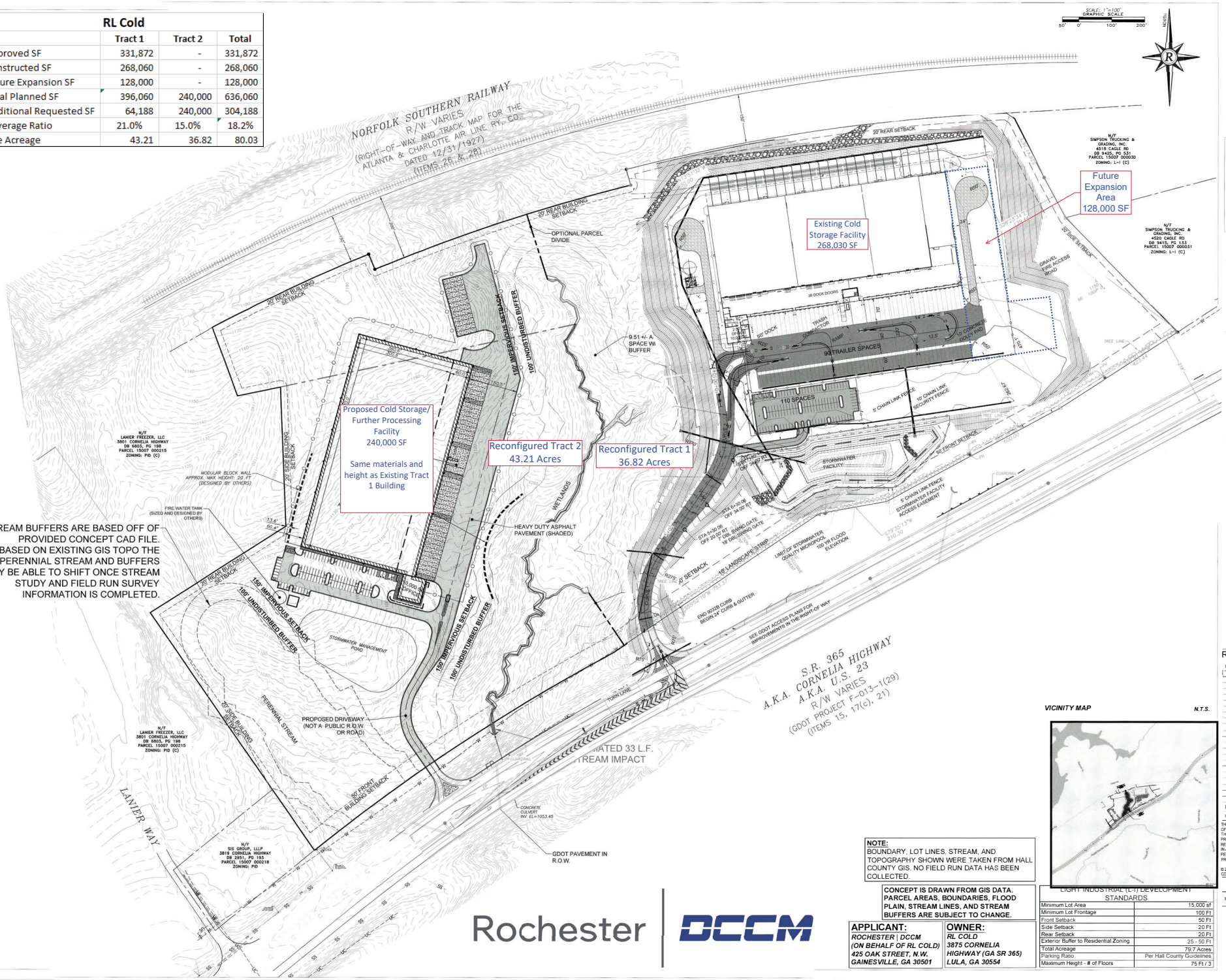
RL Cold			
	Tract 1	Tract 2	Total
Approved SF	331,872	-	331,872
Constructed SF	268,060	-	268,060
Future Expansion SF	128,000	-	128,000
Total Planned SF	396,060	240,000	636,060
Additional Requested SF	64,188	240,000	304,188
Coverage Ratio	21.0%	15.0%	18.2%
Site Acreage	43.21	36.82	80.03



VICINITY MAP N.T.S.

NOTE:
BOUNDARY, LOT LINES, STREAM, AND TOPOGRAPHY SHOWN WERE TAKEN FROM HALL COUNTY GIS. NO FIELD RUN DATA HAS BEEN COLLECTED.

CONCEPT IS DRAWN FROM GIS DATA. PARCEL AREAS, BOUNDARIES, FLOOD PLAIN, STREAM LINES, AND STREAM BUFFERS ARE SUBJECT TO CHANGE.

LIGHT INDUSTRIAL (L-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	25 - 50 Ft
Total Acreage	79.7 Acres
Parking Ratio	Per Hall County Guidelines
Maximum Height - # of Floors	75 Ft / 3

APPLICANT:
ROCHESTER | DCCM
(ON BEHALF OF RL COLD)
425 OAK STREET, N.W.
GAINESVILLE, GA 30501

OWNER:
RL COLD
3875 CORNELIA HIGHWAY (GA SR 365)
LULA, GA 30554

Rochester | DCCM

RLCOLD A REALTYLINK COMPANY

ZONING PLAN AND PRELIMINARY PLAT

RL COLD PID
GA HWY 365

REZONING

REVISION	DATE
1	

DRAWN BY: MDS
CHECKED BY: MDS

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10/15/2024

PROJECT #: XX-XXX