
3321 MONTVALE DR. GAINESVILLE, GA 30506

Received 10-16-2023

Subdivision Narrative

Prepared for: Hall County

Prepared by: Zach Milne, Owner

August 3, 2023

Revised Oct 15, 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

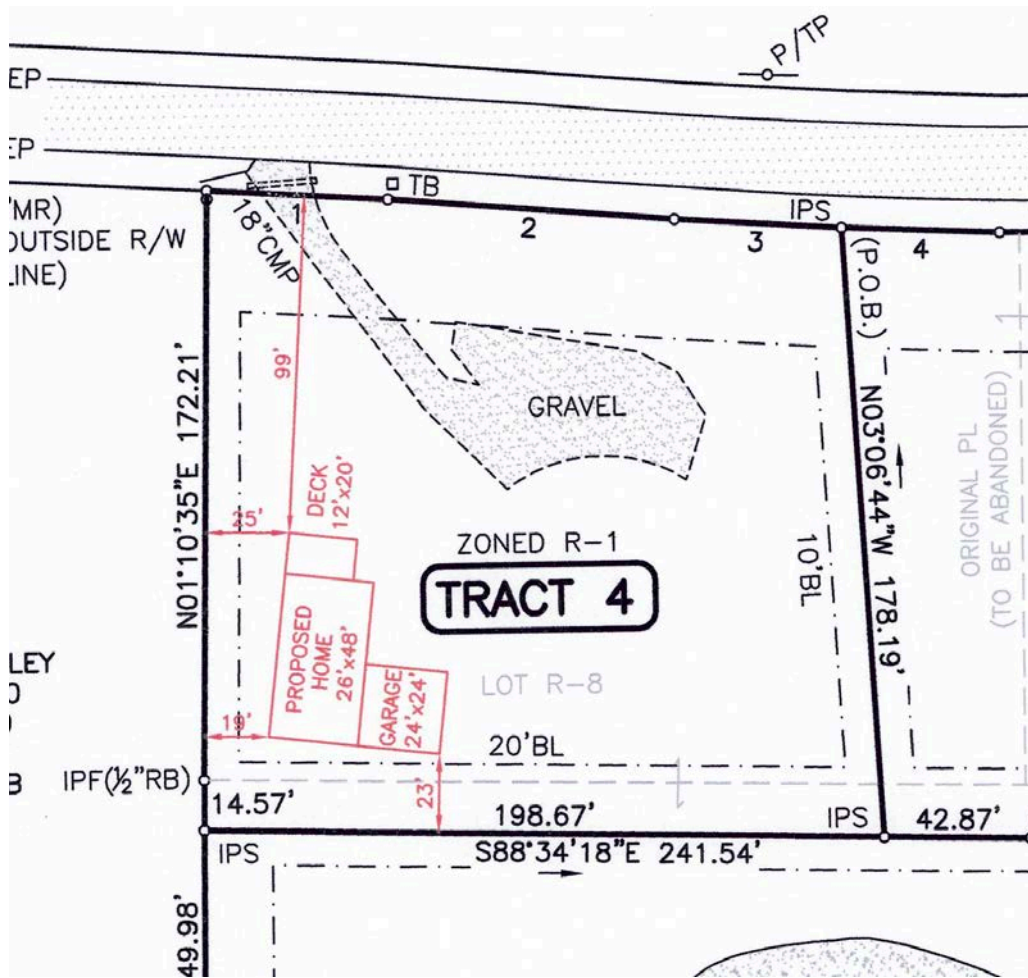
- Gainesville city water is available at the roadside
- Traditional septic systems for black and gray water
- Electric is available via Jackson EMC

****THE FOLLOWING IS A RECORD OF PLANS AND IDEAS MADE PRIOR TO THE SUBDIVISION APPLICATION. THESE DETAILS ARE TO PROVIDE AS MUCH TRANSPARENCY AS POSSIBLE TO THE PLANNING COMMISSION BUT ARE NOT TO BE CONSIDERED FINAL IN ANY WAY.**

TRACT 4:

