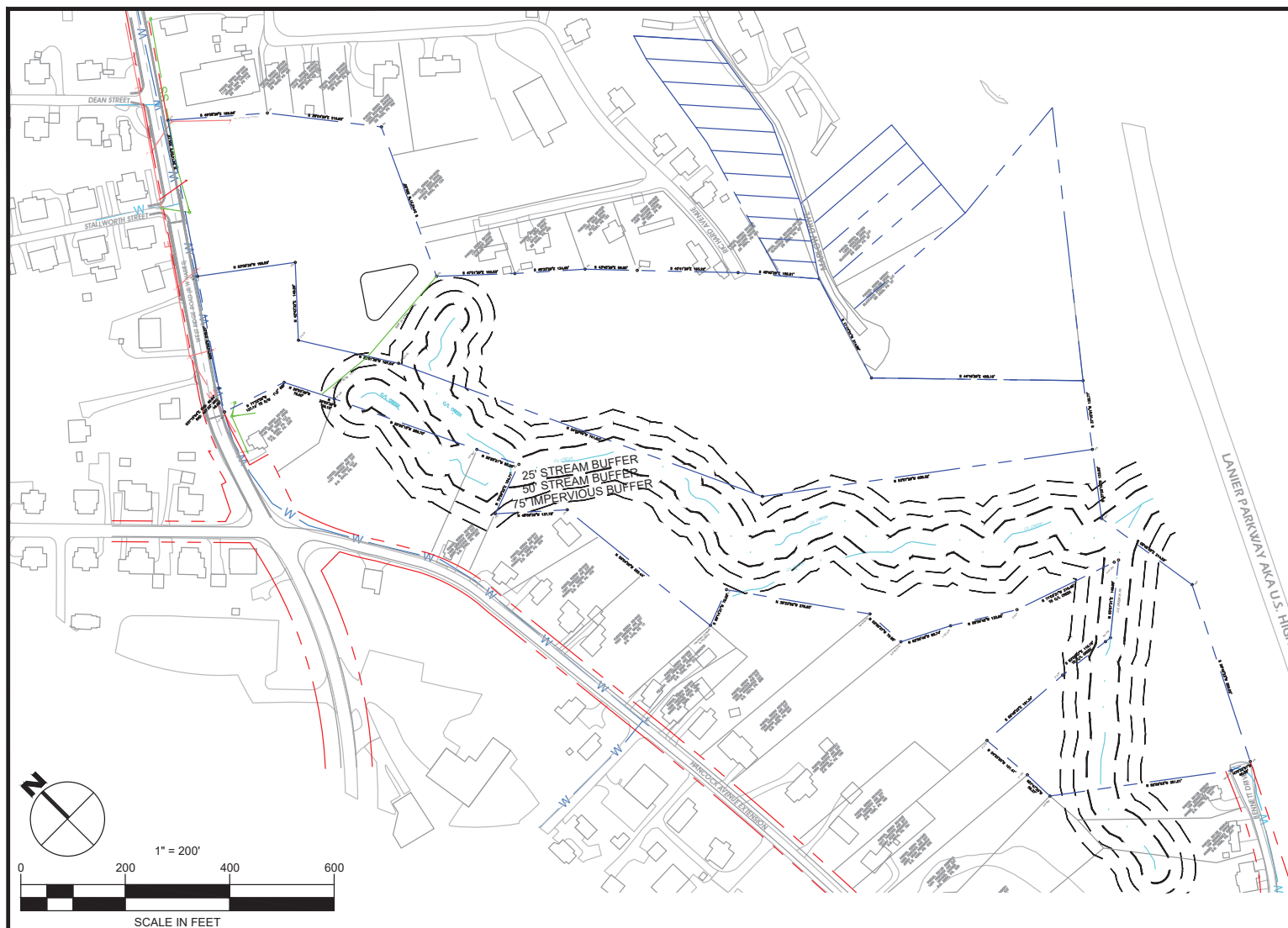




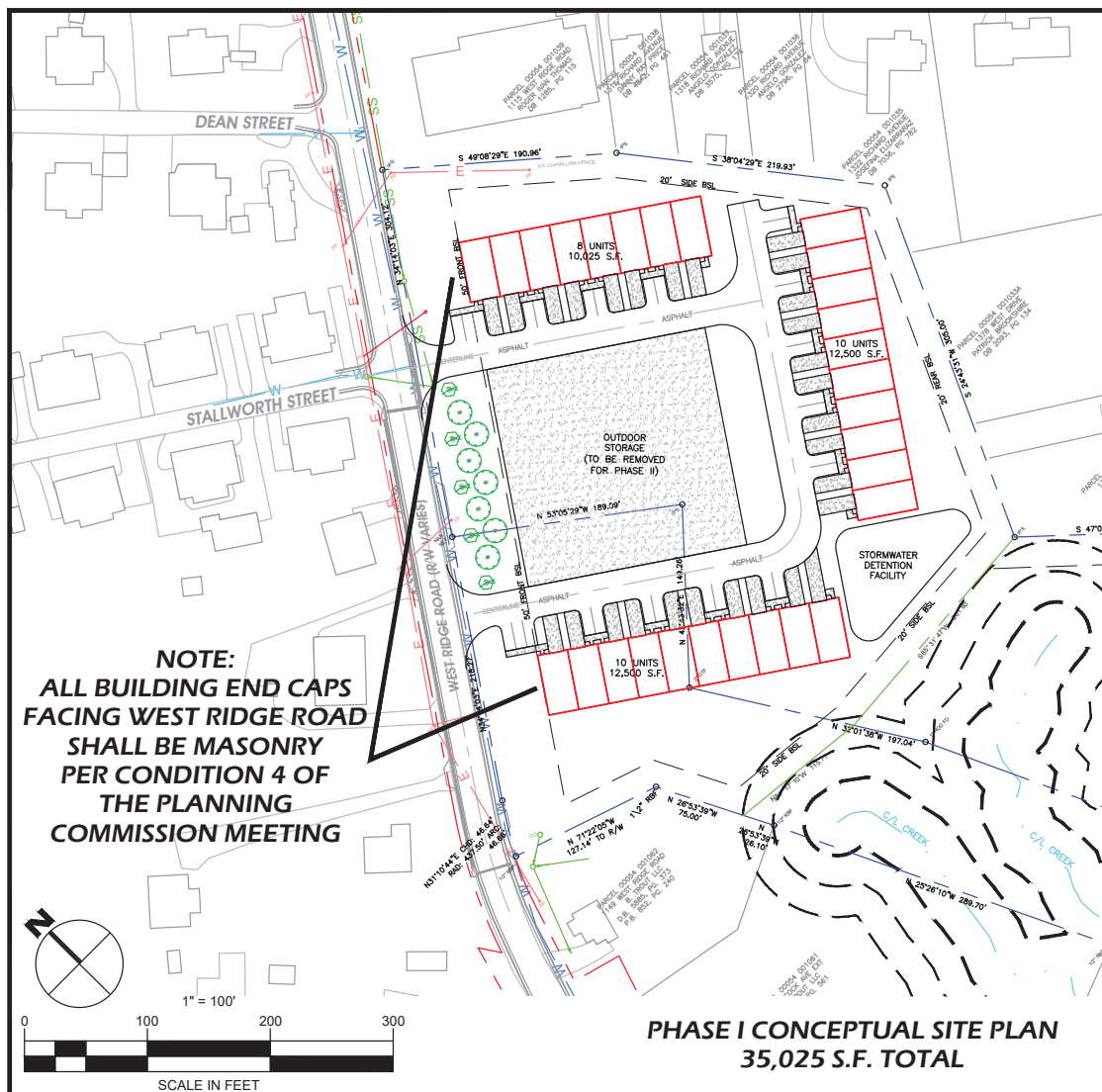
1. EXISTING ZONING:
I-1 AND R-1 (HALL COUNTY)
2. PROPOSED ZONING:
I-1 ON PROPOSED PARCEL (HALL COUNTY)
R-1 ON REMAINING RECOMBINED PARCELS
3. PLANS PREPARED BY:
RED ROCK DESIGN
P.O. BOX 1122
JEFFERSON, GA 30549
4. PROJECT CONTACT: DAVID ELDER 678.227.4545
PROPERTY OWNER:
ROMO INDUSTRIAL, LLC
C/O MR. HENRY MOEN
775 RIDGEWOOD AVE.
GAINESVILLE, GA 30501
henrymoen7@gmail.com
toddrobson62@gmail.com
5. THE SUBJECT PROPERTY IS LOCATED AT:
1119 AND 1137 WEST RIDGE RD.
GAINESVILLE, GA 30504
6. TAX PARCEL #s FOR PROPOSED I-1:
PORTIONS OF
00054 001040B AND
00054 001040
ONE INDUSTRIAL LOT AND ONE R-1 TRACT ARE
PROPOSED BY THIS PROJECT
7. THIS PLAN IS BASED ON A BOUNDARY AND
UTILITY SURVEY BY KYTLE ENGINEERING AND
LAND SURVEYING, DATED 06/07/2018.
AND BY JIMMY D. BULLOCK DATED 08/22/75.
8. EXISTING USE:
INDUSTRIAL OUTDOOR STORAGE AND VACANT
LAND.
9. PROPOSED USE:
I-1 INDOOR STORAGE AND OUTDOOR STORAGE
(PHASE I ONLY)
10. UTILITIES:
PUBLIC WATER - CITY OF GAINESVILLE
PUBLIC SEWER - CITY OF GAINESVILLE
GAS N/A
CABLE AT&T
TELEPHONE: AT&T
POWER - GEORGIA POWER
11. GARBAGE WILL BE DISPOSED OF IN PRIVATE
CANS THAT ARE EMPTIED BY PRIVATE
CONTRACTOR.



