

HIGHLANDS RESIDENTIAL, LLC. AND THOMPSONS MILL ROAD  
STATE HIGHWAY 347 INDEPENDENT LIVING COMMUNITY

NARRATIVE

Applicant, Highlands Residential, LLC, a Georgia Limited Liability Company, located in Atlanta, Georgia is building an independent senior living facility located on State Highway 347 with access from Thompsons Mill Road, Braselton, Hall County, Georgia. Applicant has been the owner and developer of independent senior living facilities and other commercial real estate for thirty-eight (38) projects.

**Project Description:** The proposed project site is composed of four adjacent land parcels located between State Highway 347 and Thompsons Mill Road. The four parcels total 5.587 acres as shown on the survey of the property attached to the Application for Rezoning and Narrative. The entire tract is located in Clinchem District, GMD 392, Hall County, Georgia.

The property was rezoned by the Hall County Commission on January 9, 2020 with several listed conditions:

- Condition 1 provided “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.”
- The Narrative provided “Access to the property will be on Thompsons Mill Road rather than State Highway 347.”

After the zoning approval construction began but it was found that drivers on Thompsons Mill Road were using a parking lot on Celebration Baptist Ministries, Inc. property that is contiguous to the zoned property to access State Highway 347. The properties are shown on the attached plat.

Applicant met with the Georgia Department of Transportation (“GDOT”) and Hall County road engineers and a proposed unnamed road between State Route 347 and Thompsons Mill Road has been approved with Applicant and GDOT donating the right of way and Applicant paying for construction of the unnamed road. The new road is shown on the attached road improvements site plan and will provide a new access to Applicants property rather than access from Thompsons Mill Road. The unnamed road will have a “right in and right out” access on State Route 347.

Due to the statement in the prior Narrative that access will be on Thompsons Mill Road rather than State Highway 347, Applicant files this Application to remove that condition and provide in its place “Access to the property will be on an unnamed road between Thompsons Mill Road and State Highway 347 to be constructed by Applicant as shown on the attached site plan.”

No Traffic Study was required at the initial rezoning, so one is not being ordered or filed with this application

**Property Line Description for Highlands Residential  
Thompson Mill Road Property**

All that tract or parcel of land lying and being in G.M.D. 392 (Clinch District), Hall County, Georgia, being more particularly described as follows:

Beginning at a nail set in an asphalt driveway at North 1,496,169.93, East 2,391,075.34 (Georgia State Plane Coordinates, West Zone (NAD 83)), said nail being at the intersection of the northern right-of-way margin of Thompson Mill Road (Variable right-of-way width, fka GA State Route 347) with the property line common to land now or formerly held by Georgia Department of Transportation, said point being the POINT OF BEGINNING;

Thence along the northern right-of-way margin of Thompson Mill Road (Variable right-of-way width, fka GA State Route 347) the following three (3) courses and distances:

Following a curve to the left an arc length of 322.64 feet, said curve having a radius of 1501.20 feet, and being subtended by a chord of 322.02 feet, at South 44 degrees 19 minutes 40 seconds West to a 5\8" open top pipe;

Thence South 35 degrees 57 minutes 10 seconds West 50.12 feet to a 1/2" rebar;

Thence South 35 degrees 22 minutes 20 seconds West 167.70 feet to a 1/2" rebar;

Thence leaving said right-of-way margin North 56 degrees 35 minutes 46 seconds West 103.98 feet to a 1/2" rebar; Thence South 48 degrees 24 minutes 20 seconds West a distance of 39.78 feet to a 1/2" rebar;

Thence along property now or formerly held by Celebration Baptist Ministries, Inc. North 24 degrees 27 minutes 00 seconds West 505.51 feet to a point on the southern right-of-way margin of Friendship Road (aka GA State Route 347, Lanier Islands Parkway) as witnessed by a concrete right-of-way monument located 0.7 feet north of corner;

Thence along said right-of-way margin the following four (4) courses and distances:

Following a curve to the right an arc length of 63.14 feet, said curve having a radius of 1312.00 feet, and being subtended by a chord of 63.13 feet, at North 68 degrees 13 minutes 25 seconds East to a 1/2" rebar set;

Thence following a curve to the right an arc length of 224.78 feet, said curve having a radius of 1312.00 feet, and being subtended by a chord of 224.51 feet, at North 74 degrees 30 minutes 37 seconds East to a 1/2" rebar set;

Thence continuing along a curve to the right an arc length of 82.72 feet, said curve having a radius of 1312.00 feet, and being subtended by a chord of 82.71 feet, at North 81 degrees 13 minutes 29 seconds East to a concrete right-of-way monument, broken.

Thence North 83 degrees 01 minutes 51 seconds East 198.48 feet to a 1/2" rebar set;

Thence leaving said right-of-way and along property now or formerly held by Georgia Department of Transportation the following two (2) courses:

South 41 degrees 42 minutes 23 seconds East 197.88 feet to a 1/2" rebar bent;

Thence South 08 degrees 15 minutes 39 seconds West 56.27 feet to a nail, said point being the ROINT OF BEGINNING.

Said tract or parcel contains 5.58 acres comprising Tract 2, Tract 3, and Tract 4 as indicated on a Boundary Retracement Survey for Highlands Residential prepared by Gaskins Surveying dated May 12, 2021.

Gaskins Surveying (LSF# 789)  
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