

THOMPSON MILLS VILLAGE MASTER PLAN

PCD ZONING AMENDMENT OF JULY 5, 2023

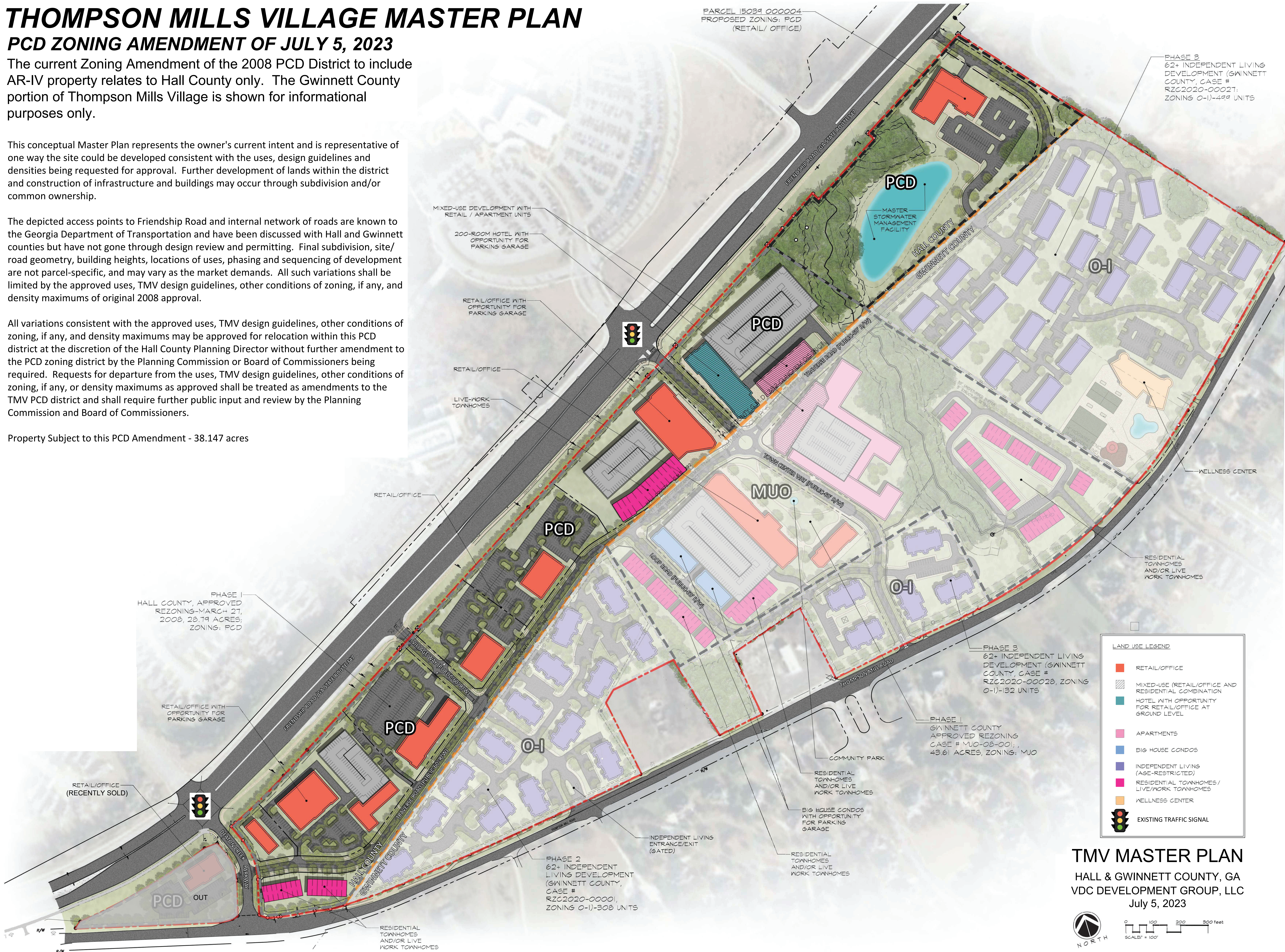
The current Zoning Amendment of the 2008 PCD District to include AR-IV property relates to Hall County only. The Gwinnett County portion of Thompson Mills Village is shown for informational purposes only.

