



Hall County Government

PUBLIC WORKS AND UTILITIES

August 12, 2025

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

Ed Myers
PO Box 634
Gainesville, GA 30503

Subject: Sanitary Sewer Letter of Availability
1731 Friendship Road
Parcel ID No: **15041 000190**
Hoschton, GA 30548

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.

Director

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

Assistant Director

Dear Mr. Myers,

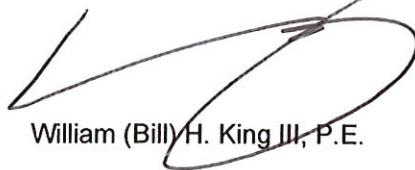
In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at 1731 Friendship Road. The estimated average daily flow will be 15,000 GPD.

The existing sewer line is located near the property at Friendship Road. An extension into the subject property is required to be performed by the developer at owner's cost.

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 obtained.

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

Sincerely,



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

Application for Sewer Availability Letter

Date: 8-7-25

Name of Applicant: Tim Wilbanks Contact Number: 770-654-0084

Address of Applicant: 7880 Hiawassee Wilderness Trail

City: Haiwassee State: GA Zip: 30546 E-mail: timdevelopsga@gmail.com

Name of Agent: Ed Myers Contact Number: 770-654-9172

Address of Agent: PO Box 634

City: Gainesville State: GA Zip: 30503 E-mail: ed@myers-and-co.com

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 AR-1 to H-B
(Present Zoning) (Requested Zoning)

For the Purpose of Office/retail uses allowed in the H-B zoning
(Type of Development)

Address of Property: 1731 Frindship Road

Nearest Intersection to Property: Reunion Way & Friendship Road

Size of Tract: 10.09 acre(s), Lane Lot Number(s): GMD 392, District(s): Clinchem

Development Estimate Average Daily Sewer Flow (GPD): 15,000

Property Tax Parcel Number: 15041 000190 Proposed number of Lots: 2

(Below: For properties within protected watershed districts only)

Gross Density: 0.20 units per acre Net Density: 0.20 units per acre

Estimated amount of impervious surface: 4.5 ac Minimum Lot Size: 15,000 s.f.

Notary

Signature of Owner(s)/Agent(s)

N. Edward Myers
Printed Name of Owner(s)/Agent(s)

Project Engineer
Title of Agent



Letter of Intent Friendship LUXE H-B Rezoning

Tim Wilbanks submits this letter of intent and zoning application for Tax Parcel 15041 000190. This 10.09 acres has frontage on Friendship Road. The property is currently zoned AR-1.

The applicant is proposing to rezone the property to Highway Business (H-B) to allow commercial development for Permitted Uses under Hall County's UDC . It is anticipated the build out will be in a 5-to-10-year span. Proposed uses will be in conformance with the Permitted Uses in Article 7 Section 7.2.1 of the Hall County UDC. Most of the project is expected to be office and retail.

The development will be served by Hall County sanitary sewer and City of Gainesville Water. Hall County sewer is directly across Friendship Road from this property. It is planned that a sewer pump station will be constructed to connect to the existing sewer.

This development is anticipated to have 78,000 sf of office-retail space. With a use of 200 GPD per 1,000 sf of development, the required sewer use will be 15,600 GDP.

Thank you for your consideration



N. Edward Myers, PE
Project Engineer

