENTIAL ZONING: 50 FT
- MAXIMUM HEIGHT: 75 FT
- TOTAL ACREAGE:
- PARKING RATIO:

PER HALL COUNTY GUIDELINES

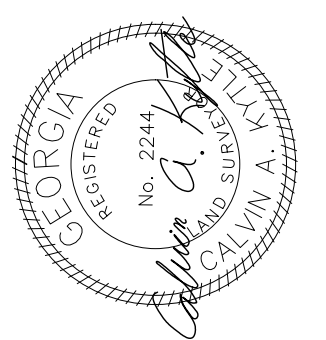
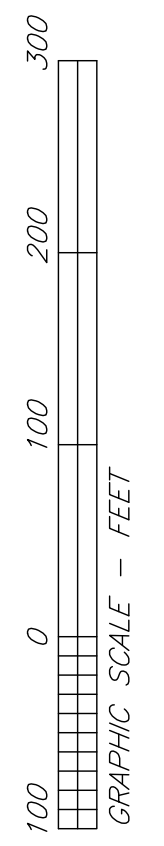


**LEGEND**

BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
CB	CATCH BASIN
C/L	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CTF	CRIMPED TOP PIPE FOUND
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
E	BURIED ELECTRIC LINE
F	FENCE
OH	FIRE HYDRANT
G	BURIED GAS LINE
G/M	GAS METER
IGV	GATE VALVE
HC	HANDICAP SPACE
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
JB	JUNCTION BOX
LP	LIGHT POLE
LL	LAND LOT
OCS	OUTLET CONTROL STRUCTURE
P	OVERHEAD POWER LINE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RBS	REBAR SET
RBF	REBAR FOUND
RCP	CONCRETE PIPE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SS MH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
T	OVERHEAD TELEPHONE LINE
TP	TELEPHONE POLE
□TBX	TELEPHONE BOX
UGT	BURIED TELEPHONE LINE
W	WATER LINE
WI	WEIR INLET
□WM	WATER METER
□WV	WATER VALVE



**SURVEY FOR:**  
**GREG SIMPSON**  
**TAX PARCEL 15007 000031**  
**GEORGIA MILITIA DISTRICT #1690**  
**HALL COUNTY, GEORGIA**  
**DECEMBER 12, 2023**  
**REVISED MARCH 14, 2024**



PREPARED BY:  
**KYLLIE ENGINEERING & LAND SURVEYING LLC**  
**5367 HIGHWAY 52**  
**P.O. BOX 402**  
**GILLSVILLE, GEORGIA 30543**  
**PHONE: (404) 317-1544**