

SMITH GILLIAM WILLIAMS & MILES

2.17.2025 - Item 6

3.17.2025 - Item 4

Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing Address: P.O. Box 1098
Gainesville, GA 30503

January 22, 2025

Re: Rezoning of 4841 Cagle Mill Road, Gainesville, Georgia 30554

We hope that this letter finds you well. To initiate a connection and establish a line of communication within our community, I, Steven P. Gilliam and developer The Revive Land Group, LLC, would like to inform you that a rezoning application has been submitted to Hall County to rezone 101.570 acres on 4841 Cagle Mill Road, Gainesville, Georgia (the "Property") as a Residential Mixed Development. The zoning public notice signs have recently been posted on the property.

The development will consist of 193 single-family lots and 55 Cottage Home lots, preserving a proposed 53% or 54.269 acres of open space with all setbacks consistent with Hall County's zoning requirements.

We would like to invite you to join us for a neighborhood informational meeting at **The Lula Train Depot, located at 5911 Wall Street, Lula, Georgia 30554, on Thursday, January 30, 2025, at 6:00PM.** We will be happy to answer any questions you may have and further explain the proposed development.

I have enclosed for your convenience the Conceptual Site Plan, which illustrates the proposed development.

We are committed to keeping you all informed during the process of our application. If you have any questions, comments, or concerns, please do not hesitate to contact me or Amanda Graham, my legal assistant, at Smith, Gilliam, Williams and Miles, P.A. at 770-536-3381 or at agraham@sgwmfirm.com.

