



*Existing and Proposed use of:*  
**1829 New Harvest Road**  
**Gainesville, GA 30507**

LCL Holding LLC proposes to use the property located at 1829 New Harvest Road to build and house an established local logistics firm, Shoreline Transfer. The property measures 6.50 acres and is currently zoned AR-3.

We are formally requesting the property be considered for Light Industrial (L-I) rezoning to construct a two-story 10,500 SF office building with truck bays. Office area and associated parking area is to be utilized by dispatch, accounting, and management. The rear of site is planned for parking of trucks and trailers. Normal operating hours for the company is between 7AM-5PM with extended hours as needed to accommodate overtime work as needed.

The project will utilize a pre-engineered metal building clad with masonry wainscot, aluminum canopy(s), and aluminum framed windows to generate an attractive curb appeal. An assortment of indigenous trees, shrubbery, and grassing will be installed to compliment the appearance. Planted buffers are shown on the included site plan to protect abutting properties.

There are three (3) streetlights currently installed along the existing drive provided by Jackson EMC. The proposed new building will feature non-spill LED wall pack lighting on photocells. City water is onsite with tap fees paid and installed by previous owner. A conventional septic system is proposed to be utilized by building occupants. We plan like to incorporate a monument sign at the site entrance with company signage not to exceed 4'-0" x 8'-0". Signage would utilize similar building materials as to match façade masonry and maintain a refined aesthetic.

Supplementary information regarding Shoreline Transfer can be accessed via:  
<http://www.shorelinetransfer.com>