



# THE REVIVE LAND GROUP

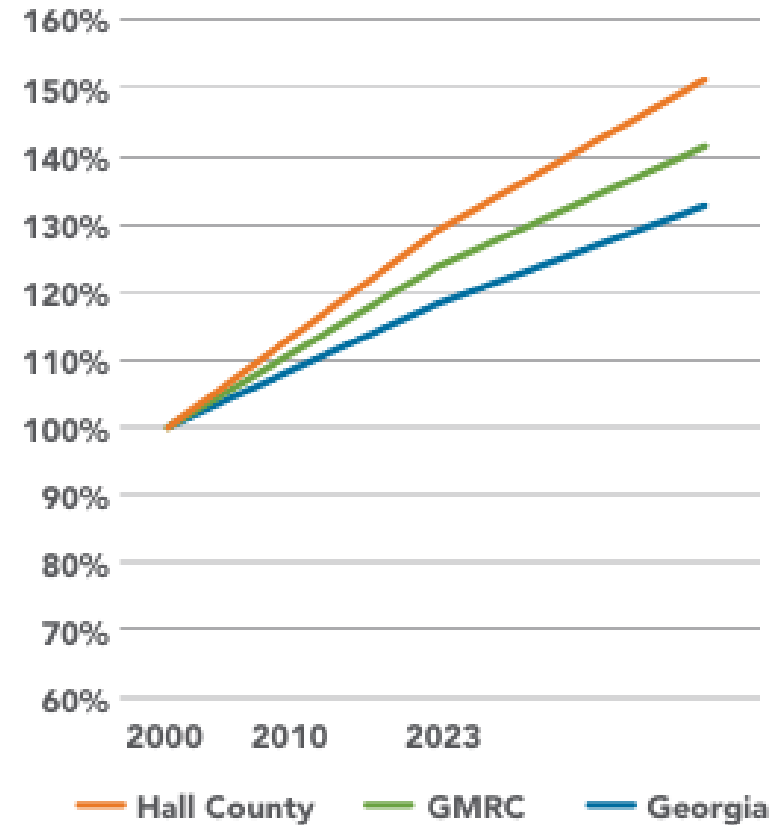
PART OF PEACHTREE GROUP

SOMERSET AT HICKORY FARMS

# POPULATION GROWTH

- HALL COUNTY IS GROWING FASTER THAN GEORGIA'S POPULATION.
- ADDED 70,000 NEW RESIDENTS IN THE LAST 20 YEARS.
- POPULATION EXPECTED TO INCREASE BY 172,412 PEOPLE BY 2050.
- **WHERE ARE THESE PEOPLE GOING TO LIVE??**