This conceptual Master Plan represents the owner's current intent and is representative of one way the site could be developed consistent with the uses, design guidelines and densities being requested for approval. Further development of lands within the district and construction of infrastructure and buildings may occur through subdivision and/or common ownership.

The depicted access points to Friendship Road and internal network of roads are known to the Georgia Department of Transportation and have been discussed with Hall and Gwinnett counties but have not gone through design review and permitting. Final subdivision, site/road geometry, building heights, locations of uses, phasing and sequencing of development are not parcel-specific, and may vary as the market demands. All such variations shall be limited by the approved uses, TMV design guidelines, other conditions of zoning, if any, and density maximums of original 2008 approval.

All variations consistent with the approved uses, TMV design guidelines, other conditions of zoning, if any, and density maximums may be approved for relocation within this PCD district at the discretion of the Hall County Planning Director without further amendment to the PCD zoning district by the Planning Commission or Board of Commissioners being required. Requests for departure from the uses, TMV design guidelines, other conditions of zoning, if any, or density maximums as approved shall be treated as amendments to the TMV PCD district and shall require further public input and review by the Planning Commission and Board of Commissioners.

Property Subject to this PCD Amendment - 38.147 acres



PARCEL 15034 000004
PROPOSED ZONING: PCD
(RETAIL/OFFICE)

PHASE 3
62+ INDEPENDENT LIVING
DEVELOPMENT (GWINNETT
COUNTY, CASE #
RZC2020-00021;
ZONING O-1)-499 UNITS

PHASE 1
HALL COUNTY, APPROVED
REZONING-MARCH 27,
2008, 28.79 ACRES,
ZONING: PCD

PHASE 3
62+ INDEPENDENT LIVING
DEVELOPMENT (GWINNETT
COUNTY, CASE #
RZC2020-00028, ZONING
O-1)-132 UNITS

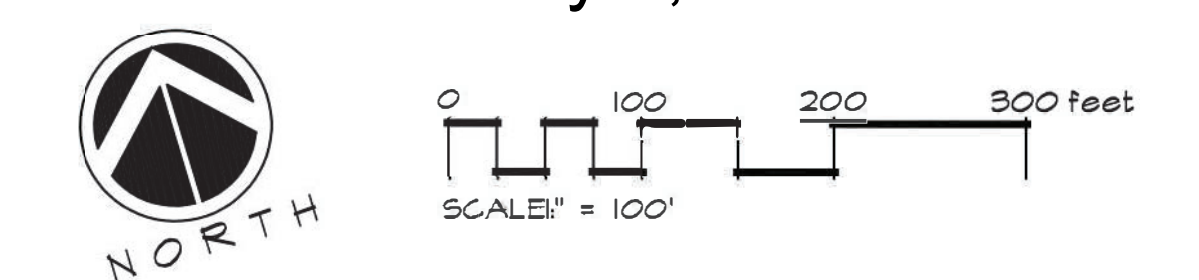
PHASE 1
GWINNETT COUNTY
APPROVED REZONING
CASE # MUO-08-001,
43.61 ACRES, ZONING: MUO