DATE: 07/22/25, REV. 09/12/25
SCALE: 1"=100'
PROJECT #: 24-037-01
FILE NAME: RoMo Rezone - REV per PC

REVISIONS	DATE

ROMO INDUSTRIAL
1119 AND 1137 WEST RIDGE RD. GAINESVILLE, GA 30504
MR. HENRY MOEN AND MR. TODD ROBSON



1. EXISTING ZONING:
I-1 AND R-1 (HALL COUNTY)
2. PROPOSED ZONING:
I-1 ON PROPOSED PARCEL (HALL COUNTY)
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JEFFERSON, GA 30549
PROJECT CONTACT: DAVID ELDER 678.227.4545
PROPERTY OWNER
ROMO INDUSTRIAL, LLC
C/O MR. HENRY MOEN TODD ROBSON
770.624.0188 CELL 770.549.2437 CELL
775 RIDGEWOOD AVE.
GAINESVILLE, GA 30501
henrymoen7@gmail.com
toddrobson62@gmail.com
4. PROPERTY LOCATION
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10. PROPOSED USE:
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(PHASE I ONLY)
11. UTILITIES:
WATER: PUBLIC WATER - CITY OF GAINESVILLE
SEWER: PUBLIC SEWER - CITY OF GAINESVILLE
GAS: N/A
CABLE: AT&T
TELEPHONE: AT&T
POWER: GEORGIA POWER
GARBAGE WILL BE DISPOSED OF IN PRIVATE
CANS THAT ARE EMPTIED BY PRIVATE
CONTRACTOR.
12. PARKING PROVIDED

PHASE I:
30 CONVENTIONAL SPACES
28 SPACES IN UNIT DRIVEWAYS
PHASE II:
34 CONVENTIONAL SPACES
8 SPACES IN UNIT DRIVEWAYS
TOTAL AT BUILD-OUT:
64 CONVENTIONAL SPACES
36 SPACES IN UNIT DRIVES
100 SPACES TOTAL

