



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: November 25, 2024

Subject: 4336, 4370, & 4420 Benefield Road | Rezone | on a combined 68.83± acre tract | Proposed Use: 302-unit residential development | Edge City Properties, Inc., applicant

Since the August 19, 2024 Planning Commission meeting, the request of Edge City Properties, Inc. to rezone property for a 302-unit residential development has been revised. The applicant has provided an updated site plan with changes including:

1. Reduced number of lots – the applicant has amended the application to proposed 150 single-family detached homes and 104 attached townhome units. The total number of units is now 254.
2. Increased minimum lot size – the applicant has increased the minimum lot size to 7,000 square feet.
3. Sound barrier consideration – the applicant has provided a letter of support from Caffeine and Octane owner, withdrawing their request for a sound barrier. This sound barrier request was also repeated by Road Atlanta representatives. The applicant has provided information from two different firms with cost estimates and outlining the scope of work necessary to impact the sound from nearby race tracks.
4. Applicant requested zoning condition changes –
 - a. Garage of single-family detached homes: applicant is requesting to recess the garage 3 feet rather than the 10 feet required by the code.
 - b. Architectural materials: the applicant is requesting the Board to consider amending the Planning Commission’s recommended condition of #23 which states “The residences (townhomes and detached dwellings) shall be composed of brick, masonry, or a combination of the two on the front facade and sides.” His request is due to his intention to allow for more variation of the type that today’s consumer prefers as well as to improve affordability.

In addition to the applicant's revisions to the proposal since the Planning Commission meeting, it should also be noted that Hall County has adopted an update to the Comprehensive Plan and amended the code by adopting the Unified Development Code (UDC). With the adoption of these documents, the future land use of this area is now considered Suburban Neighborhood, Medium Density which allows for single-family housing (attached or detached) with a recommended density between 2.5 and 8 dwellings per acre with existing water service and sewer infrastructure which is expected to be located. In the UDC, a new zoning district of Residential Mixed (R-X) is designed to accommodate developments which include multiple housing types, with the requirement that the second type equal a minimum of 20% of the total units. The recommended minimum lot size is 8,000 square feet and the density is capped at 8 DUA. If the board approves the applicant's request to rezone, it is staff's recommendation that the development be rezoned to R-X instead of Planned Residential Development (PRD) as the option now exists and better aligns with the proposal.