

Print

Planning Commission Comments - June 17, 2024 - Submission #98321

Date Submitted: 6/13/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Leslie

Last Name*

Kennedy

Address1*

4355 Benefield Rd.

Address2

City*

Braselton

State*

GA

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I have many concerns for the Edge City Properties building homes and townhouses across my home. The number of homes and townhouse are way too high for this space in this area on Benefield Rd. They are cramming too many homes and townhouses in this area not acceptable at all .

The traffic is going to be over kill on this street Benefield Rd. if they build the number of homes and townhouses.Please think of the school buses on this street.The traffic would be out of control and many accidents, I see many problems with the 2000 cars up and down this street. This street is not equipped for this, nor is it practical for Benefield Rd.

Another concern of mine is having the houses and townhouses as rentals , this will bring the in crime in and lower the property value of my home .

People already use this Benefield Rd. as a short cut to 53 Hwy or Tanner Mill Rd.speeding through here all hours of the day and night. I ask you to preserver this road and farm setting that it is.

A small sub-division with high quality production with beautiful landscaping is something I would consider save many of the trees for privacy to the road.

I ask you to please consider saving our Benefield Rd.of 2000 cars from becoming a race track street and a death trap for people trying to get in and out of their own driveways.

Ask yourself this ,would you accept this for you and your family. Safety needs to be first here!

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

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Planning Commission Comments - June 17, 2024 - Submission #98320

Date Submitted: 6/13/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Martha

Last Name*

Walker

Address1*

4417 Benefield RD

Address2

City*

Braselton

State*

GA

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I have lived here all my life from when Benefield RD was dirt, gravel and then paved. It is not equipped to have an additional 2,619 cars daily. There are 15-18 families who lived here longstanding and who have invested here with purpose to live and make their home in this community. We cannot pick up our homes and move and start over as this is where we have lived and plan to pass. The proposed development does not align with the farm equipment, kids, animals, and farm community this road hosts. Your consideration in denying this proposal is appreciated.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

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Planning Commission Comments - June 17, 2024 - Submission #98357

Date Submitted: 6/16/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Brandon

Last Name*

Walker

Address1*

4409 Benefield Road

Address2

City*

Braselton

State*

Ga

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

The road we live on is a curve small cut thru road from Hwy 53 to Tanners Mill Road. Putting this development on our road with two entrances and exits only on Benefield Road only is going to create chaos for all the family's that have built their homes here, this is going to make our road dangerous and so busy with traffic that people will not even want to leave because of all the traffic congestion. I'm not against some houses being built but 302 units is way too much. Your talking about at least two cars per house which will be at least 604 cars not counting kids and other family members that are going to pile up in these homes also. If these family's have just two kids driving your talking about at least 1200 plus cars a day. The only way to make this possible to be safe for all people involved is to make a Main Entrance off of the Winder Hwy. 53 that will be a four lane road eventually and can have a traffic light installed. The second thing is the units need to be cut down to about half the number. I just ask that you do the right thing for all the family's that have made this place their home for years and think about what it would be like if this development was going across the road from your home knowing what the traffic situation was going to be like.

Please write your comments in the box above.

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Planning Commission Comments - June 17, 2024 - Submission #98346

Date Submitted: 6/15/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

JAVIER

Last Name*

ANCIETA

Address1*

4361 BENEFIELD RD

Address2

City*

BRASELTON

State*

GA

Zip*

30517

Zoning Item for Comment*

4336, 4370, & 4420 Benefield Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I Oppose, I will be attending the meeting on June 17th at 5:15 pm

Please write your comments in the box above.

File Upload

IMG.jpeg
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

jancieta1@yahoo.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.



**P1 Properties Group LLC
5301 Winder Highway
Braselton, GA 30517**

September 5, 2024

Mike Dye
President
Edge City Properties, Inc. as Applicant
4280 Dove Pt
Duluth, GA 30096

Re: Letter of Support for Benefield Road PRD zoning HZON24-0014

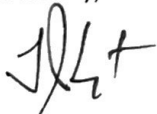
Dear Mike:

Thank you for your time and effort in working with me these past few months on the above-referenced zoning application. This letter is to confirm our conversation and outline the general terms for our support of the above referenced application and site plan dated July 23, 2024, as submitted to Hall County. This agreement is:

1. **SUPPORT FOR DEVELOPMENT.** As the owner/operator of the racetrack, Caffeine and Octane's Lanier Raceway, we support your development. After further consideration, we hereby withdraw the request made at the Public Hearing on August 19, 2024, in which we requested the possibility of a sound barrier being installed on your property. We understand that this is not financially practical for the minimum benefit to the residents of your development. We do request that you make every effort that is financially feasible to reduce the impact of noise that will reach the homes in your development.
2. **COORDINATION OF SEWER LIFT STATION.** We understand that the installation of your sewer lift station to serve your development will provide enhanced value to our Property. As per our discussions, Hall County Public Works has supported that the lift station be installed on our Property to provide us (and upstream adjacent properties) access. In general, we agree to provide the proper and timely easements dedication (at no costs to you) to facilitate this. Such easements will include the lift station area, access, gravity lines to your development and the force main easement to pump to the right-of-way of S.R. 53. All of these easements shall be prepared and created at the sole cost and expense of you as the developer and subject to comment and direction of Hall County. We do understand that time is of the essence in responding to these requests and this agreement is contingent upon such timeliness in executing upon receipt and reasonable review.

We look forward to working with you after a successful rezoning. Please feel free to contact me with any questions you have at 404-862-0862.

Sincerely,



TJ Vogt
P1 Properties Group LLC