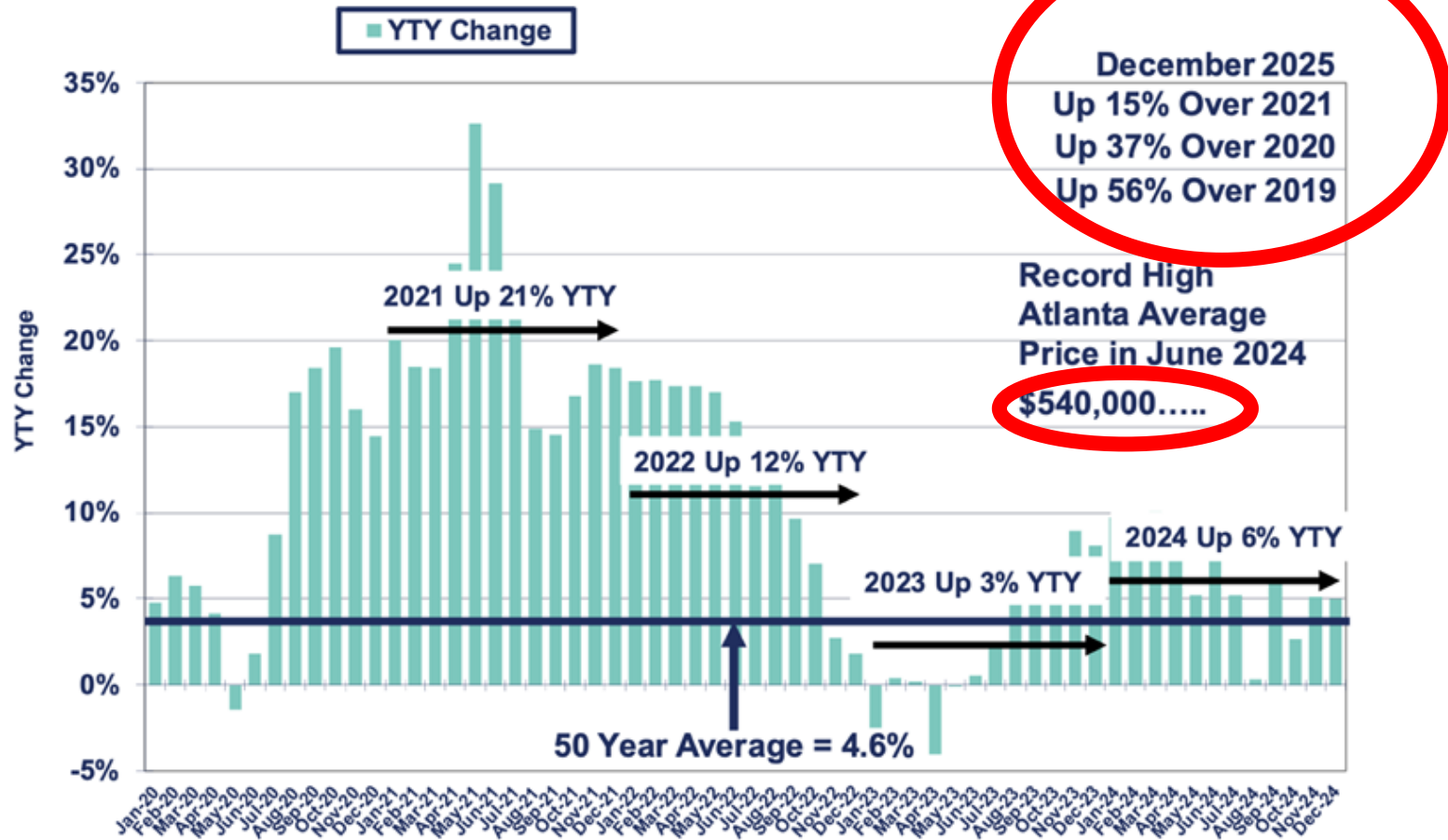
Population Growth



Source: KB Advisory Group based on data from Claritas Spotlight; Gainesville-Hall MPO 2020 Regional Transportation Plan; Governor's Office of Planning and Budget.

# ATLANTA MSA PRICE INCREASES

## YTY Change in Closed Price ATI





# ATLANTA MSA HOUSING SHORTAGE

- POPULATION GROWTH IS OUTPACING HOUSING SUPPLY.