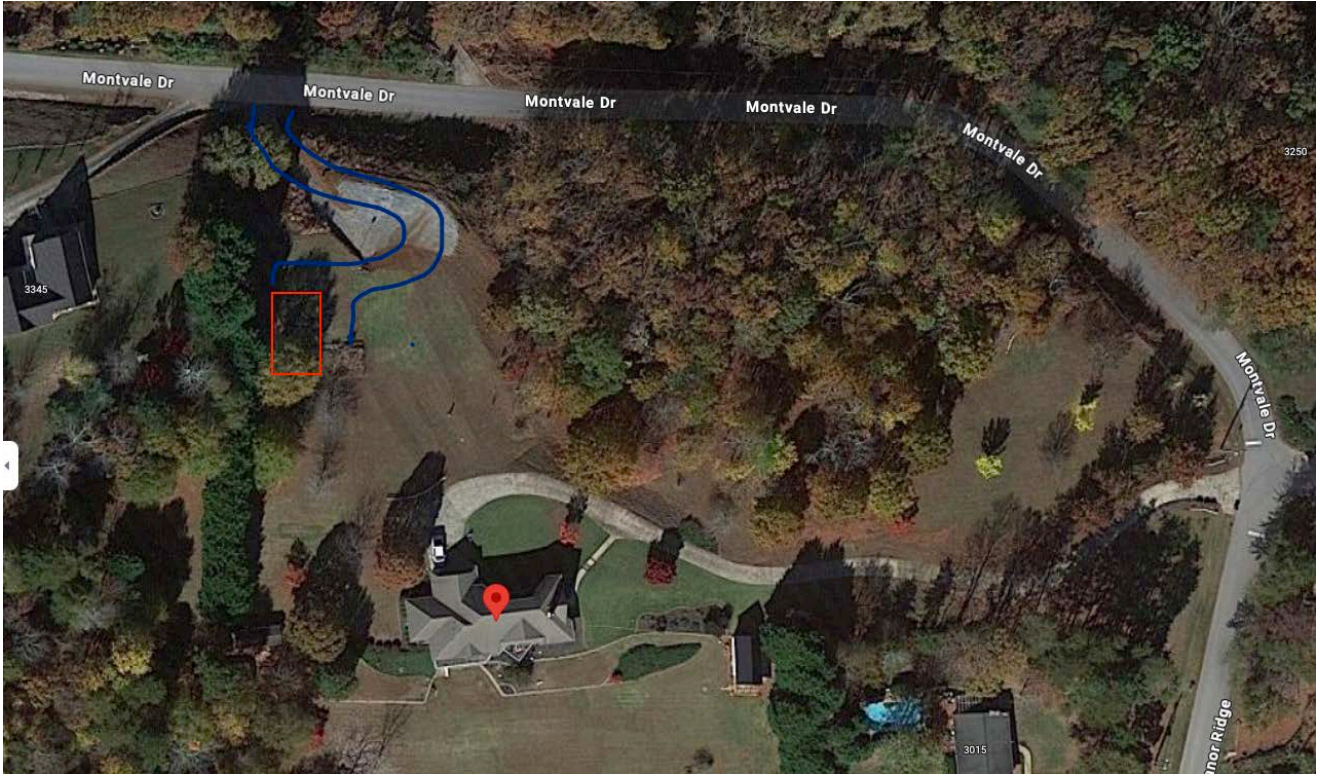
- House is positioned in south west corner of lot away from the street
- Massive 45ft plus tall privacy trees (Giant Arborvitae)
- Very limited visibility of future home from the street
- Much better looking drive way will be created
- Overgrowth will be cleaned up

Created by surveyor on July 27, 2023 in preparation for subdivision application and building permit:



To show house

placement and driveway:



Picture from owner's home to show privacy trees on the left (west). Trees on the right also provide privacy for Montvale Dr.



Limited visibility of house from Montvale Dr. Overgrowth can be cleaned up and maintained when developed.



