

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (CDI: Planning)  
**Sent:** Tuesday, January 21, 2025 10:50 AM  
**To:** Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)  
**Cc:** Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)  
**Subject:** FW: Sewer plan for Benefield Project: Including Lanier Speedway and The Dell Group property at 5385 Winder Hwy  
**Attachments:** Benefield Off-site Sewer Exhibit at Racetrack Entrance.pdf

Good morning, Commissioners.

Please see the email below as well as the attachment related to the sewer and lift station for the proposed development at Benefield Road.

Jennifer, would you please add these items to the application file?

Please let me know if you have any questions or need additional information.

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:** thedellgroup@aol.com <thedellgroup@aol.com>

**Sent:** Tuesday, January 21, 2025 8:42 AM

**To:** Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>

**Cc:** Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>

**Subject:** Fw: Sewer plan for Benefield Project: Including Lanier Speedway and The Dell Group property at 5385 Winder Hwy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathy and Beth,

Good Morning. Below (attached) is the Sewer Plan that Mike Dye sent to TJ and he forwarded to me. Can we make sure this is added as a "condition" and "exhibit" (see attached) to the Conditions for Mike Dye's Project that will be before you and the Commissioners on Thursday 1/23/2025 if approved by the Board.

CONDITION: "As discussed and approved by TJ Vogt, owner of Caffeine and Octane Lanier Speedway at last Commissioners meeting along with approval from applicant Mike Dye and owner of 5385 Winder Hwy, David Dell:

"Sewer and Lift station to be build on Lanier Speedway land and easements provided to Lanier Speedway and The Dell Group Property at 5385 Winder Hwy. This Sewer and lift station must be made available and accessable via gravity feed to Lanier Speedway property and The Dell Group property (5385 Winder Hwy) to connect to, so that depth of lift station and volume of lift station can accomodate both parcels by gravity feed. See Exhibit A for drawing"

Feel free to make any changes you deem appropriate and thanks again for all your efforts on this property.

Dave Dell  
The Dell Group LLC  
404-414-8832

----- Forwarded Message -----

**From:** tj vogt <[tjvogt911@yahoo.com](mailto:tjvogt911@yahoo.com)>  
**To:** Dave Dell <[thedellgroup@aol.com](mailto:thedellgroup@aol.com)>  
**Sent:** Friday, December 6, 2024 at 03:24:47 PM EST  
**Subject:** Fw: Sewer plan

----- Forwarded Message -----

**From:** Mike Dye <[mdye@edgecp.com](mailto:mdye@edgecp.com)>  
**To:** tj vogt <[tjvogt911@yahoo.com](mailto:tjvogt911@yahoo.com)>  
**Sent:** Thursday, November 21, 2024 at 05:20:48 PM EST  
**Subject:** Sewer plan

TJ :

See attached. Thanks.

Mike Dye

770-814-4500 Mobile



