

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Monday, September 16, 2024 11:34 AM
To: Jennifer Rivera (Administration)
Subject: FW: Applicant items for Benefield Road PRD Zoning
Attachments: Edge City Benefield Plan 7.29 small.jpg; BOC Applicant Requested Changes v2 9.11.24.docx; P1 Properties Support Letter for Edge City 9.9.2024.pdf; Post PC Zoning Plan 9.3.24.pdf

Jennifer,

Please find attached an updated site plan as well as the applicant-requested changes and comments in Mr. Dye's email below. If you would add these items to the Benefield Road zoning file, I would appreciate it.

Thank you,
Beth

Beth Garmon

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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: Mike Dye <mdye@edgecp.com>
Sent: Monday, September 16, 2024 8:39 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Applicant items for Benefield Road PRD Zoning

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Beth:

Good morning. Thank you for your time to discuss my zoning case last week. Per our conversation, please see attached documents and the following items for consideration:

1. **LOT REDUCTION AND INCREASED LOT MINIMUM.** While the attached colored aerial plan was not revised, the "Post PC Zoning Plan 9.3.24" was revised to reflect the PC changes with the nine (9) reduced lots and minimum lot size of 7,000 square feet. Also, a non-disturbed buffer was added along the racetrack property and those townhome units were pulled further away from the property line (approximately 110 feet to the rear building setback).
2. **SOUND BARRIER ISSUE.** The attached support letter from the Caffeine and Octane racetrack owner withdraws their request made at the Planning Commission hearing for a sound barrier. After consideration they have decided my intent to bring sewer to their property and the adjacent Dell property on the corner is providing a substantial benefit to them for future development of their property (already zoned for car condos and a hotel on the Dell property). I still had Road Atlanta make the request.
3. **SOUND BARRIER CONSIDERATION.** While Caffeine and Octane was the first to make the request (now withdrawn), Road Atlanta requested a sound barrier, and I have solicited the input from five (5) well know firms that specialize in noise study/mitigation. Only three were able to provide timely feedback and two submitted written proposals. These were Kimley Horn and Newcomb Boyd. The costs ranged from \$17,000 to \$26,000. Both firms struggled with meeting a BOC deadline of 9/24/24. For the five firms that looked at the site conditions the general consensus was the most effective sound barrier would need to be installed directly by the racetrack (at the ground level with the track) to capture the sound. Generally, the further a home is away from the sound barrier the less effective it is. Even with a sound barrier directly behind the townhomes the benefit is limited the further you move away from the sound barrier. For that reason, I will be prepared to discuss this at the hearing, but I am hoping the withdrawal request for the barrier by my neighbor will allow this issue to be resolved without further action. While I struggle to understand Road Atlanta's standing to make this request, I am happy to conduct further research if instructed by Commissioner Cooper. If that is required, then I would ask a deferral be considered before a vote to remedy this request.
4. **REQUESTED ZONING CONDITION CHANGES BY APPLICANT.** Attached are two Applicant requested changes I would ask to be considered. The first one allows the detached home elevation to be redesigned a little closer to the Hall County requirements that allow the garages to be recessed 3 feet (compared to the Hall County code of 5 feet). Also, I would also ask for the PC condition requiring three sides brick be reconsidered. While the three-side brick increases the cost of the home by \$20,000 I feel like the consumer would like to see more variation in materials as a more "craftsman style" elements are very popular and sell better. Allowing this revision will also improve affordability. Regardless, I will accept the decision by Commissioner Cooper or the entire Commission on this matter.

To conclude, I do feel strongly that the approval of this Application will provide a benefit to community and the surrounding parcels. My commitment to install the \$1.83 million in sewer improvements (on the racetrack property in accordance with Hall County Public Works request) will allow for the potential development of these parcels. In addition, it is an economic reality that the value of the racetrack is eroding, and that site has so much better potential to be redeveloped with a use which is less of a nuisance. For that reason, the owners of the racetrack provided the written support for this Application.

As I am in the final days of preparing for the BOC meeting next week, please let me know if you (or Commissioner Cooper) have any comments or concerns I can be addressing. Again, thank you for your time and efforts in working with me on this request.

Mike Dye
EDGE CITY PROPERTIES, INC.

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