

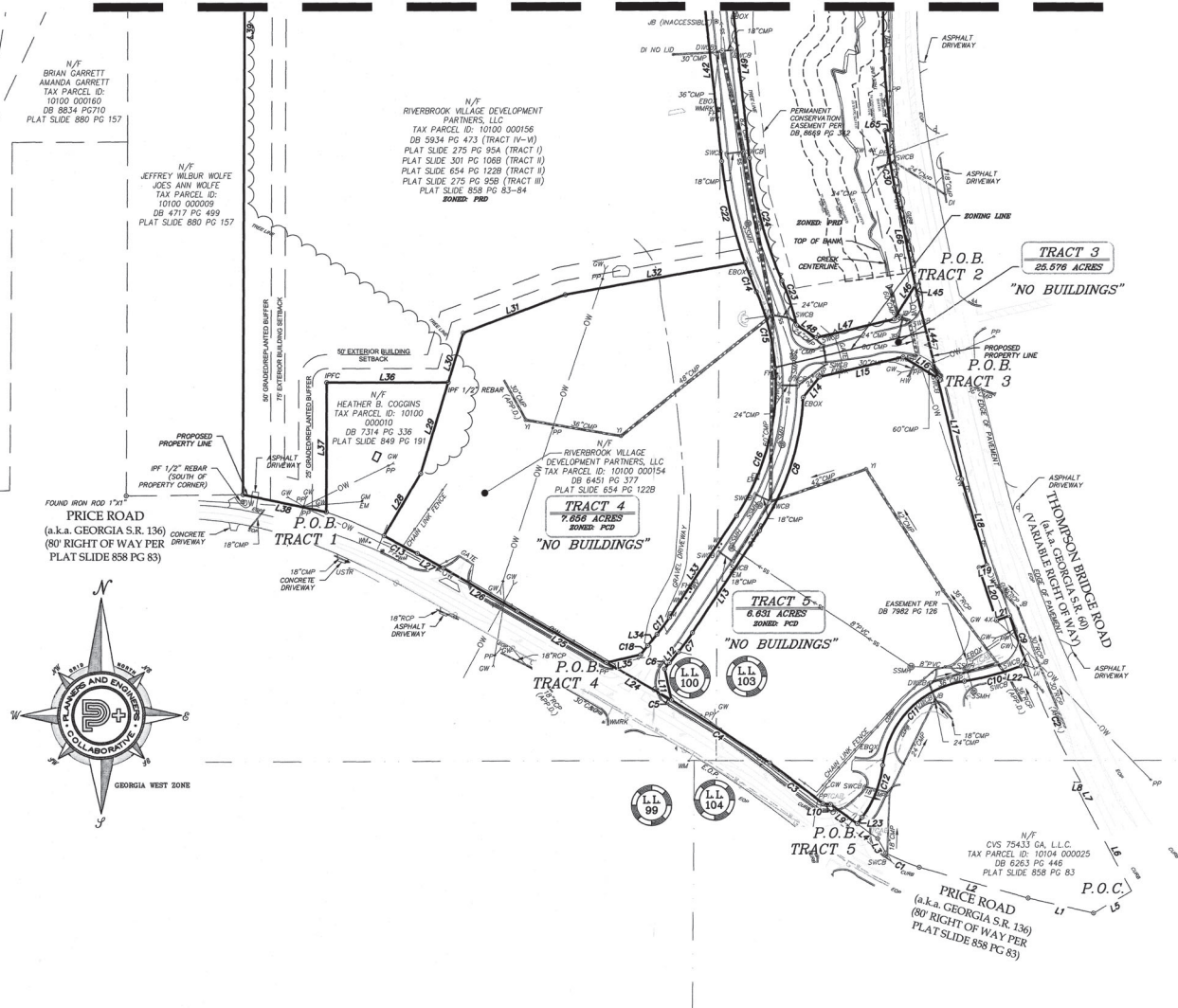
eFiled and eRecorded  
DATE: 08/01/2022  
TIME: 10:39 AM  
PLAT BOOK: 882  
PAGE: 190 - 193  
FILING FEES: \$40.00  
PART ID: 5743483344  
RECORDED BY: CH  
Charles Baker, C.S.C

