



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: _____

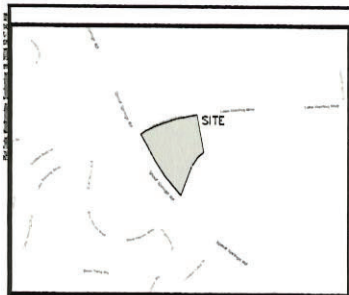
Mariisa Bridges
Notary

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

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

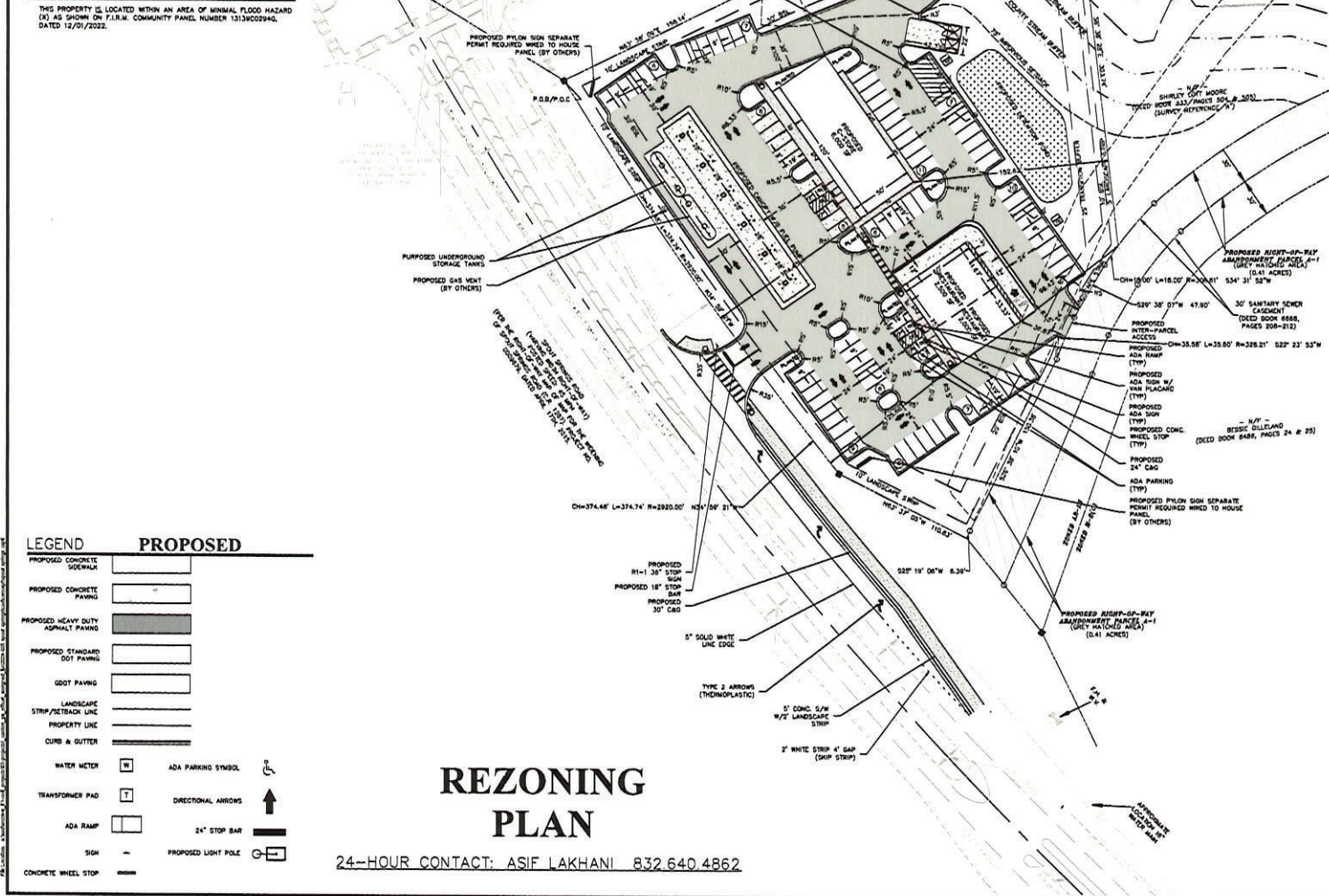
ENGINEER
Title of Agent





VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13130C02940, DATED 12/01/2022.



