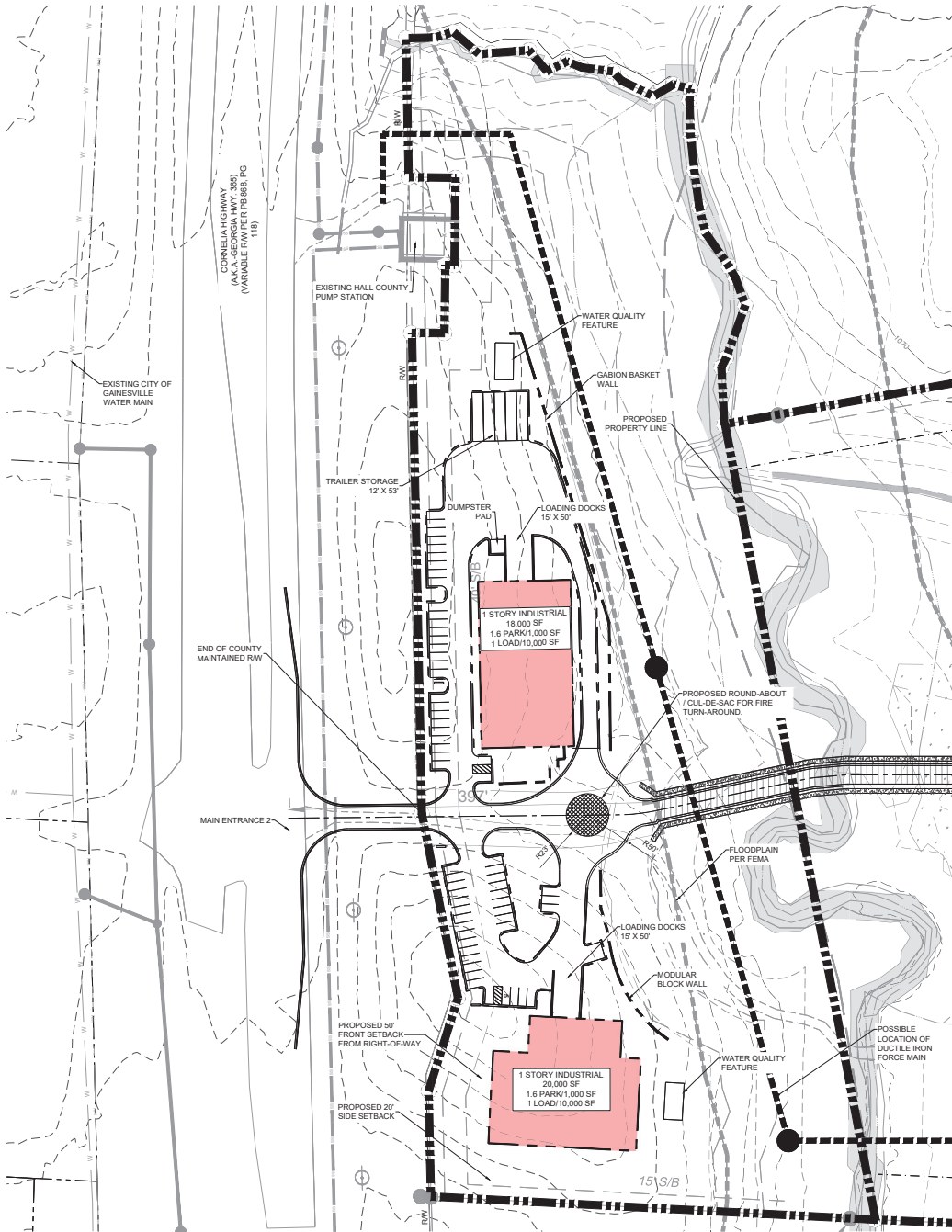
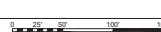


FILE PATH: X:\P20120325\A1 CAD\BMAA\02 CAD\03 BY: HARRISON, MICHAEL DATE: 12/25/24



A1 INDUSTRIAL EXHIBIT
SCALE: 1" = 50'



EXISTING ZONING: AGRICULTURAL RESIDENTIAL III (AR-III)
PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT (PID)
CHARACTERISTICS: (HALL COUNTY REF. CODE) - 17.180.090

THE PROPOSED PLANNED INDUSTRIAL DEVELOPMENT WILL ADHERE TO THE GATEWAY CORRIDOR OVERLAY REQUIREMENTS.

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, GROUP DAY CARE HOME, FLEX OFFICE WAREHOUSE, AND BOAT RETAIL

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:

- 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.
- 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 (I-I) DISTRICT, TOGETHER WITH THE SCREENING AND BUFFER REQUIREMENTS, SHALL APPLY.
- 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.
- 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: 10.57 AC.
TOTAL PROPOSED INDUSTRIAL BLDG: 38,000SF
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)

POND
3500 Parkway Lane
Suite 500
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Georgia 30092
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EDWARD SEAL

CLIENT INFORMATION

**Brightside
Homes**
®

5616 Peachtree RD
Suite 120
Atlanta
Georgia 30341

PROJECT NAME

**SHOPS AT
CAGLE MILL**

4745 CAGLE MILL
ROAD, LULA,
GEORGIA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: WM
DRAWN BY: ABC
CHECKED BY: JBB
SUBMITTED BY: JBB
DATE: 02/01/2025
PROJECT #: 1220393