Sincerely,

Steven P. Gilliam

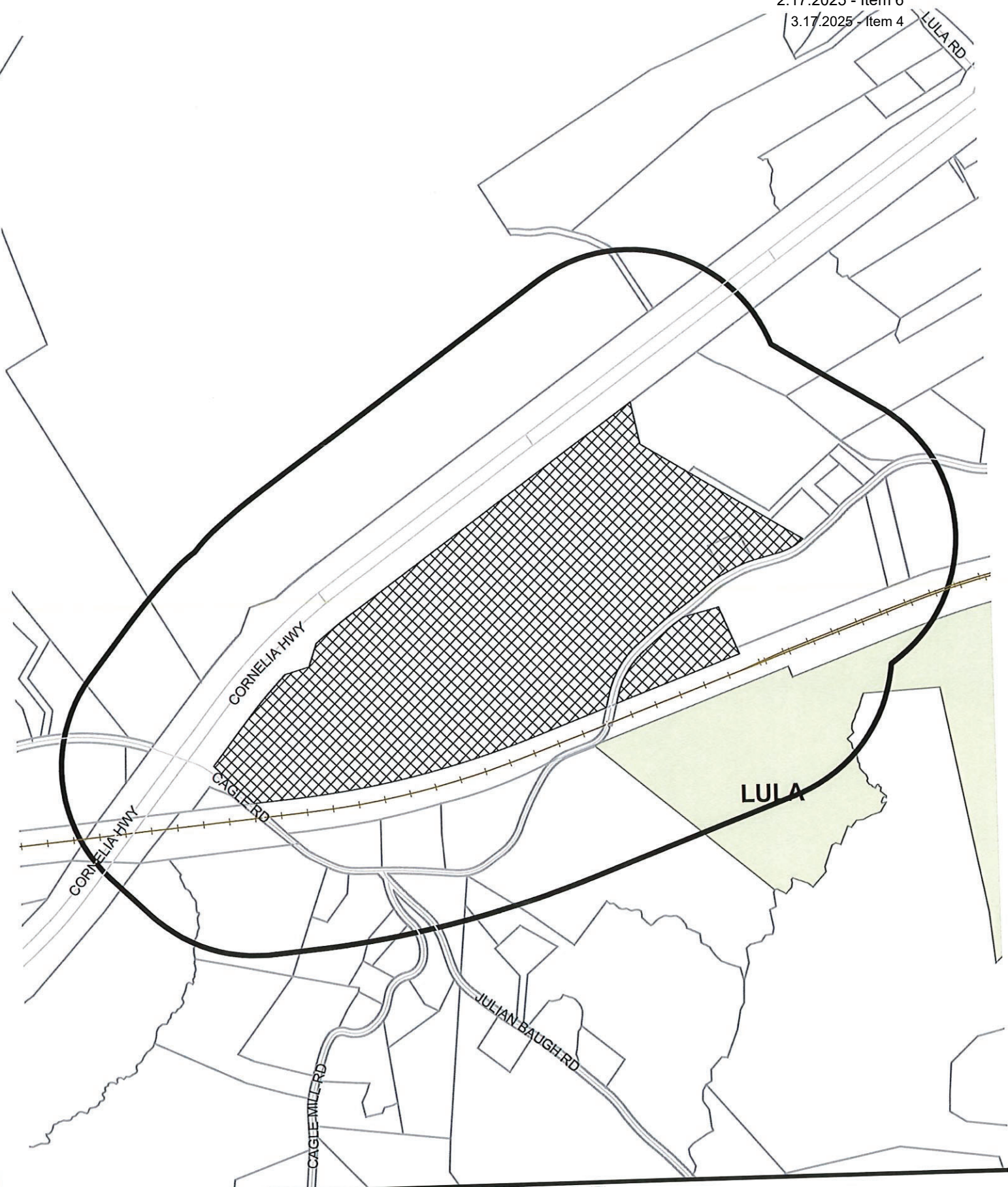
Attorney for The Revive Land Group, LLC

C: The Revive Land Group, LLC

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

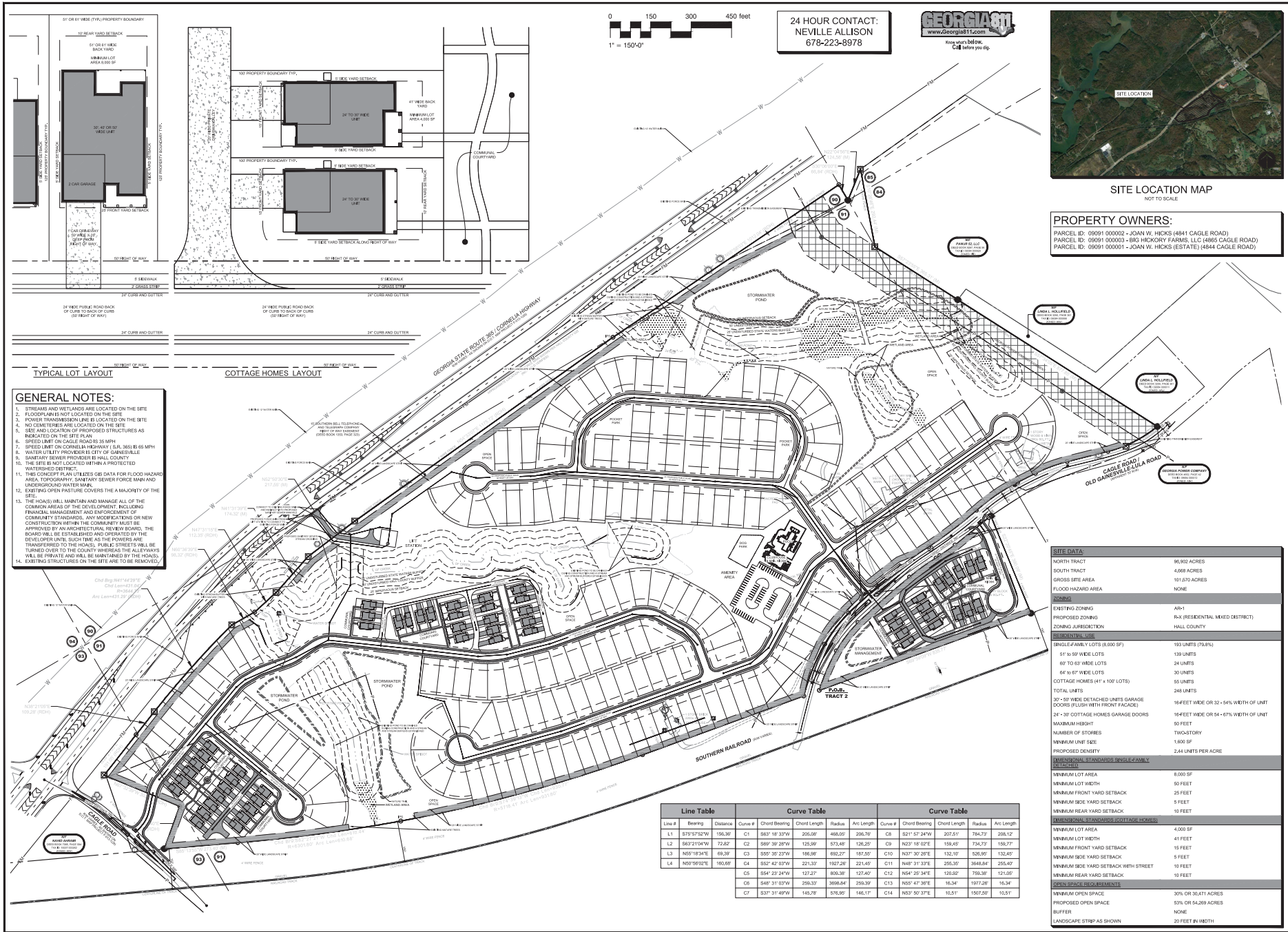
In Your Community. In Your Corner.



