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EXISTING ZONING: AGRICULTURAL RESIDENTIAL III (AR-III)  
 PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT (PID)  
 CHARACTERISTICS: (HALL COUNTY REF. CODE) - 17.180.090  
 A PLANNED INDUSTRIAL DEVELOPMENT SHOULD CONSIST OF LAND WHICH HAS BEEN DESIGNATED FOR A PLANNED, ORGANIZED AND CONTROLLED INDUSTRIAL USE OR FOR MULTIPLE BUT COMPATIBLE INDUSTRIAL USES IN A PLANNED INDUSTRIAL PARK. THE STANDARDS EMPLOYED SHOULD BE DESIGNED TO ENCOURAGE THE FORMATION AND CONTINUANCE OF A COMPATIBLE ENVIRONMENT FOR THE PLANNED INDUSTRIAL USES AND THE SURROUNDING LAND USES. CAREFULLY PLANNED OFFICE AND COMMERCIAL USES MAY BE INCORPORATED AS PART OF A PLANNED INDUSTRIAL DEVELOPMENT.

PERMITTED USES:  
 RETAIL INDUSTRIAL PARKS, OFFICES AND OFFICE BUILDINGS, RADIO AND TELEVISION STUDIOS, STORAGE YARDS, FAMILY DAY CARE HOME, AND GROUP DAY CARE HOME  
 REQUIRED PLANS: (HALL COUNTY REF. CODE) - 17.180.090  
 ALL OF THE GENERAL AND SPECIAL REQUIREMENTS FOR PLANNED DEVELOPMENTS SHALL BE PROVIDED. THE FOLLOWING SPECIFIC ITEMS SHALL ALSO BE ADDRESSED:

