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Oakwood sewer agreement good for growth

City line extension points toward undeveloped area

Through an agreement with a property owner, Oakwood will be putting a sewer line in the direction of a largely undeveloped area of Mundy Mill Road.

Oakwood City Council has agreed to a sewer extension across land owned by Javah Hadavi at 4102 Mundy Mill Road, near Old Oakwood Road.

Hadavi's property contains a brick building housing a Domino's Pizza business. The sewer would hook up to a planned 6,900-square-foot addition on the Mundy Mill Road property.

"Anytime anybody extends sewer to their property, we look at what about the next property," City Manager Stan Brown said. "It doesn't make a whole lot of sense to me to dead-end a line on the front part of somebody's property when there's other property than can be served in the future."

Mundy Mill Road is highly developed between Old Oakwood Road and Interstate 985 but is spotty between Old Oakwood Road and McEver Road. A large chunk of the land, however, is part of the Mundy Mill development inside Gainesville.

"There are a few more properties ... that at some point will need sewer," Brown said.

"We're taking a little bit of a risk (in the Hadavi venture) in that we're betting on the fact somebody is going to need sewer beyond that (property), but I think it's a reasonable risk, especially with Mundy Mill being a commercial corridor.

"And we know that, as we continue to grow, we'll see that area continue to develop and redevelop."

The sewer extension cost the city \$6,000, "and we figure we'll make our money back later," Brown said.

When reached by phone, Hadavi declined comment.

Brown said he didn't think Hadavi had any planned uses for the 6,900-square-foot addition, other than maybe moving the Domino's into the new building "because they need some additional space."

Oakwood doesn't operate a sewer plant, relying on neighboring Gainesville and Flowery Branch to provide sewer.

The city is involved in a major sewer project on the opposite side of town, installing a force main sewer line along Winder Highway to Jackson County, connecting with the Braselton sewer system.

The project is estimated to cost \$2.1 million and also involves construction of a \$1.1 million pump station on Martin Road, off Winder Highway.

Ultimately, as part of the agreement, Oakwood would receive as much as 2.5 million gallons of sewer per day from Braselton.