

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (CDI: Planning)  
**Sent:** Wednesday, January 8, 2025 5:24 PM  
**To:** Jennifer Rivera (Administration)  
**Subject:** FW: Benefield Zoning Applicant Requested Changes review  
**Attachments:** BOC REDLINE Final Applicant Requested Changes 1.8.25.docx

Jennifer,

Will you add the attachment to the Edge City – Benefield Road application file please?

Thank you,  
Beth

### Beth Garmon

Director of Planning and Zoning  
Hall County Community Development and Infrastructure  
(office) 770-531-6809  
(direct) 770-297-2626  
[bgarmon@hallcounty.org](mailto: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](mailto:plats@hallcounty.org). Zoning and general inquiries may be submitted to [planning@hallcounty.org](mailto:planning@hallcounty.org).



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**From:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Sent:** Wednesday, January 8, 2025 1:12 PM  
**To:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Cc:** Kathy Cooper (County Commissioner) <[kcooper@hallcounty.org](mailto:kcooper@hallcounty.org)>  
**Subject:** RE: Benefield Zoning Applicant Requested Changes review

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Beth:

Good afternoon. Attached are the final Applicant official proffered conditions for the Board's consideration. Please let me know if you any questions that I can answer in anticipation of the January 23<sup>rd</sup> meeting. Again, thank you for all your hard work and cooperation in working with me these past several months.

Mike Dye  
770-814-4500 Mobile

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**From:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Sent:** Tuesday, January 7, 2025 3:46 PM  
**To:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Cc:** Kathy Cooper (County Commissioner) <[kcooper@hallcounty.org](mailto:kcooper@hallcounty.org)>  
**Subject:** RE: Benefield Zoning Applicant Requested Changes review

Hi Mike,

Your answers are accurate, and I will look for the final proffered conditions in the near future. With regards to the lot size, you are correct that the 7,000 sf minimum lot size would be a variance if granted by the Board of Commissioners, however, I just want to make sure you are aware that this is a deviation from the standard and subject to the board's approval. As you know, the conditions recommended by the Planning Commission are only recommendations, and the Board of Commissioners has the ability to modify those conditions if they wish.

Thank you,  
Beth

**Beth Garmon**

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**From:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Sent:** Tuesday, January 7, 2025 3:41 PM  
**To:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Cc:** Kathy Cooper (County Commissioner) <[kcooper@hallcounty.org](mailto:kcooper@hallcounty.org)>  
**Subject:** RE: Benefield Zoning Applicant Requested Changes review

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Beth:

Thank you for the review. Can you review my answers in red just to make sure this is accurate? I should be ready to send over the final official proffered conditions if you can just confirm back from my comments.

Mike Dye  
770-814-4500 Mobile

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**From:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Sent:** Tuesday, January 7, 2025 3:27 PM  
**To:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Cc:** Kathy Cooper (County Commissioner) <[kcooper@hallcounty.org](mailto:kcooper@hallcounty.org)>  
**Subject:** RE: Benefield Zoning Applicant Requested Changes review

Good afternoon, Mike.

Thank you for your email. I have reviewed the redlined applicant requested changes, and had just a couple of comments/questions. I see that condition #27 was deleted – is it your intention for that condition to be struck, or were you not seeking any modifications to that particular condition? **Per my presentation and discussions with the Commissioners, I do not have any plans to install a sound barrier and it seems like the commissioners have supported this. I am assuming deleting the condition avoids any confusion and possible appeals by a third party if they try and raise an objection that I did not meet the condition.** Also, a small correction for #32 – the zoning district is Residential Mixed (R-X). **Understood.**

With regards to the density and zoning district, the project would need a variance with either R-X or PRD. If R-X, then the lot size does not meet the standard of 8,000 minimum square feet. If PRD, then the density is set at 2 units per acre if connected to sewer. **The current proposed conditions have the minimum lot size of 7,000 feet (condition 3). Doesn't this confirm the variance was granted if approved as currently presented?**

I hope this information is helpful. Please let me know if you have any questions, or would like to officially submit any proffered conditions for the board's consideration.