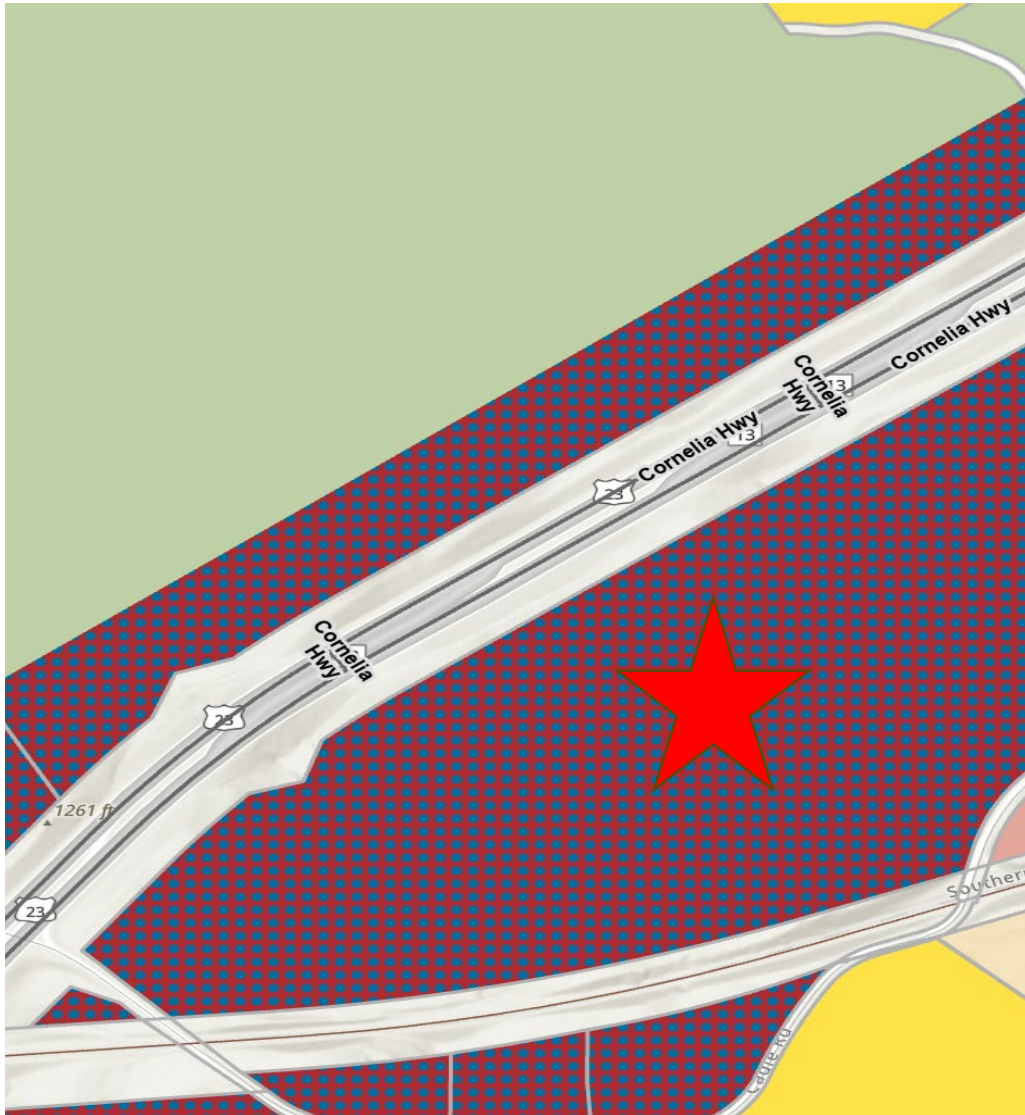
# Somerset At Hickory Farms Location



- 4841, 4844, 4865 Cagle Road.
- 101.57 acres total.
- Residential Mix (RX) requested allowing 262 total lots, consisting of 207 Single Family lots and 55 Townhomes.



# HALL COUNTY COMPREHENSIVE PLAN



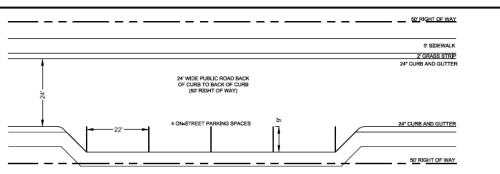
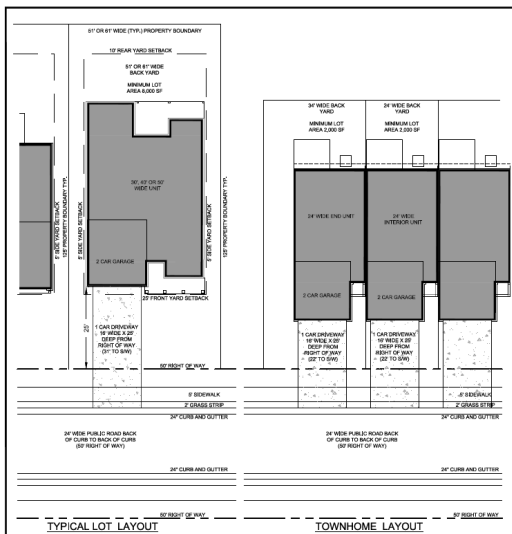
- EMPLOYMENT OR BUSINESS CORRIDORS CHARACTER AREA
- ENCOURAGES RESIDENTIAL DEVELOPMENT UP TO 16 UNITS PER ACRE
- PROPOSED DENSITY OF 2.44 UNITS PER ACRE



