

September 19, 2024

Hall County
Planning and Zoning
2875 Browns Bridge Road
Gainesville, GA 30504-5635
Office: (770)-531-6809

Re: Proposed Food Mart with Fuel Sales and two Restaurants
Letter of Intent
Parcel: 13139C0294G
6495 Spout Springs Road
Flowery Branch, GA 30542

To whom it concerns,

On behalf of Reed Creek Food Mart, LLC. Please consider this our Letter of Intent for proposed food mart with fuel sales and two restaurants. The parcel at 6495 Spout Springs Road is currently zoned AR-III. We are requesting a rezoning to H-B to allow for the proposed use mentioned above. The proposed layout will be consistent to the existing area and comply with the Gateway Overlay District. The property is currently 7.32 acres. Reed Creek Food Mart, LLC will be developing 3.05 acres of the west side of the property. We are requesting rezoning to H-B on the 3.05 acres only. The Property currently has a single-family home on the west side. The 1-story structure and its driveway will be removed before construction.

The proposed development consists of 2 free standing buildings. One building will house a food mart with fuel pumps. The second building will house 2 restaurants. The development will have a proposed 102 parking spaces to accommodate for the Hall County required parking for a development of this size and use. The Gateway Overlay District requires 5-10% of the total parking lot area to be landscaped islands. Per the site plan we currently have 10.5% of the total parking lot area as landscaped islands. The appropriate setbacks and buffers, based on Hall County and Gateway Overlay Districts specifications, have been included on the site plan. These include building setback, landscaping strip, and transition buffer. Please see provided site plan for specific locations of setback and buffers.

As per the site plan, we proposed 2 13-foot pylon sign on either side of the west driveway. The 2 driveways will each have a R1-1 36-inch stop sign. Accompanying the stop sign will be 18-inch stop bars. The west driveway will have a 175-foot deceleration lane, with a 100-foot taper. The length of the deceleration lane is consistent with the GDOT standards for a 45-mph road. The 10-foot sidewalk along Spout Springs Road will be relocated accordingly. A proposed lighting plan will be created based on the Hall County and Gateway Overlay district specifications.

The waterline that runs on the west side of the site along Spout Springs Road will be utilized. There is a sewer line that runs into the east side of the property that we will tie into. The County has issued a sewer availability letter to confirm the usability of sewer on property. Sewer availability letter as provided.

As per the site plan, we have included a 25-foot buffer between the 3.05 acres of property that is requesting a rezoning and the 4.27 acres that will remain zoned as AR-III. There is a state stream located on a portion of the property. All required buffers are included on the site plan.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Boomer", is written over a light blue horizontal line.

Terry Boomer P.E.,
LJA Engineering, Inc.
Land Development
C: 678-462-4072