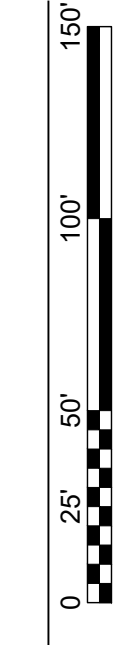
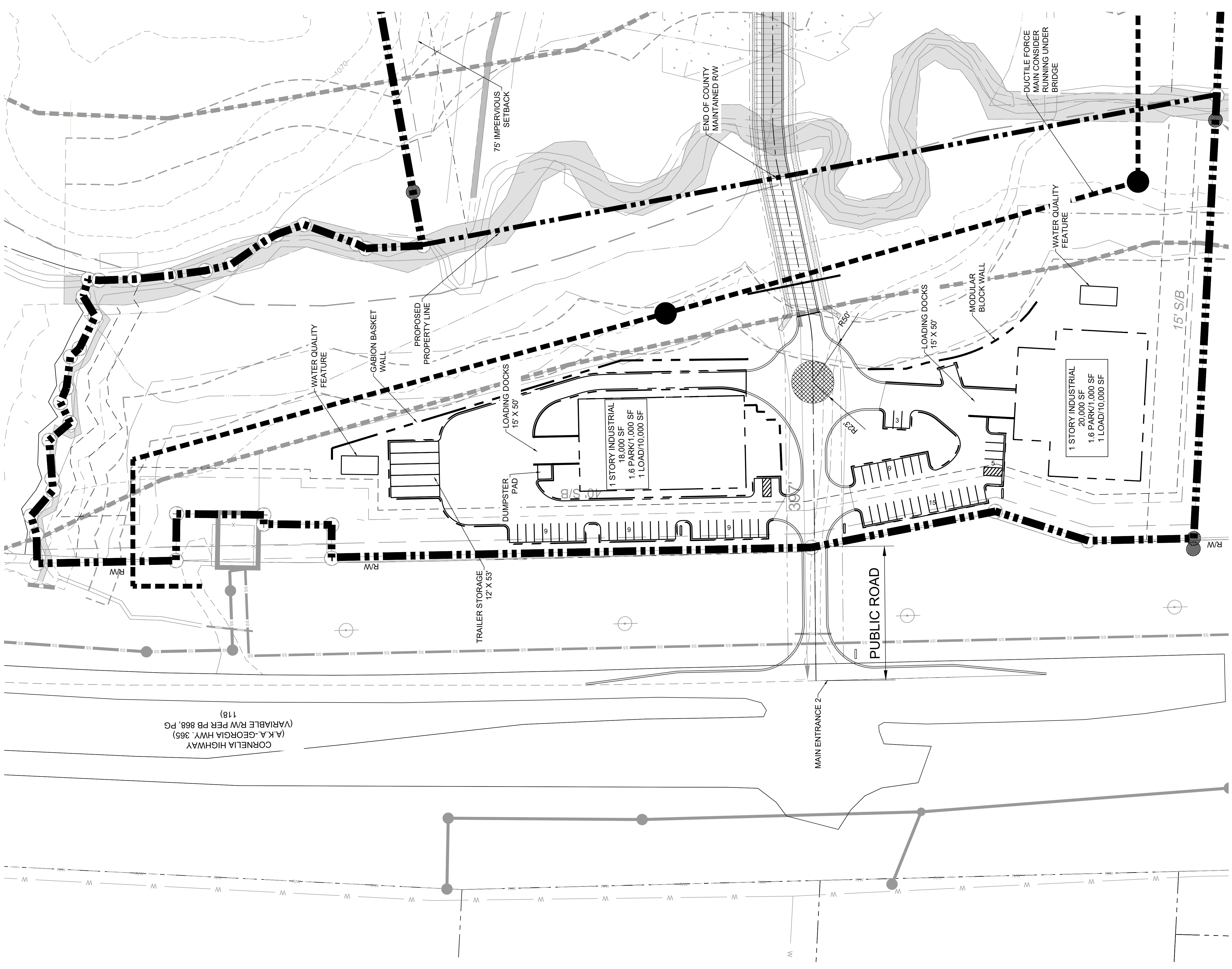
1. A SITE PLAN INDICATING THE PROPOSED SITE PREPARATION AND GRADING, STREETS AND PARKING AREAS, LOADING ZONES, OUTDOOR STORAGE AREAS, RAIL FACILITIES, STORM DRAINAGE, WATER, GAS AND SEWAGE SYSTEMS AND ALL BUFFER AREAS.
2. THE DEVELOPMENT CONTROLS FOR THE DISTRICT SHALL BE DETAILED (LOT COVERAGE, SETBACKS, BUILDING HEIGHTS, LOT SIZES, ETC.). IF STANDARDS ARE NOT SPECIFICALLY PROPOSED, THEN THE APPLICABLE STANDARDS IN THE LIGHT INDUSTRIAL (H) DISTRICT, TOGETHER WITH THE SCREENING AND BUFFER REQUIREMENTS, SHALL APPLY.
3. IF OFFICE OR COMMERCIAL USES ARE PROPOSED IN CONJUNCTION WITH THE PLANNED INDUSTRIAL DEVELOPMENT, THEN THE APPLICABLE REQUIREMENTS IN THE PLANNED OFFICE DEVELOPMENT OR THE PLANNED COMMERCIAL DEVELOPMENT [DISTRICT] SHALL BE PROVIDED.
4. A PROPOSED DEVELOPMENT SCHEDULE AND LISTING OF PROPOSED USES SHALL BE PROVIDED.

PARKING SPACES	REQUIRED	PROVIDED
NORTH INDUSTRIAL	29	29
SOUTH INDUSTRIAL	32	32

LOADING DOCKS	REQUIRED	PROVIDED
NORTH INDUSTRIAL	2	2
SOUTH INDUSTRIAL	2	2

TOTAL INDUSTRIAL ZONED AREA: 10.59 AC.  
 TOTAL PROPOSED INDUSTRIAL BLDG: 38,000 SF  
 REQUIRED OPEN SPACE (40%): 4.2 AC  
 PROVIDED OPEN SPACE: 7.9 AC  
 RATIO (OPEN SPACE / TOTAL AREA) = 75%  
 REQUIRED CONTIGUOUS OPEN SPACE (75%) = 3.2 AC  
 PROVIDED CONTIGUOUS OPEN SPACE (100%) = 4.3 AC  
 (AS PER 17.430.120)



**A1 INDUSTRIAL EXHIBIT**  
 SCALE: 1" = 50'