Driveway will be concrete and look much better



TRACT 4 HOUSE DESIGN

- 2 stories
- Higher end home
- Approximately 2500 sq. ft. (2496 sq. ft.)
- 2 car garage
- Exterior features:
 - Pine wood ceilings
 - Wood accents

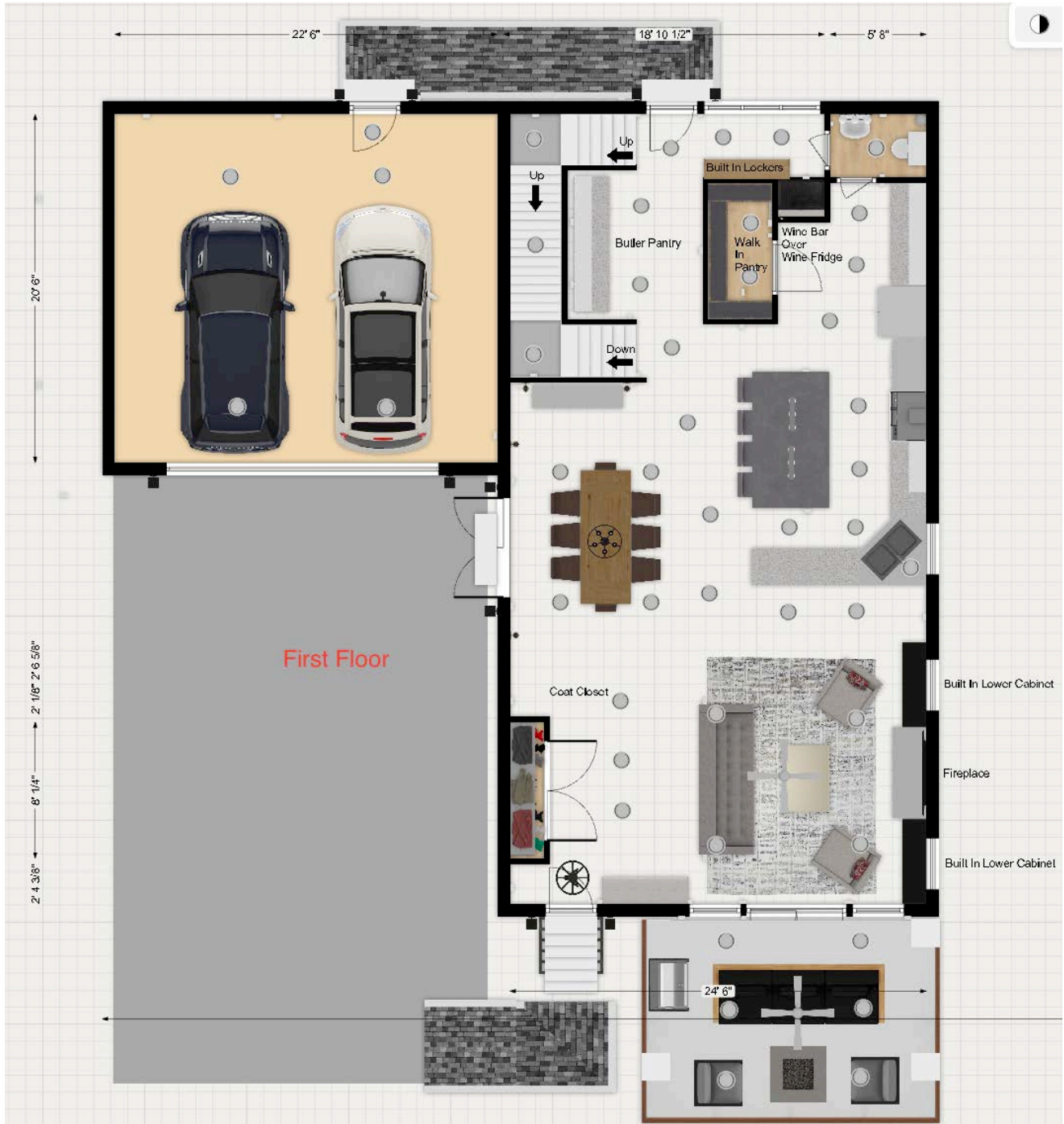
Exterior Inspiration