Applicant: THE REVIVE LAND GROUP, LLC

— 1000ft Buffer





24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978



SITE LOCATION MAP
NOT TO SCALE

PROPERTY OWNERS:
 PARCEL ID: 09091 00002 - JOAN W. HICKS (4841 CAGLE ROAD)
 PARCEL ID: 09091 00003 - BIG HICKORY FARMS, LLC (4865 CAGLE ROAD)
 PARCEL ID: 09091 00001 - JOAN W. HICKS (ESTATE) (4844 CAGLE ROAD)

- GENERAL NOTES:**
1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
 2. FLOODPLAINS NOT LOCATED ON THE SITE.
 3. POWER TRANSMISSION LINES ARE LOCATED ON THE SITE.
 4. NO CEMETERIES ARE LOCATED ON THE SITE.
 5. USE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN.
 6. SPEED LIMIT ON CAGLE ROAD IS 35 MPH.
 7. SPEED LIMIT ON CORNELIA HIGHWAY (S.R. 303) IS 65 MPH.
 8. WATER UTILITY PROVIDER IS CITY OF GAINESVILLE.
 9. SANITARY SEWER PROVIDER IS HALL COUNTY.
 10. THIS SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
 11. THIS CONCEPT PLAN UTILIZES GIS DATA FOR FLOOD HAZARD AREA, TOPOGRAPHY, SANITARY SEWER FORCE MAIN AND UNDERGROUND WATER MAIN.
 12. EXISTING OPEN PASTURE COVERS THE MAJORITY OF THE SITE.
 13. THE HOUSING WILL MAINTAIN AND MANAGE ALL OF THE COMMON AREAS OF THE DEVELOPMENT, INCLUDING FINANCIAL MANAGEMENT AND ENFORCEMENT OF COMMUNITY STANDARDS. ANY MODIFICATIONS OR NEW CONSTRUCTION WITHIN THE COMMUNITY MUST BE APPROVED BY AN ARCHITECTURAL REVIEW BOARD. THE BOARD WILL BE ESTABLISHED AND OPERATED BY THE DEVELOPER UNITS. SUCH TIME AS THE POWERS ARE TRANSFERRED TO THE HOMEOWNERS, PUBLIC STREETS WILL BE TURNED OVER TO THE COUNTY WHEREAS THE ALLEYS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOUSING. EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.