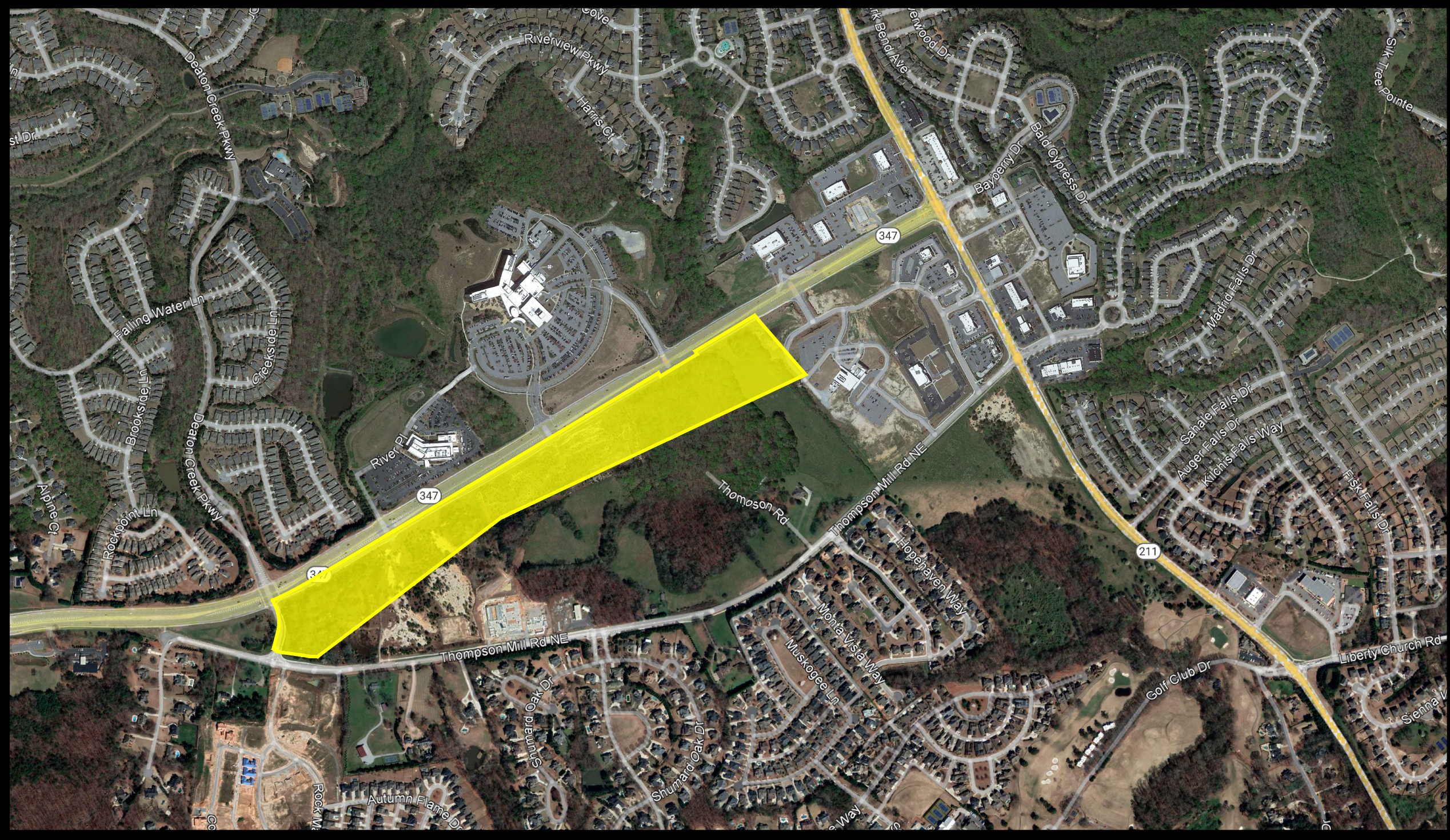
PHASE 2
62+ INDEPENDENT
LIVING DEVELOPMENT
(GWINNETT COUNTY,
CASE #
RZC2020-00001,
ZONING O-1)-308 UNITS