Thank you,  
Beth

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**From:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Sent:** Tuesday, January 7, 2025 9:45 AM  
**To:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Cc:** Kathy Cooper (County Commissioner) <[kcooper@hallcounty.org](mailto:kcooper@hallcounty.org)>  
**Subject:** Benefield Zoning Applicant Requested Changes review

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Beth:

Happy New Year. I hope you had a great Christmas as well. As a follow up to this, can you review the attached Applicant Requested Changes and confirm that you agree with the language as presented prior to me confirming these are my last items? The zoning land plan exhibit is attached as well. Per your email below, if the Board were to stay with the PRD zoning would I still need a "variance" language even when the conditions state the total number of homes is well above the 2 UPA? While I believe we all agree it needs to be zoned RX I just want to make sure I don't create any last-minute complications in the event that changes while the Board considers.

Thanks for your time and input.

Mike Dye  
770-814-4500 Mobile

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**From:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Sent:** Tuesday, December 17, 2024 8:00 AM  
**To:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Subject:** RE: Residential Mix Corner side setback

Mike,

Thank you for reaching out. As the R-X district is different from the originally requested zoning, I do not think it is unreasonable to ask for a variance to this standard. It seems relevant that you are meeting the other standards aside from the minimum lot size, and that the design is in keeping with other mixed-product residential developments.

Obviously, it is ultimately up to the board to determine whether they are willing to grant any variances, but I know that you have stated that the development has been whittled down about as much as you can. And staying with the PRD would also require a variance as the density is still 2 units per acre.

I hope this is helpful. Please let me know if you have any other questions.

Thank you,  
Beth

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**From:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**Sent:** Monday, December 16, 2024 2:55 PM  
**To:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Subject:** Residential Mix Corner side setback

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Beth:

I hope you had a nice weekend. Just a quick question, as I review the Residential Mix zoning classification, it appears if my plan were zoned RX the side yard for Corner Lots for my development would be '25 feet (30' feet or the lessor of front yard). My plan has always had them at 10' and this would cause a significant change in lot yield. Am I reading this correctly and do I need to ask for a zoning condition to allow me to stay at the 10'? If not, would the zoning condition that references my site plan and date provide me safety as the Site Detail is written "Corner side 10 Feet." I think this is the only conflict going with RX compared to PRD as the proposed zoning conditions permit 7,000 square foot lots.

Please advise at your earliest convenience. Thanks.

Mike Dye  
770-814-4500 Mobile

**Benefield Road PRD Zoning**  
**HZON24-0014 BOC Meeting Applicant Requested Changes:**

4. The minimum heated floor area (HFA) shall be ~~1,7644,800~~ square feet for townhomes and ~~1,800 for~~ single-story detached residences. Two-story detached residences shall have a minimum HFA of 2,000 square feet.

6. Both detached single-family homes as well as the townhomes shall include enclosed two-car garages. Front-entry garage orientation may be semi-flush with the garage face positioned a maximum of 8 feet past the front heated square footage plane of the residence. ~~In addition, garages of the detached homes may be recessed from 3' to 20' behind the front heated square footage. Plans shall be similar in architecture~~ as depicted on the renderings submitted April 19, 2024. Garage door width shall not exceed 55% of the width of the front façade of the single-family residences and a maximum garage door width of 75% of the front façade of the townhomes.

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10. The development shall include a ~~one~~ left turn lane ~~at the southern entrance~~ and ~~two~~ deceleration (right) lanes for both proposed Benefield Road access points. ~~The northern entrance shall have a right-hand passing lane in lieu of a left turn lane.~~

16. A 50-foot transitional buffer (planted or undisturbed) shall be maintained along all external property lines, ~~with the exception that the property line adjacent to the racetrack shall be undisturbed.~~

23. The residences (townhomes and detached dwellings) shall be composed of brick ~~or~~ masonry, ~~and cementious material or a combination of the two~~ on the front facade ~~as depicted on the renderings submitted April 19, 2024. The sides shall have a two-foot brick water table and sides.~~

~~27. The developer shall provide plans for a sound barrier to be presented for consideration by the Board of Commissioners at their public hearing for the rezoning request.~~

~~29. The single family detached homes (lots 121-139) directly backing up to Benefield Road shall be limited to single story plans to reduce the visual impact,~~

~~30. Developer shall install a five foot vinyl coated fence along the northern property line with Parcels 15028 000015F and 15028 000015A).~~

~~31. The Corner Lot side setback shall be reduced to minimum of ten (10) feet.~~

~~32. The Property shall be zoned Residential Mixed (R-X)~~