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3321 MONTVALE DR. GAINESVILLE, GA 30506

# Subdivision Narrative

Prepared for: Hall County

Prepared by: Zach Milne, Owner

August 3, 2023



## NARRATIVE:

### Objective

The objective is to subdivide this property as described by the survey provided. The proposed area of land for subdivision is zoned R-1 and meets all the legal requirements to be separate lots. This property was purchased in May 2021, after discussion with Hall County Planning and Development and with the understanding that this property fits the criteria and is eligible to be split up into separate building lots similar to as they were in the past.

### Proposed Use

Current zoning is R-1. The proposed use is to construct residential homes and to be used for any approved use for R-1 zoning.

### Proposed Standards for Development

I believe the property is the third highest point in Hall County with views of both the landscape on one side and the lake with the mountains lining the horizon on the other. Tract 1 is also my personal property where I live with my family. It's only fitting that the build quality including materials be on the higher end to maintain and improve the value of this property and surrounding community. However, I do not propose any additional restrictions other than those already imposed on lots zoned R-1.

### Utilities

- Gainesville city water is available at the roadside
- Traditional septic systems for black and gray water
- Electric is available via Jackson EMC