LEGEND PROPOSED

PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
PROPOSED STANDARD DOT PAVING	
DOT PAVING	
LANDSCAPE STRIP/SETBACK LINE	
PROPERTY LINE	
CURB & GUTTER	
WATER METER	
TRANSFORMER PAD	
ADA RAMP	
SGH	
CONCRETE WHEEL STOP	
ADA PARKING SYMBOL	
DIRECTIONAL ARROWS	
24" STOP BAR	
PROPOSED LIGHT POLE	

REZONING PLAN

24-HOUR CONTACT: ASIF LAKHANI 832.640.4862

SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	132,799.13	3.05	100.0
EXISTING DENSITY IMPERVIOUS AREA	4,458	0.10	3.4
EXISTING PERVIOUS AREA	153,645	3.51	115.2
PROPOSED DENSITY IMPERVIOUS AREA	88,681	1.85	60.7
BUILDING(S)	10,500	0.24	7.0
SIDEWALK	2,410	0.06	1.8
PAVEMENT/DRIVEWAYS/GRAVEL	751,100	1.81	52.8
PROPOSED PERVIOUS AREA	44,887.8	1.07	38.2
TOTAL DISTURBED AREA	0	0.00	N/A
PROPOSED OFFSITE IMP.	8,807	0.20	N/A

SITE DATA

PARCEL ID (REFERENCE)	18047 000000A
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	COMMERCIAL STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION	AM-H AGRICULTURAL RESIDENTIAL
PROPOSED ZONING CLASSIFICATION	AM-H AGRICULTURAL RESIDENTIAL
CURRENT LOCAL JURISDICTION	GATHERY OVERLAY
PROPOSED LOCAL JURISDICTION	SHALL COUNTY
FLOOD ZONE CLASSIFICATION	1

BUILDING DATA

C-STORE BUILDING AREA	6,000 SQ. FT.
RETAIL BUILDING AREA	14,300 SQ. FT.
BUILDING COORDINATES	4.500E
MAX BUILDING HEIGHT (BY CODE)	30 FEET

DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (SOUTH)	30 FEET	SEE PLAN
REAR (NORTH)	25 FEET	SEE PLAN
SIDE (EAST)	25 FEET	SEE PLAN
SIDE (WEST)	25 FEET	SEE PLAN

PROPOSED PARKING DATA

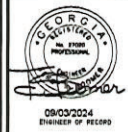
COUNTY PARKING REQUIRED	30 SPACES
RETAIL SERVICES (FLOOR SQFT)	12 SPACES
1 SPACE FOR EACH 100 SQ. FEET OF SALES AND/OR SERVICE AREA	12 SPACES
RECREATION/RECREATION (FLOOR SQFT)	12 SPACES
1 SPACE FOR EACH 100 SQ. FEET OF GROSS FLOOR AREA	12 SPACES
1000 SQUARE FEET (FLOOR SQFT)	12 SPACES
1000 SQUARE FEET (FLOOR SQFT)	12 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PROPOSED PARKING	88 SPACES
STANDARD SPACES (FLOOR SQFT)	12 SPACES
STANDARD SPACES (FLOOR SQFT)	12 SPACES
ACCESSIBLE SPACES (FLOOR SQFT)	12 SPACES
TOTAL PARKING PROVIDED	102 SPACES
LANDSCAPED ISLAND TOTAL TO 3-10 PERCENT OF PAVED AREA	10.36

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STOPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: PATTON LAND SURVEYING, LLC.
4. ALL DIMENSIONS AND AREA ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODES.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPES OR CURBED RADIUS SHALL BE 3" UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE OWNER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASKETS, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET DOT SPECIFICATIONS.



130 E. MAIN STREET STE 204
CANTON, GA 30114
478-868-1070



09/03/2024
ENGINEER OF RECORD

NO.	DATE	BY	CHK	APP
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

CIVIL PLANS
6495 SPOUT SPRINGS RD
6495 SPOUT SPRINGS RD, FLOWERY BRANCH, GA 30542
LL 1 - EXTRACT OF PARCEL # 13130C02940
REED CREEK FOOD MARKET, LLC
11718 LAKESHORE DR, LAWRENCEVILLE, GA 30047
ASIF LAKHANI 832.640.4862



SCALE: 1"=40'

FILED
09/03/2024
COUNTY CLERK
2024-09-03

SHEET 1012

SITE PLAN

SHEET NUMBER

C1



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