



# Hall County Government

## PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR  
Randi Doveton

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

**From:** Randi Doveton, Director

**Date:** July 8, 2022

**Subject:** Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. Commission District 2.

---

Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. Commission District 2.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following nine (9) conditions:

1. *The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat.*
2. *Prior to the issuance of any building permits, the approved plat shall be recorded.*
3. *Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.*
4. *Relabel the tracts as Tract 1, Tract 2, and Tract 3.*
5. *Show the required Engineering Notes together on the plat for Minor Subdivisions.*
6. *The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.*
7. *All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.*
8. *All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat.*
9. *In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: The approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and development plat approval.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 20, 2022.

There have been no changes to the request since the Planning Commission took action.