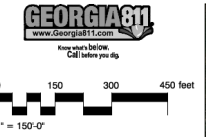
# Site Plan Rendering





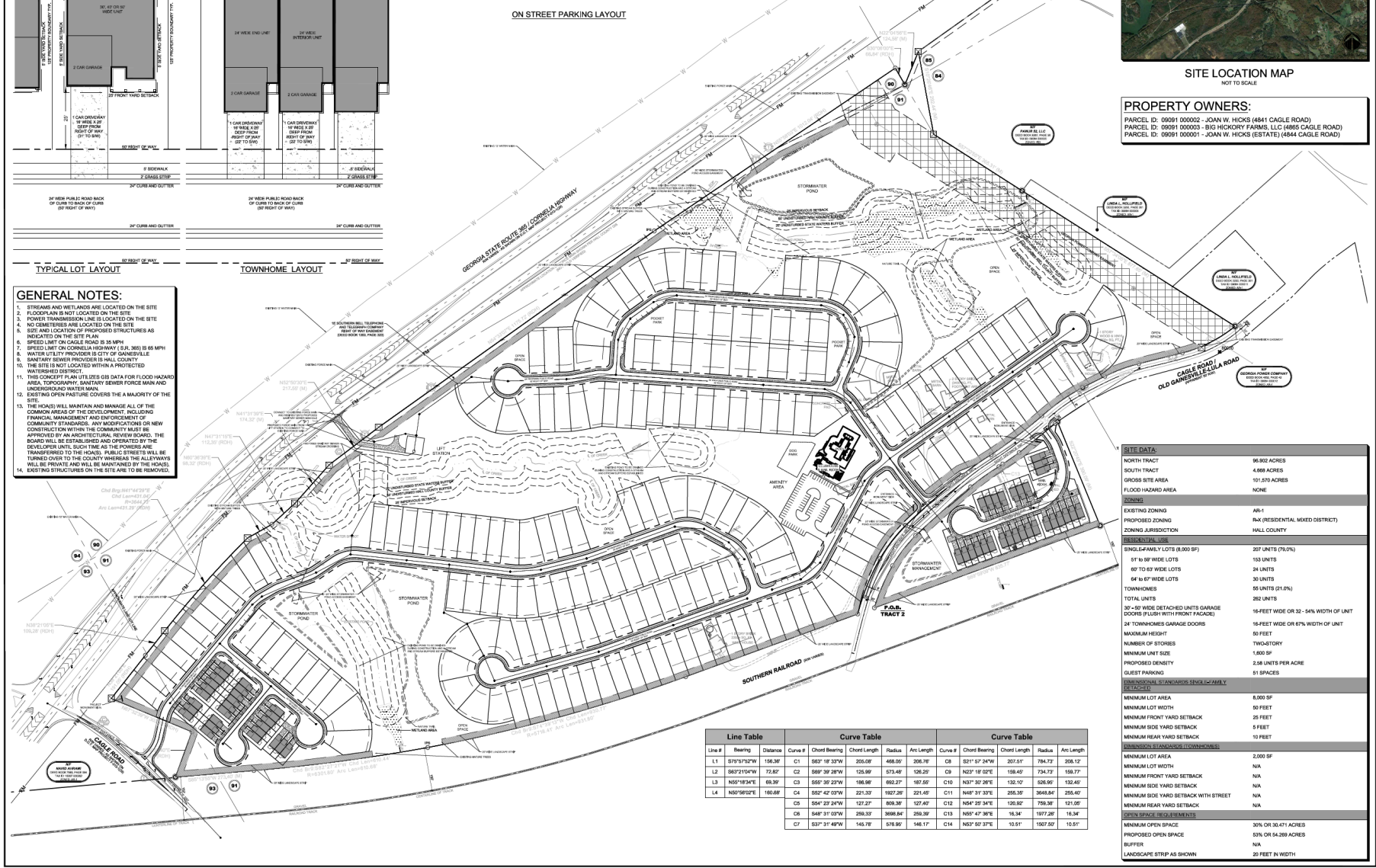


24 HOUR CONTACT:  
NEVILLE ALLISON  
678-223-8978



**PROPERTY OWNERS:**  
PARCEL ID: 05091 00002 - JOAN W. HECKS (4841 CAGLE ROAD)  
PARCEL ID: 05091 00003 - BIG HICKORY FARMS, LLC (6955 CAGLE ROAD)  
PARCEL ID: 05091 00001 - JOAN W. HECKS (ESTATE) (4844 CAGLE ROAD)