SHEET TITLE

**ZONING
SITE PLAN**

SHEET NUMBER

EX 01

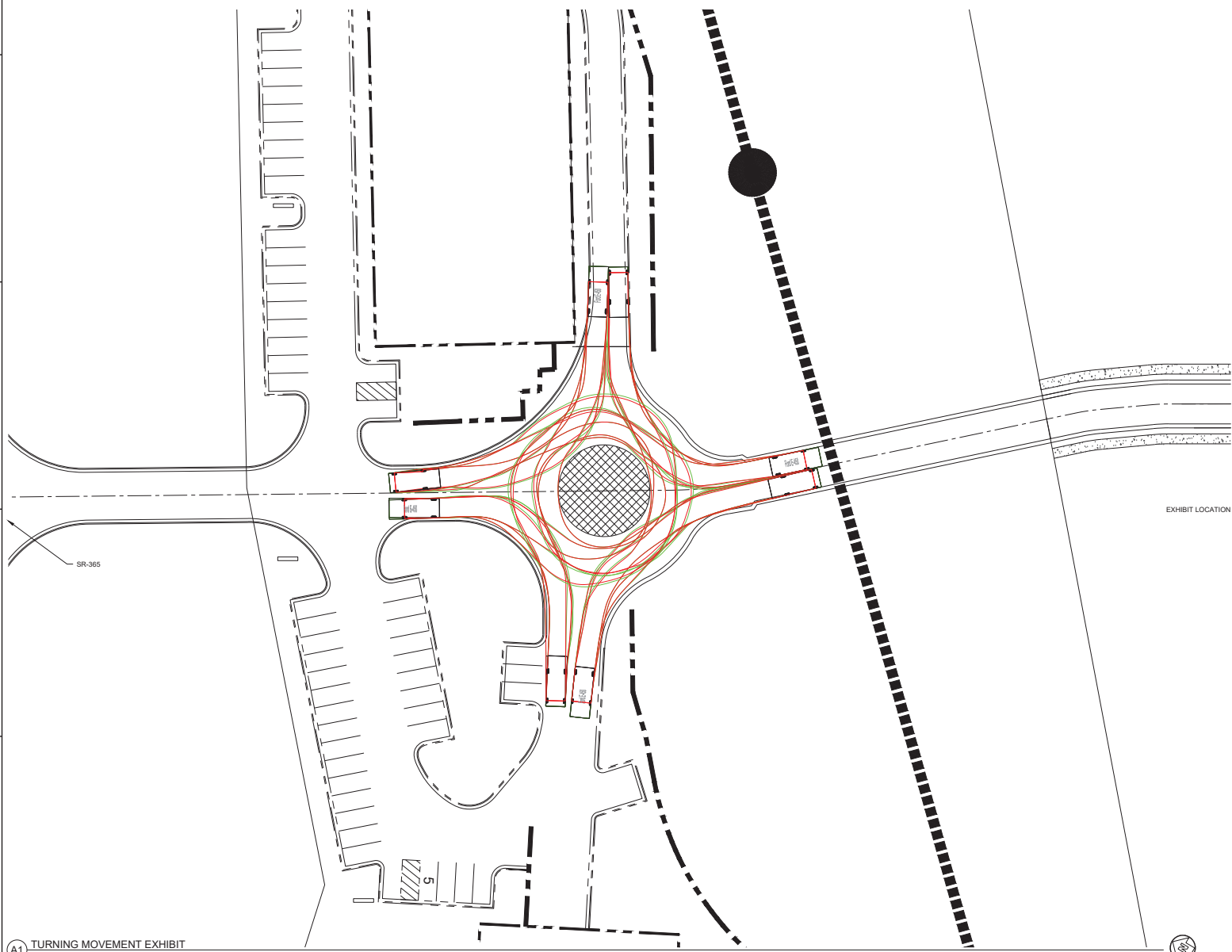
ORIGINAL SHEET SIZE:
30" X 42"



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Or Call 800-282-7411

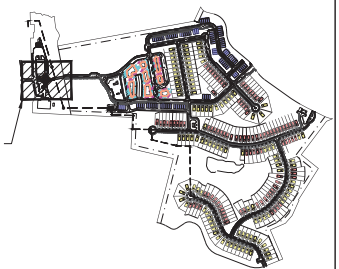
REZONING PLAN

FILE PATH: X:\P02120025\CAO_BMMA\02\CA\TURNING - CAGLE MILL PLOTTED BY: HARRISON, MICHAEL, DATE: 7/25/24

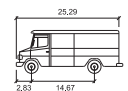


A1 TURNING MOVEMENT EXHIBIT
SCALE: 1" = 20'

EXHIBIT LOCATION



B6 KEY MAP
SCALE: N.T.S.



Ford-E450
Width : 9.75
Track : 9.75
Lock to Lock Time : 6.0
Steering Angle : 34.3

A6 VAN CLASSIFICATION
SCALE: N.T.S.



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REZONING PLAN

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Suite 500
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EDITORIAL SEAL

CLIENT INFORMATION

Brightside Homes
5616 Peachtree RD
Suite 120
Atlanta
Georgia 30341

PROJECT NAME

SHOPS AT CAGLE MILL
4745 CAGLE MILL
ROAD, LULA,
GEORGIA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: A. BONNO
DRAWN BY: M. HARRISON
CHECKED BY: J. BACH
SUBMITTED BY: J. BACH
DATE: 02/07/2025
PROJECT #: 120283

SHEET TITLE

TURNING MOVEMENT EXHIBIT

SHEET NUMBER

TRN 01

ORIGINAL SHEET SIZE:
30" X 42"