Exterior Inspiration



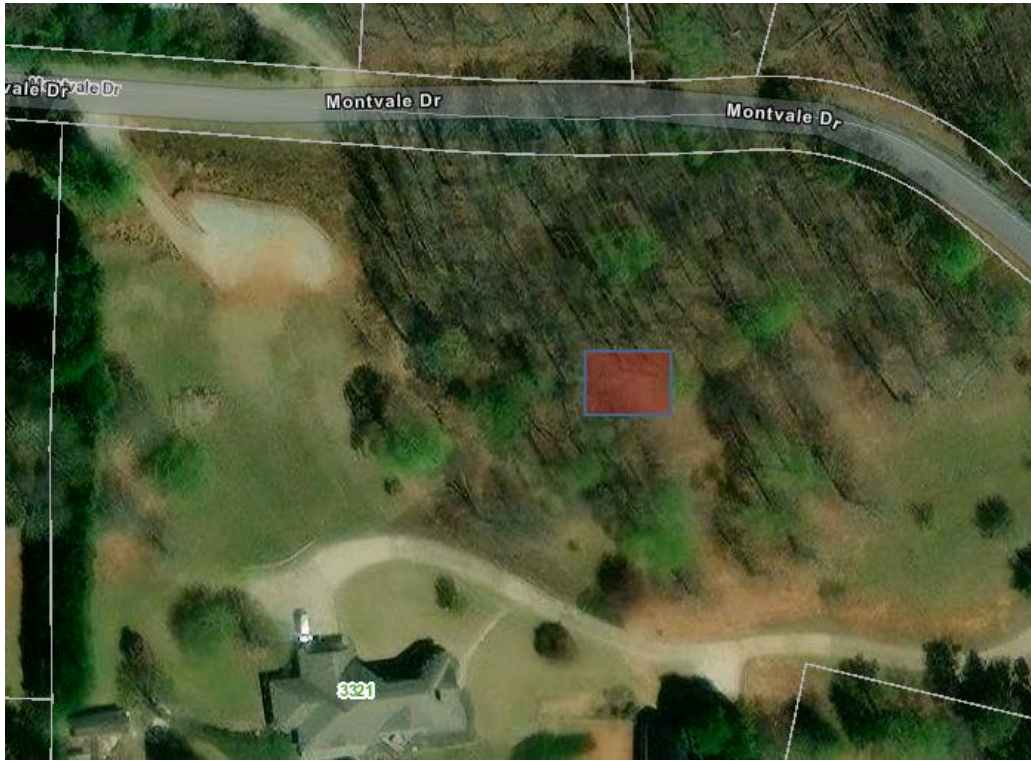
Floor plan Main Level:



Floor plan 2nd floor:



House setback is planned to be far from the road:



Current plan is to set it at the edge of the ridge



Picture of ridge. Placement of house to be right on the ridge.



