

06/21/2023

Fernando and Brenda Magana
Planning and Development Department
2875 Browns Bridge Road | Gainesville, Georgia 30504

Katie Greenway
Hall County Georgia

Subdivision Narrative

We are the homeowners of property located on 3579 Poplar Springs Road, Gainesville, Georgia 30507, parcel number: 15036000006C. Our property is Zoning R-1 and currently has 7.64 acres with a total road frontage of 502'. We are attempting to subdivide into 2 parcels and build. If we get approved by the planning and commissioners office tract 1 on the right side would remain with a total of 402' road frontage and 4.0 acres, with a pond making it unable to build. Tract 2, on the left side of the property the road frontage would remain at 100' with 3.4 acres. A soil test has been done on tract 2, making the land buildable on the left side. This would not compromise any of the neighboring homes and it will be for personal use. We hope this will get approved and thank you for your time and consideration.

Sincerely,

Fernando and Brenda Magana

Planning and Development Department