

**Jackie Deibel**

**From:** Brad Townsend  
**Sent:** Tuesday, November 16, 2010 4:35 PM  
**To:** Jackie Deibel  
**Subject:** FW: Andretti Speed Lab - outdoor go-kart tracks (CU 10-04 & CV10-02)

Please add to file.

*Bradford D. Townsend, AICP*

Planning & Zoning Director  
 770-594-6176  
[btownsend@roswellgov.com](mailto:btownsend@roswellgov.com)

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**From:** Steve Gillam [mailto:shgillam@yahoo.com]  
**Sent:** Tuesday, November 16, 2010 9:33 AM  
**To:** Brad Townsend  
**Subject:** Re: Andretti Speed Lab - outdoor go-kart tracks (CU 10-04 & CV10-02)

Brad - I wanted to write to you again to provide you with my perspective on the proposed outdoor go-kart tracks at Andretti Speed Lab.

Roswell, GA was recently (Aug. 2010) identified as one of "America's Coolest Suburbs Worth A Visit" by MSNBC.com ([http://www.msnbc.msn.com/id/38792846/ns/travel-destination\\_travel/](http://www.msnbc.msn.com/id/38792846/ns/travel-destination_travel/)) in this article it talks about Roswell's unique stores, restaurants, and atmosphere like Ann Jackson Gallery, Bulloch Hall (the antebellum home of Teddy Roosevelt's mother), Relish, and the 19th-century Old South streetscapes. No where does it mention outdoor go-kart tracks...Roswell does not want to be known for this and the city should not support any proposals that would jeopardize the history and integrity of the city such as the out door go kart track at Andretti's.

I have lived in Roswell for the last 12+ years and I have been amazed at the growth and prosperity our small city has enjoyed. I currently live within close proximity to the Andretti Speed Lab and I used to enjoy taking my kids there on occasion for a little indoor fun, however, given their recent changes (i.e. substituting Fuddrucker's for Ethyl's and a late night comedy club), I have not been back to Andretti's in years. The overall atmosphere and lack of a family-friendly environment is what deters me and my family from visiting Andretti's. I realize that I may simply be in the minority since their business still seems to be surviving in this economy, but I think the addition of 2 outdoor go-kart tracks is stepping way beyond the type of business that people living in and around Roswell would like to endure. While the majority of the people in Roswell would not be directly impacted by the increased noise, traffic, safety, pollution, etc., they would definitely realize the negative impact that it would have on our city.

In particular, I wanted to highlight a few primary concerns that have been discussed among the residents in Darien Park:

- the proposed hours of operation for the outdoor go-kart tracks during the school year is Mon.-Thurs. 11 AM - 9 PM; Fri.-Sat. 11 AM - 12 AM; and Sun. 11 AM - 8 PM. During the summer months the hours of operation are extended to Mon.-Thurs. 11 AM - 11 PM; Fri.-Sat. 11 AM - 1 AM; and Sun. 11 AM - 10 PM. The reason for the extended hours, as provided in the 'Hours of information document', is a result of obtaining a return on Andretti's investment which is not a valid reason for keeping extended operating hours. Most restaurants in the area close at 11 PM on weekend nights and summer nights.
- Additionally, there is a concern regarding the curfew for teenage citizens of Roswell...assuming that mostly teenagers and very young adults may be visiting Andretti's, there is a concern about

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the types of activities Roswell teens or teens from neighboring cities will get involved in during the times that Andretti's outdoor go-kart tracks will operate. the increase "traffic" in and around our area (until 1 AM during the summer) could also impact our level of security and safety. Traffic is not necessarily limited to road traffic...my interpretation of traffic is any auto, people, etc. communicating, dealing, or contact between persons or groups.

- it was documented in an independent noise study that the outdoor go-kart tracks will increase the noise level in the surrounding area...for 20 go-karts, it was assumed that the noise level would be ~79 dBA (this was only an estimate and the actual noise level could be higher). 80 dBA is equivalent to a busy city street. The estimated noise level is dependent upon weather, temperature, season (i.e. in the Fall/Winter, the sound will travel further/louder), go-kart engine size, number of go-karts, etc. which could significantly increase the noise level. (see attached document). The residents along Houze Rd. are already dealing with an increased level of noise and air pollution given the truck route on there way to the Chadwick Landfill.
- we feel this request is in violation of Article 31.1.12 of the Roswell city zoning ordinance...
  - #4 - Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools (O.C.G.A. § 36-67-3(4))
  - #20 - The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality
  - #22 - The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

Thank you for your attention to this important matter,

Steve Gillam  
 Darien Park HOA President  
 2040 Darien Park Drive

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**From:** Steve Gillam <shgillam@yahoo.com>  
**To:** btownsend@roswellgov.com  
**Sent:** Tue, October 19, 2010 3:42:42 PM  
**Subject:** Andretti Speed Lab-CU 10-04

Brad - I hope that this email finds you well. I wanted to write to you to provide you with my perspective on the proposed outdoor go-kart tracks at Andretti Speed Lab.

I have lived in Roswell for the last 12 years and I have been amazed at the growth and prosperity our city has enjoyed. I currently live within close proximity to the Andretti Speed Lab and I used to enjoy taking my kids there on occasion for a little indoor fun, however, given their recent changes (i.e. substituting Fuddrucker's for Ethyl's and a comedy club), I have not been back to Andretti's in years. The overall atmosphere and lack of a family-friendly environment is what deters me and my family from visiting Andretti's. I realize that I may simply be in the minority since their business still seems to be surviving in this economy, but I think the addition of 2 outdoor go-kart tracks is stepping way beyond the type of business that people living in and around Roswell would like to endure. While the majority of the people in Roswell would not be directly impacted by the increased noise, traffic, safety, pollution, etc., they would definitely realize the negative impact that it would have on our city.

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Steve Gillam  
 Darien Park HOA President  
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