



Hall County Government
PUBLIC WORKS AND UTILITIES

February 18, 2025

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.

Director

William (Bill) H. King III, P.E.

Assistant Director

Terry Boomer
130 East Main Street, Suite 204
Canton, GA 30114

Subject: Sanitary Sewer Letter of Availability
Reed Creek Food Mart, LLC
Parcel Id No.: **15047 000002A**
6495 Spout Springs Road
Flowery Branch, GA 30542

Dear Mr. Terry Boomer,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve **15047 000002A, 6495 Spout Springs Road, GA 30542** for a proposed 5,000 gallons per day commercial development at this time.

The nearest existing sewer line is located in subject property. An outfall sewer line is to be constructed and dedicated to Hall County by developer at owners cost to all upstream properties.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be issued.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Bill Nash

Application for Sewer Availability Letter

Date: 08/23/2024

Name of Applicant: Terry Boomer Contact Number: 678-462-4072

Address of Applicant: 130 East Main Street, Suite 204

City: Canton State: GA Zip: 30114 E-mail: tboomer@lja.com

Name of Agent: _____ Contact Number: _____

Address of Agent: _____

City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill in all applicable information legibly and completely.)

AVAILABILITY: General Availability Rezoning Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submittal.

Request from Agricultural Residential (AR-III) to Highway Business (H-B)
(Present Zoning) (Requested Zoning)

For the Purpose of Service Station / Convenience Store
(Type of Development)

Address of Property: 6495 Spout Springs Road

Nearest Intersection to Property: Spout Springs Road & Lake Sterling Blvd

Size of Tract: 3.05 acre(s), Lane Lot Number(s): 1, District(s): 01

Development Estimate Average Daily Sewer Flow (GPD): 5000

Property Tax Parcel Number: 13139C0294G Proposed number of Lots: 1

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Mariisa Bridges
Notary

Terry Boomer
Signature of Owner(s)/Agent(s)

TERRY BOOMER
Printed Name of Owner(s)/Agent(s)

ENGINEER
Title of Agent





470.863.1070

www.LJA.com

130 East Main Street, Suite 204, Canton, Georgia 30114

September 3, 2024

Hall County
Public Works and Utilities
2875 Browns Bridge Road
Gainesville, GA 30504-5635
Office: (770)-531-3945

Re: Proposed Convenience Store with Fuel Sales and two Restaurants
Sewer Availability Letter
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 convenience store with fuel sales and two restaurants. The parcel 6495 Spout Springs Road is currently zoned AR-III. We would like to request a Sewer Availability letter. We will also be rezoning to H-B to allow convenience store with fuel sales and two restaurants. The proposed layout will be consistent to the existing area and comply with the Gateway overlay district. Our estimated time period for construction is May 2025 – August 2025.

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