- GENERAL NOTES:**
- STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
  - FLOODPLAIN IS NOT LOCATED ON THE SITE.
  - POWER TRANSMISSION LINE IS LOCATED ON THE SITE.
  - NO SETBACKS ARE LOCATED ON THE SITE.
  - SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN.
  - SPEED LIMIT ON CAGLE ROAD IS 35 MPH.
  - SPEED LIMIT ON CORNELIA AVENUE (SUL 380) IS 65 MPH.
  - WATER UTILITY PROVIDER IS CITY OF GAINESVILLE.
  - SANITARY SEWER PROVIDER IS HALL COUNTY.
  - THE SITE IS NOT LOCATED WITHIN A PROTECTED WETLANDS DISTRICT.
  - THIS CONCEPT PLAN UTILIZES GIS DATA FOR FLOOD HAZARD ANALYSIS. TO PREPARE SHADER BY FORCE MAIN AND UNDERGROUND WATER MAIN.
  - EXISTING OPEN PASTURE COVERS THE MAJORITY OF THE SITE.
  - THE HOAS WILL MAINTAIN AND MANAGE ALL OF THE COMMON AREAS OF THE DEVELOPMENT, INCLUDING FINANCIAL MANAGEMENT AND ENFORCEMENT OF COMMUNITY STANDARDS. ANY MODIFICATIONS TO NEW CONSTRUCTION WITHIN THE COMMONS MUST BE APPROVED BY AN ARCHITECTURAL REVIEW BOARD. THE BOARD WILL BE ESTABLISHED AND OPERATED BY THE HOAS. THE POWER LINES TO BE REMOVED AND TRANSFERRED TO THE HOAS. PUBLIC STREETS WILL BE TURNED OVER TO THE COUNTY WHEREAS THE ALLEYS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOAS. EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.



THE REVIVE  
LAND GROUP

**SITE DATA:**

NORTH TRACT	96.902 ACRES
SOUTH TRACT	4.668 ACRES
GROSS SITE AREA	101,570 ACRES
FLOOD HAZARD AREA	NONE

**ZONING**

EXISTING ZONING	AR-1
PROPOSED ZONING	R-X (RESIDENTIAL MIXED DISTRICT)
ZONING JURISDICTION	HALL COUNTY

**RESIDENTIAL USE**

SINGLE-FAMILY LOTS (8,000 SF)	207 UNITS (79.0%)
51' to 59' WIDE LOTS	153 UNITS
60' TO 63' WIDE LOTS	24 UNITS
64' to 67' WIDE LOTS	30 UNITS
TOWNHOMES	55 UNITS (21.0%)
TOTAL UNITS	262 UNITS

30' - 50' WIDE DETACHED UNITS GARAGE DOORS (FLUSH WITH FRONT FACADE)	16-FOOT WIDE OR 32% WIDTH OF UNIT
24' TOWNHOMES GARAGE DOORS	16-FOOT WIDE OR 67% WIDTH OF UNIT
MAXIMUM HEIGHT	50 FEET
NUMBER OF STORIES	TWO-STORY

MINIMUM UNIT SIZE	1,600 SF
PROPOSED DENSITY	2.58 UNITS PER ACRE
GUEST PARKING	51 SPACES

**DIMENSIONAL STANDARDS SINGLE-FAMILY DETACHED**

MINIMUM LOT AREA	8,000 SF
MINIMUM LOT WIDTH	50 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	10 FEET

**DIMENSION STANDARDS (TOWNHOMES)**

MINIMUM LOT AREA	2,000 SF
MINIMUM LOT WIDTH	50 FEET
MINIMUM FRONT YARD SETBACK	5 FEET
MINIMUM SIDE YARD SETBACK	N/A
MINIMUM REAR YARD SETBACK	N/A
MINIMUM FRONT YARD SETBACK WITH STREET	N/A
MINIMUM SIDE YARD SETBACK WITH STREET	N/A
MINIMUM REAR YARD SETBACK WITH STREET	N/A

**OPEN SPACE REQUIREMENTS**

MINIMUM OPEN SPACE	30% OR 30,471 ACRES
PROPOSED OPEN SPACE	53% OR 54,269 ACRES
BUFFER	N/A
LANDSCAPE STRIP AS SHOWN	20 FEET IN WIDTH