RECORDING COUNTY, GA FILING

MATCH LINE - SEE SHEET 1

Line Table				Line Table				Line Table			
Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction	
L1	120.72	N76° 58' 07"W		L23	14.42	S38° 05' 35"W		L47	144.21	S76° 37' 08"W	
L2	202.77	N74° 08' 19"W		L24	121.66	N59° 44' 03"W		L48	41.67	N57° 22' 08"W	
L3	29.53	N29° 14' 19"W		L25	184.80	N59° 44' 03"W		L49	331.24	N06° 23' 02"W	
L4	44.78	N53° 56' 04"W		L26	154.12	N59° 44' 39"W		L50	25.00	N89° 23' 25"E	
L5	78.74	S60° 21' 15"W		L27	53.59	N80° 36' 54"W		L51	268.30	S80° 04' 57"E	
L6	152.68	N08° 07' 07"W		L28	129.79	N00° 33' 58"E		L52	83.28	N09° 00' 07"E	
L7	89.46	N08° 57' 34"W		L29	170.43	N16° 47' 25"E		L53	58.58	N24° 26' 19"E	
L8	12.55	S88° 56' 49"E		L30	82.51	N16° 53' 34"E		L54	22.49	N37° 05' 20"E	
L9	59.05	N57° 57' 32"W		L31	185.82	N69° 31' 18"E		L55	61.45	N34° 41' 30"E	
L10	14.82	N87° 39' 45"W		L32	327.83	N79° 59' 23"E		L56	74.03	N40° 24' 57"E	
L11	57.46	N12° 29' 54"W		L33	219.68	S33° 23' 53"W		L57	28.99	N40° 10' 27"E	
L12	25.91	N39° 08' 10"E		L34	25.91	S39° 08' 10"W		L58	31.52	N41° 00' 17"E	
L13	218.68	N33° 23' 53"E		L35	63.14	S77° 22' 25"W		L59	27.50	N42° 01' 16"E	
L14	47.34	N38° 42' 33"E		L36	218.33	N89° 50' 45"W		L60	63.08	N41° 29' 31"E	
L15	154.45	N76° 37' 08"E		L37	232.75	S00° 08' 25"W		L61	130.56	S88° 18' 05"E	
L16	71.73	S58° 29' 38"E		L38	153.17	N77° 59' 30"W		L62	149.85	S71° 11' 19"W	
L17	187.05	S13° 36' 51"E		L39	1663.15	N00° 12' 57"E		L63	299.77	S27° 35' 16"W	
L18	160.61	S16° 08' 59"E		L40	75.00	N69° 23' 25"E		L64	10.00	S81° 52' 35"W	
L19	14.99	S71° 41' 52"W		L41	152.42	S13° 36' 51"E		L65	181.79	S11° 41' 38"E	
L20	100.00	S18° 10' 34"E		L42	331.24	S06° 23' 02"E					
L21	25.24	N69° 18' 17"E		L43	16.18	S11° 41' 38"E					
L22	10.31	S88° 52' 58"W		L44	71.58	S31° 57' 33"E					

Curve Table					Curve Table				
Curve #	Length	Radius	Chord	Bearing	Curve #	Length	Radius	Chord	Bearing
C1	65.58	481.29	65.53	N66°42'09"W	C21	311.81	475.00	306.24	S25°11'24"E
C2	234.57	1648.68	234.37	N24°37'13"W	C22	187.96	825.00	187.55	S12°54'39"E
C3	119.60	3055.26	119.59	N52°27'12"W	C23	84.14	475.00	84.03	N18°14'26"W
C4	209.91	3062.50	209.87	N57°31'01"W	C24	229.01	775.00	228.18	N14°50'58"W
C5	13.57	3062.50	13.57	N59°36'27"W	C25	344.64	525.00	338.48	N25°11'24"W
C6	13.85	474.99	13.85	N38°18'02"E	C26	397.96	975.00	395.20	N32°18'10"W
C7	42.56	425.00	42.54	N36°16'02"E	C27	184.75	950.00	184.46	N15°02'18"W
C8	255.25	475.00	252.19	N18°00'13"E	C28	249.69	1665.81	249.46	S22°31'16"W
C9	92.03	1769.71	92.02	S19°24'02"E	C29	947.41	1483.35	931.39	S10°24'36"W
C10	106.00	500.00	105.80	S74°54'48"W	C30	102.20	1490.00	102.18	S09°31'04"E
C11	225.79	175.00	210.45	S44°00'58"W					
C12	101.47	200.00	100.39	S21°33'27"W					
C13	67.99	1132.90	67.98	N61°50'14"W					
C14	55.83	825.00	55.82	S21°22'34"E					
C15	140.73	425.00	140.09	S13°49'44"E					
C16	279.95	425.00	274.92	S14°31'40"W					
C17	37.55	375.00	37.54	S36°16'02"W					
C18	20.82	525.00	20.82	S38°00'00"W					
C19	209.51	1100.46	209.19	S15°09'16"E					
C20	418.37	1025.00	415.47	S32°18'10"E					



