

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, January 7, 2025 3:33 PM
To: Jennifer Rivera (Administration)
Subject: FW: Edge Properties on Benefield RD

Jennifer,

Would you please add this email to the file for Benefield Road (BOC 1/23)?

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
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bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Stephanie Sullards <sdsullards@icloud.com>
Sent: Monday, January 6, 2025 10:56 AM
To: Kristie Turner (Planning) <kturner@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Edge Properties on Benefield RD

You don't often get email from sdsullards@icloud.com. [Learn why this is important](#)

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Hello,

This email is regarding the Edge Properties Development for Benefield RD. I understand from the December 12th meeting that those in opposition will not be able to speak at the next meeting for this development. Can you verify that is the case. Will anyone be able to speak at the next meeting for this agenda item?

I have pasted here my comments from the December 12th meeting. I would appreciate it being added to the documents related to this agenda item.

Thank you for obliging and for responding to my question.

Stephanie Sullards
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770-519-2504
steph@lapdoginc.com

"Hall County is growing at an unprecedented pace; in fact more quickly than the rest of the state. This growth is facilitated by the lure of its rural character, incredible schools, access to conveniences, and the great people who have developed this county. Of course people want to live and work here!

My name is Stephanie Davis Sullards, a fifty year resident of hall county, a 35 year resident of Benefield RD, and the daughter of Spencer and Jackie Davis. I live across the street from the proposed development's entrance. I will be directly effected by the 327 additional daily turns into its entrance.

This rapid growth indicated in the updated Comprehensive Plan for Hall County unfortunately leads us into the discussions tonight! The people of hall county have a collective voice, "Stakeholders are concerned with the rate and quality of growth. Current development patterns are a threat to the county's character."

If the BOC represents our voice, then we need you to act on behalf of your constituents NOT on behalf of developers from outside our community.

I get it – the Comprehensive plan declares a need for Other infrastructure, namely sewer, to be expanded and upgraded to keep up with additional residential, commercial, and industrial growth, so Edge City's development with it's promise to add a 1.8 million dollar sewer addition is part of your drive in this decision.

But additionally,
Hall County's anticipated population growth will increase the demand for community resources, such as schools, libraries, and public safety. New community resources will need to be prioritized in the growing areas of the county, like East Hall and Chestnut Mountain/Candler, to ensure they have the same level of access.

Roads are stressed and crowded and often inaccessible at given times of the day. Winder Hwy has a LOS rating of E and F – which indicates increased accident exposure.

The most recent hall county transportation update completed in 2020 notes that the anticipated funding from state and federal resources is projected to fall short of the total financial needs being proposed.

These infrastructures should be in place prior to adding the additional population straining them!

Roughly five million square feet of commercial development is either proposed or currently under construction in Hall. Over 60% of this new inventory is industrial, with multifamily being the second largest figure.

You are about to vote on an 88-unit townhome development just down the road from Benefield and there are hundreds of new houses all within miles of this proposed development, and yet, you insist we need more affordable housing in our area.

We do not want the commercial development of multifamily townhomes Nor the high density of boxed housing merely 10 feet apart! It's infuriating to see the increase of development without consideration of the rural integrity of our county nor the infrastructure to support it.

People want to be here because of the accessibility to comforts and conveniences, yes, but also because of our county's rural charm – We don't want Hall to be like Gwinnett – your constituents do not desire this high level of density.

The residents of Benefield RD and the surrounding Chestnut Mountain community ask you to limit this development to 2.5 houses per acre NOT 3.7. We ask you to deny the commercial development of multifamily townhomes especially if you are approving them just a few miles down on Hwy 53.

Thank you for your time."