Line #	Bearing	Distance	Curve #	Chord Bearing	Chord Length	Radius	Arc Length	Curve #	Chord Bearing	Chord Length	Radius	Arc Length
L1	S73°15'29"W	156.36	C1	S93°18'32"W	205.08	466.02	206.76	C8	S21°37'24"W	207.61	784.73	206.12
L2	S89°21'54"W	73.82	C2	S89°39'26"W	125.99	573.49	106.20	C9	N03°18'02"E	158.49	734.73	159.77
L3	N55°18'34"E	69.39	C3	S55°39'23"W	166.96	692.27	187.60	C10	N07°30'26"E	132.10	508.99	132.40
L4	N50°52'02"E	160.68	C4	S52°42'03"W	221.33	1027.26	221.49	C11	N48°31'33"E	255.39	368.84	255.40
			C5	S54°29'24"W	127.27	809.39	127.62	C12	N54°29'34"E	120.62	759.39	121.06
			C6	S48°31'03"W	299.33	3699.84	299.29	C13	N55°47'36"E	16.34	1977.29	16.34
			C7	S37°31'49"W	146.78	576.99	146.17	C14	N57°59'37"E	10.91	1507.93	10.91

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EXISTING ZONING	R-X (RESIDENTIAL MIXED DISTRICT)
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MINIMUM REAR YARD SETBACK	N/A
MINIMUM FRONT YARD SETBACK WITH STREET	N/A
MINIMUM SIDE YARD SETBACK WITH STREET	N/A
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# Amenities





# Amenities









# TOWNHOME PRODUCT EXAMPLES





# TOWNHOME PRODUCT EXAMPLES



# TRADITIONAL PRODUCT EXAMPLES





# TRADITIONAL PRODUCT EXAMPLES



# REDLINED PLANNING COMMISSION CONDITIONS

## Hall County Government COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

March 21, 2025

The Revive Land Group, LLC  
3500 Lenox Road  
Suite 6254  
Atlanta, GA 30326

Dear Applicant:

On March 17, 2025 the Hall County Planning Commission voted to recommend approval, with conditions of the application for:

**4844, 4841 & 4865 Cagle Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 101.57± acre tract located on the southeast side of Cornelia Highway at its intersection with Cagle Road | Zoned AR-1; Tax Parcels 09091 000001, 000002, & 000003. | **Proposed Use: 248-lot residential development** | Commission District 3 | **The Revive Land Group, LLC, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan dated March 4, 2025, and as described in the project narrative dated February 24, 2025 and supplemental narrative dated March 4, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 207 detached single-family residences and 55 townhomes.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,600 square feet and the homes shall not exceed a height of 35 feet.
4. The minimum lot size for the detached single-family homes shall be 8,000 square feet. The minimum heated floor area (HFA) for the single-family homes shall be 1,800 square feet and the homes shall not exceed a height of 35 feet.
5. All single-family homes and townhomes shall provide two car garages in addition to driveways that accommodate two parked cars. Driveways shall measure no less than 22 feet from back of sidewalk to the front of the garage door. All garages are permitted to be front loaded.
6. Amenities including walking trails, pocket parks, pool and cabana, and fire pit, shall be completed prior to the issuance of thirty percent (30%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
7. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for

review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

8. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Additionally, any Cagle Road improvements within the railroad right-of-way will require approval/permitting from the Railroad. Any costs associated with these improvements shall be the responsibility of the developer.
9. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
11. The development shall be limited to a maximum of ten (10) model homes prior to approval and recording of the final plat, provided that the standards of section 7.9.5.C. of the Hall County Unified Development Code are met.
12. One sales office and one construction trailer shall be permitted, provided that the conditions of Section 7.9.4.B. & C. of the Hall County Unified Development Code are met.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:  
"Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. No variances or development exceptions are granted as part of this request [that are not part of these conditions](#).
15. All conditions of zoning shall be made part of any plats created for the property.
16. All corner lots shall meet the minimum yard standards of Table 4.5.1. R-X Dimensional Standards.
17. The site shall be developed in accordance with the conceptual site plan dated March 4, 2025 and narrative dated February 24, 2025 and supplemental narrative dated March 4, 2025 submitted as part of this application. Minor changes as to location of units within the site and number of units by type can be approved by the Director of Planning and Zoning, or their designee, provided there is no increase in the number of units beyond its corresponding maximum.
18. There shall be a secondary ingress/egress installed once 120 units have been approved by preliminary plat per Hall County Fire Code.
19. A second fully functioning entrance and exit will be constructed per Hall County code once 150 lots are approved by preliminary plat.
20. [Onstreet parking shall be permitted as shown on the conceptual site plan dated March 24, 2025.](#)