LAND USE LEGEND

- RETAIL/OFFICE
- MIXED-USE (RETAIL/OFFICE AND RESIDENTIAL COMBINATION)
- HOTEL WITH OPPORTUNITY FOR RETAIL/OFFICE AT GROUND LEVEL
- APARTMENTS
- BIG HOUSE CONDOS
- INDEPENDENT LIVING (AGE-RESTRICTED)
- RESIDENTIAL TOWNHOMES / LIVE/WORK TOWNHOMES
- WELLNESS CENTER
- EXISTING TRAFFIC SIGNAL

TMV MASTER PLAN
HALL & GWINNETT COUNTY, GA
VDC DEVELOPMENT GROUP, LLC
July 5, 2023



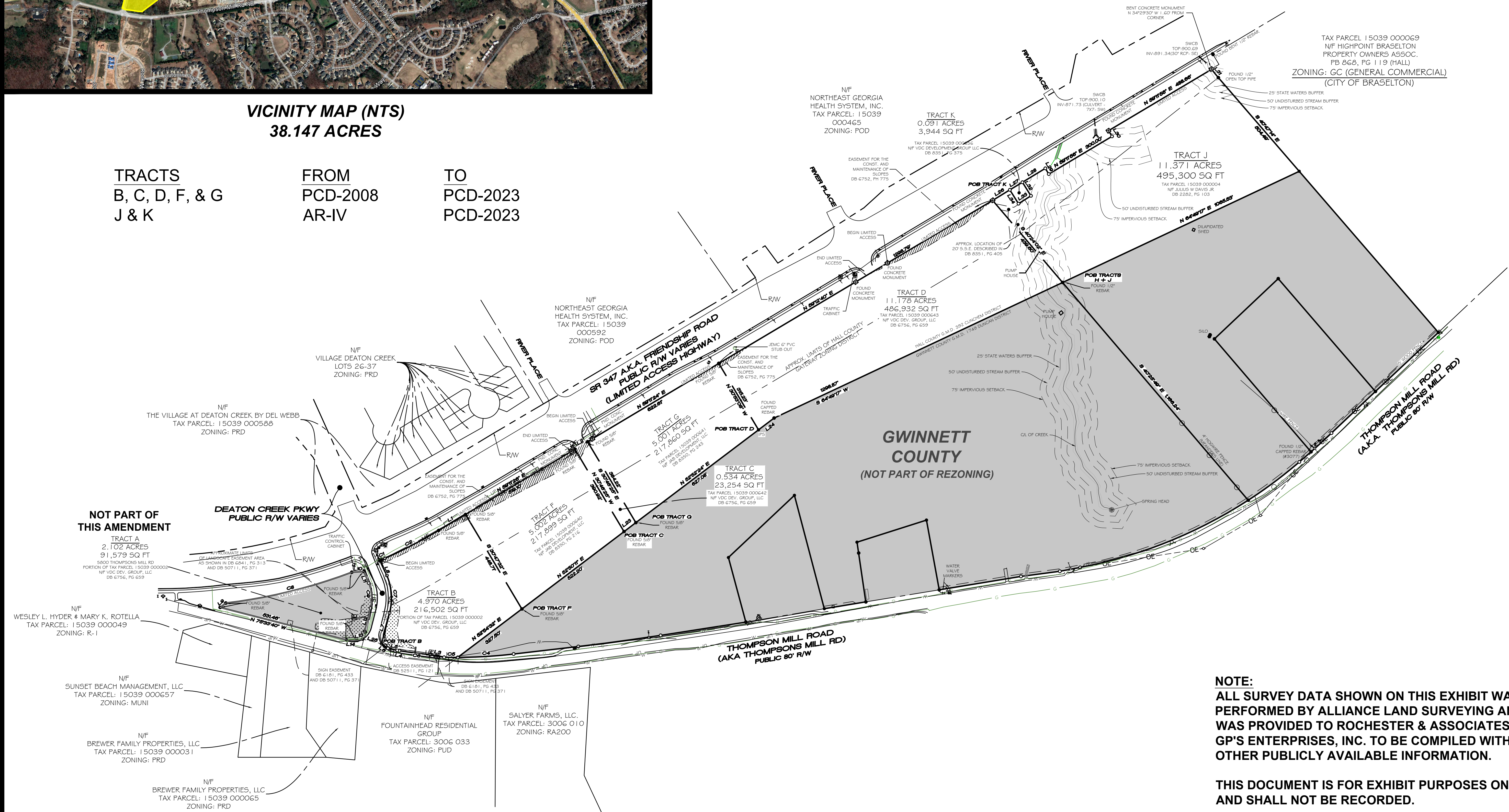


VICINITY MAP (NTS)
38.147 ACRES

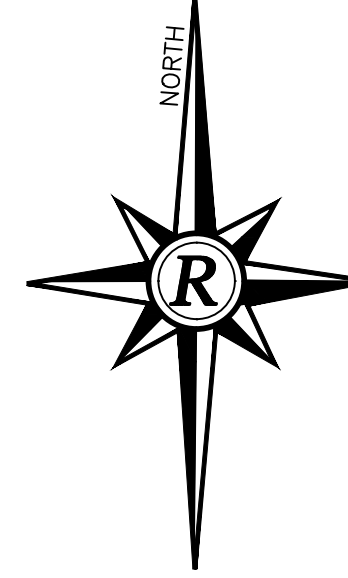
TRACTS
B, C, D, F, & G
J & K

FROM
PCD-2008
AR-IV

TO
PCD-2023
PCD-2023



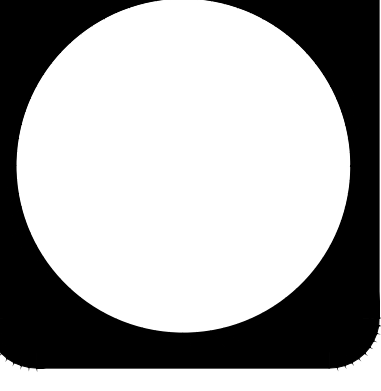
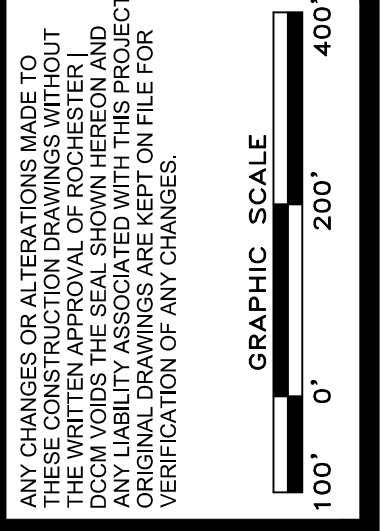
**THOMPSON MILLS VILLAGE
PCD AMENDMENT FOR
TRACTS B, C, D, F, G, J, & K
HALL COUNTY ONLY**



TAX PARCEL 15039 000069
N/F HIGHPOINT BRASELTON
PROPERTY OWNERS ASSOC.
PB 068, PG 119 (HALL)
ZONING: GC (GENERAL COMMERCIAL)
(CITY OF BRASELTON)

ZONING AMENDMENT EXHIBIT
FOR:
FRIENDSHIP ROAD TRACT
HALL COUNTY
LOCATED IN
G.M.D. 392
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS



NOTE:
ALL SURVEY DATA SHOWN ON THIS EXHIBIT WAS PERFORMED BY ALLIANCE LAND SURVEYING AND WAS PROVIDED TO ROCHESTER & ASSOCIATES BY GP'S ENTERPRISES, INC. TO BE COMPILED WITH OTHER PUBLICLY AVAILABLE INFORMATION.

THIS DOCUMENT IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE RECORDED.

SHEET	7/05/2023
1	T=200'
OF	JOB NO. ###
1	DATE: ###
	DRAWN BY: ATW