SITE DATA	
NORTH TRACT	96.90 ACRES
SOUTH TRACT	4.668 ACRES
GROSS SITE AREA	101.570 ACRES
FLOOD HAZARD AREA	NONE
ZONING	
EXISTING ZONING	AH-1
PROPOSED ZONING	R-4X (RESIDENTIAL MIXED DISTRICT)
ZONING JURISDICTION	HALL COUNTY
RESIDENTIAL USE	
SINGLE-FAMILY LOTS (8,000 SF)	193 UNITS (76.8%)
61' x 99' WIDE LOTS	193 UNITS
80' x 63' WIDE LOTS	24 UNITS
64' x 67' WIDE LOTS	30 UNITS
COTTAGE HOMES (41' x 100' LOTS)	58 UNITS
TOTAL UNITS	248 UNITS
20' x 30' WIDE DETACHED UNITS GARAGE DOORS (FLUSH WITH FRONT FACADE)	16-FEET WIDE OR 32' x 54' WIDE OF UNIT
24' x 30' COTTAGE HOMES GARAGE DOORS	16-FEET WIDE OR 54' x 67% WIDTH OF UNIT
MAXIMUM HEIGHT	50 FEET
NUMBER OF STORES	TWO-STORY
MINIMUM UNIT SIZE	1,600 SF
PROPOSED DENSITY	2.44 UNITS PER ACRE
DIMENSIONAL STANDARDS SINGLE-FAMILY RESIDENTIAL	
MINIMUM LOT AREA	9,000 SF
MINIMUM LOT WIDTH	50 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MINIMUM OPEN SPACE (TOTAL LOT/200%)	4,000 SF
MINIMUM FRONT YARD SETBACK	41 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM SIDE YARD SETBACK WITH STREET	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MINIMUM OPEN SPACE	30% OR 30,471 ACRES
PROPOSED OPEN SPACE	53% OR 54,269 ACRES
BUFFER	NONE
LANDSCAPE STRIP AS SHOWN	20 FEET IN WIDTH

Line Table		Curve Table				Curve Table						
Line #	Bearing	Distance	Curve #	Chord Bearing	Chord Length	Radius	Arc Length	Curve #	Chord Bearing	Chord Length	Radius	Arc Length
L1	S75°27'52"W	156.30	C1	S67°18'33"W	205.69	488.05	296.70	C8	S21°57'24"W	207.51	784.73	208.12
L2	S67°21'04"W	72.82	C2	S89°39'28"W	125.99	573.68	126.20	C9	N23°18'02"E	158.40	734.73	158.77
L3	N65°18'34"E	68.39	C3	S59°39'29"W	186.28	692.27	191.20	C10	N37°30'29"E	152.70	526.90	152.67
L4	N40°18'02"E	100.68	C4	S52°42'03"W	221.29	1007.28	324.45	C11	N48°31'07"E	235.30	368.84	255.47
			C5	S54°22'34"W	127.27	496.38	127.40	C12	N54°22'34"E	120.92	759.38	121.02
			C6	S48°31'07"W	258.33	388.84	258.39	C13	N57°47'38"E	16.34	1977.28	16.34
			C7	S37°31'49"W	145.78	576.80	146.17	C14	N53°50'37"E	10.51	1007.50	10.51

THE REVIVE LAND GROUP

SOURCE: ENTITLE, REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
Q: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT
SOMERSET AT HICKORY FARMS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

4841 CAGLE ROAD
GAINESVILLE, GA 30554

HALL COUNTY
GEORGIA

2025
THE REVIVE LAND GROUP

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24008

PLANNING DEPARTMENT
PLANNING & ZONING DIVISION
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SCALE ONLY VERTICAL CENTER SCENE, NOT REPRESENTATIVE OF ORIGINAL SEPARATION

2.17.2025 Item B
17 JANUARY 2025 - Item B
CONCEAL SITE PLAN
Z-01