



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

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**REPORT TO:** Work Session (07/25/22)

**REPORT TO:** Voting Meeting (07/28/22)

**ITEM NO:** 372/2022

**SUBJECT:** Application of Kenneth M. Ley and 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 subdivision. Commission District 2.

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#### Meetings:

**Work Session Date:** 07/25/22

**Voting Meeting Date:** 07/28/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

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.

**Facts and Issues:**

**Options:**

**Funding Requested** \$ 0.00  
**Are funds within current budget?** No  
**Source of Funds**  
**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** No  
**Has it been reviewed by the County Attorney?** Yes  
**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	JR	

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Environmental Health
- GDOT Comments
- Public Works Comments
- Notice Sign Photo