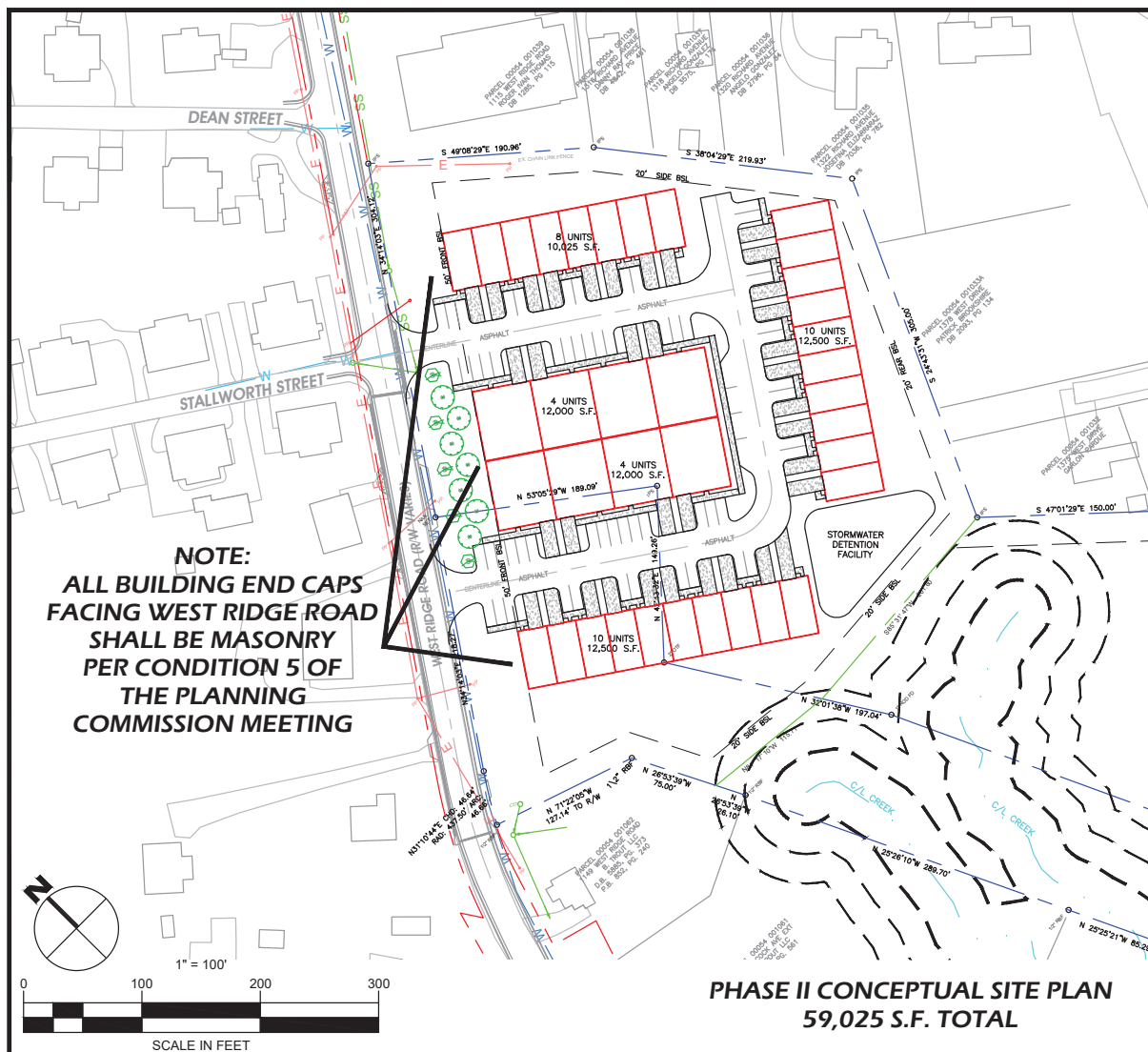
SCREENING PLANTS			
	LATIN NAME	COMMON NAME	QTY.
	CRYPTOMERIA JAPONICA	CRYPTOMERIA	7
	MYRICA CERIFERA	WAY MYRTLE	5



DATE:	07/22/25, REV. 09/12/25
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ROMO INDUSTRIAL
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MR. HENRY MOEN AND MR. TODD ROBSON



- EXISTING ZONING:
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- PROPOSED ZONING:
I-1 ON PROPOSED PARCEL (HALL COUNTY)
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JEFFERSON, GA 30549
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- PROPERTY OWNER
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C/O MR. HENRY MOEN
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GAINESVILLE, GA 30501
henrymoen7@gmail.com
toddrobson62@gmail.com
TODD ROBSON
770.549.2437 CELL
- PROPERTY LOCATION
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GAINESVILLE, GA 30504
- TAX PARCEL #s FOR PROPOSED I-1:
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- PARKING PROVIDED

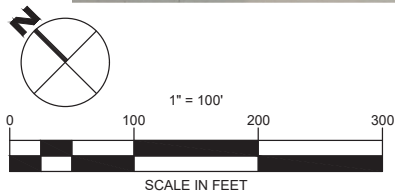
PHASE I:
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8 SPACES IN UNIT DRIVEWAYS
TOTAL AT BUILD-OUT:
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36 SPACES IN UNIT DRIVES
100 SPACES TOTAL



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ROMO INDUSTRIAL
1119 AND 1137 WEST RIDGE RD. GAINESVILLE, GA 30504
MR. HENRY MOEN AND MR. TODD ROBSON



PHASE II RENDERING

1. EXISTING ZONING:
I-1 AND R-1 (HALL COUNTY)
2. PROPOSED ZONING:
I-1 ON PROPOSED PARCEL (HALL COUNTY)
R-1 ON REMAINING RECOMBINED PARCELS
3. PLANS PREPARED BY:
RED ROCK DESIGN
P.O. BOX 1122
JEFFERSON, GA 30549
PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROPERTY OWNER
ROMO INDUSTRIAL, LLC
C/O MR. HENRY MOEN TODD ROBSON
770.624.0188 CELL 770.549.2437 CELL
775 RIDGEWOOD AVE.
GAINESVILLE, GA 30501
henrymoen7@gmail.com
toddrobson62@gmail.com
5. PROPERTY LOCATION
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9. PROPOSED USE:
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POWER: GEORGIA POWER
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12. PARKING PROVIDED

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