TRACT 2

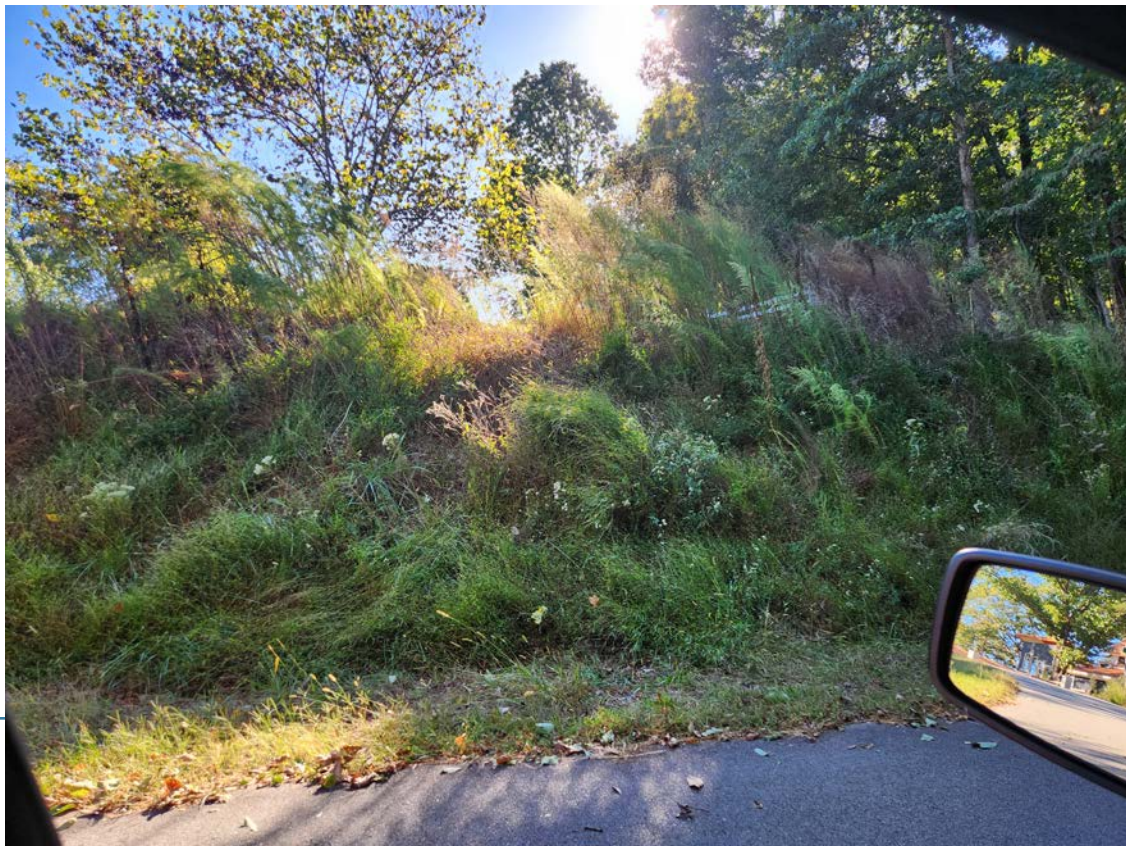
- 2 or 3 bedroom
- Style: Modern farmhouse, ranch, timber frame or craftsman
- High / higher end finishes for exterior and interior
- Improved landscaping along Montvale Dr
- Privacy hedges along Montvale Dr



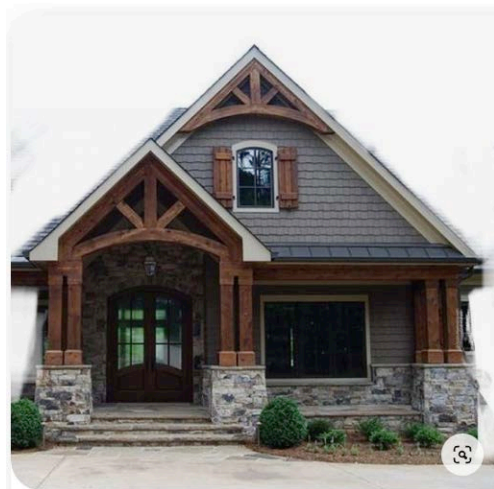
Picture of tract2



The property boarding Montvale will be landscaped and beautified:



TRACT2 POSSIBLE HOUSE STYLES



ADDRESSING NEIGHBOR'S CONCERNS

- I have discussed and shared the above details with Jerry Guhl a representative of some neighbors that will be disseminated.
- I have offered to meet with individuals one on one via phone or in person to hear and understand their concerns and opinions.

ASKING FOR FAIR AND EQUAL TREATMENT

- No other existing homes and vacant building lots have any restrictions. Including 3415 Lake Crest Dr. which just sold on Sept 18, 2023 (<https://www.redfin.com/GA/Gainesville/3415-Lake-Crest-Dr-30506/home/24034273>)
 - Sq Ft. Limitation:
 - This is a restriction that should be handled and imposed by HOA's across the entire neighborhood.
 - This doesn't address quality of construction. Smaller does not always mean lesser value.
 - STR limitation: This should be handled by county STR laws or neighborhood HOA's that apply the law equally to all properties.
 - Limitations on my land don't prevent current property owners and vacant lots in the neighborhood from breaking those same limitations.
 - Restrictions or conditions inherently devalue the land that we purchased.
 - Buying property with HOA/covenants is a choice and is a voluntary contract. We chose to purchase outside of an HOA.
 - Mom's lot is already under contract and needs to be unencumbered.
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