SHEET 2 OF 4  
DRAWN BY: CH  
CHECKED BY: CH  
DATE: 08/01/2022  
DATE OF FIELD WORK: 1/20/22  
SCALE: 1" = 100'  
COUNTY: HALL  
DISTRICT: 10TH



LOT DIVISION PLAT  
FOR  
THE REVINE LAND GROUP

REVISIONS		BY	
1			
2			
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7			
8			
9			
10			

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RECORDING & FILING

### Zoning Approval

## HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

January 25, 2013

River Brook Village Dev. Partners  
Attn: Robbie Robison  
PO Box 115  
Murrayville, Ga. 30564

Re: 3740 Thompson Bridge Road & 3782 Price Road

Dear Mr. Robison:

In their regular meeting of January 24, 2013, the Hall County Board of Commissioners approved your application to rezone from PCD to PRD; and to rezone from R-1, R-1.1, and AR-11 to PCD, an 83.0-acre tract located on the west side of Thompson Bridge Road at its intersection with Price Road; a.k.a. 3740 and 3782 Price Road; Tax Parcels 10100 000154; 10100 000156; and 10100 000158. Proposed Use: Mixed use residential-commercial development with the following conditions:

1. The development of the site shall occur as generally depicted and described in the concept, landscape plans, architectural exhibits and project narrative as amended and modified as necessary for compliance with development standards in force at the time of the site plan approval.
2. All commercial development shall comply with the Gateway Corridors Overlay District (Section 17.420) standards and any standards that are applicable to this area at the time of approval.
3. The developer shall work with Hall County Traffic Engineering/GDOT on determining of any road improvements are necessary to serve the development.
4. Any access/road improvements required by Hall County or the Georgia Department of Transportation shall be the financial responsibility of the applicant or developer.
5. The development shall be limited to 220 apartment units.
6. None of the apartment units shall be income assisted.



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FAX (770) 531-3972

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COUNTY ADMINISTRATOR

MARTY NIX  
ASSISTANT COUNTY  
ADMINISTRATOR

MELISSA A. MCCAIN  
COMMISSIONER CLERK

7. The amenity package for the apartments shall be built in Phase 1, when at least the first 80 units are built.

8. As depicted on the amended site plan there shall be a 100 foot building setback along the western boundary of the proposed PRD. Within the 100 foot building setback shall be a 50 foot graded and planted buffer. The proposed PCD shall have 75 foot building setback, with a 30 foot graded and planted buffer.

9. Any new plats created for the development shall include all conditions of zoning approval.

Should you have any questions or if I may be of assistance to you, please do not hesitate to contact me. Best regards,

Sincerely,

Melissa A. McCain  
Commission Clerk

c: Steve McKibben



## Hall County Government BOARD OF COMMISSIONERS

December 15, 2021

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Fuqua Acquisitions LLC  
Attn: Mike Hagan  
3575 Piedmont Road, NE, Suite 800  
Atlanta, GA 30305

RE: Application to Amend Conditions

Dear Mike Hagan:

Please be advised that in its Meeting on December 9, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of Fuqua Acquisitions, LLC to amend conditions of a Planned Commercial Development (PCD) on a 14.283-acre tract located on the north side of Price Road at its intersection with Walnut Grove Way; a.k.a. 3740 & 3782 Price Road; Zoned PRD; Tax Parcels 10100 000156(p1) & 000154. Proposed Use: amend conditions of a planned commercial development. Commission District 2.

### Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.
2. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.
3. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.
4. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
5. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
6. Building height shall be limited to 3-stories/45 feet.

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7. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.
8. The following uses shall require a conditional use permit:
  - a. Full service car wash. Car washes associated with a gas station shall be permitted.
  - b. Self-storage facilities.
9. The following uses shall not be permitted:
  - a. Tire sales, automobile repair and maintenance businesses with the exception of auto parts and quick oil change services which shall be allowed by right.
10. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.
11. All conditions of zoning shall be made part of any new plat created for the property.
12. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which include the 3 BMP's from the County-approved list, even if the phase of development is less than 20 acres.
13. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie  
Hall County Commission Clerk

cc: Beth Gannon, Planning & Development

SHEET 4 OF 4



HALL COUNTY  
GEORGIA

LOT DIVISION PLAT  
FOR  
THE REVIVE LAND GROUP

LAND LOTS  
DISTRICT 13TH  
100, 103, 104

REVISIONS				BY	
REV	DATE	DESCRIPTION	DATE	BY	BY
1	7/1/22	ADDITIONAL COMMENTS			
2	7/1/22	UPDATE ALLEGE & CALLS - TRACT #			
3	5/17/2023				

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