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PROJECT NARRATIVE

Re-establishment of Lots 34 and 35 - Springdale Forrest

The subject property is located at 3411 Springdale Forrest Circle, Gainesville, Georgia 30506, and consists of approximately 2.09 acres. The property is currently configured as a single parcel and is zoned R-1.

The property was originally platted as two separate residential lots, Lots 34 and 35 of Springdale Forrest, Section 4. At some point after the original subdivision was recorded, Lots 34 and 35 were combined into the single parcel that exists today.

The purpose of this request is to re-establish Lots 34 and 35 in substantially the same configuration shown on the original recorded subdivision plat. The proposed dividing line follows the original boundary between the two lots, as illustrated in the attached sketch and original plat.

The existing residence is located on Lot 35, while Lot 34 is currently undeveloped. No change in zoning is proposed.

My immediate intention for Lot 34 is to clean up and improve the property, which is currently overgrown with kudzu, briars, and other vegetation. Re-establishing the original lot will allow me to clean up and maintain this portion of the property as a separate residential lot and improve its overall appearance.

I have not made any decision regarding the long-term use or ownership of Lot 34. After the lot is re-established and cleaned up, I intend to evaluate my options in the future consistent with the property's zoning and applicable Hall County requirements.

The intent of this request is to restore the property's original two-lot configuration while improving and maintaining the property in a manner consistent with the surrounding Springdale Forrest neighborhood.



Existing vegetation (kudzu) - View 1



Existing vegetation (kudzu) - View 2