



Hall County Government

PUBLIC WORKS AND UTILITIES

April 17, 2025

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

Cameron Henderson
554 West Main Street, Suite 700
Buford, Georgia 30518

Subject: Sanitary Sewer Letter of Availability
5401 Old Winder Highway
Parcel Id No.: 15039A000007
Braselton, Georgia 30517

BILL NASH, P.E.

Director

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

Assistant Director

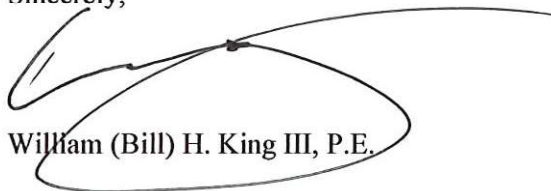
Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5401 Old Winder Highway, Braselton, Georgia, 30517 for a proposed 700 residential units + light industrial (2.5 million s.f.) (estimated average daily flow of 162,500 GPD for multi-family residential) at this time. The nearest sanitary sewer main to this address is on the property.

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 and expires after 12 months. Also, 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: April 14, 2025

Name of Applicant: Cameron Henderson Contact Number: 678-978-6782

Address of Applicant: 554 West Main Street, Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.com

Name of Agent: Steven P. Gilliam Contact Number: 770-536-3381

Address of Agent: 340 Jesse Jewell Parkway, Suite 300

City: Gainesville State: GA Zip: 30506 E-mail: sgilliam@sgwmfirm.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 R-MF & I-1 (Mixed Use)
(Present Zoning) (Requested Zoning)

For the Purpose of 700 Residential Units (Apartments & Townhomes) + Light Industrial (2.5 million s.f.)
(Type of Development)

Address of Property: 5401 Old Winder Highway, Braselton, GA 30517

Nearest Intersection to Property: Ga Hwy 211 & Ga Hwy 53

Size of Tract: 273.73 Ac. acre(s), Lane Lot Number(s): n/a, District(s): GMD 392

Development Estimate Average Daily Sewer Flow (GPD): 162,500 GPD (700 Res.Units * 200 gpd + 900 Emp.* 25 gpd)

Property Tax Parcel Number: 15039A00007 Proposed number of Lots: _____

(Below: For properties within protected watershed districts only) n/a

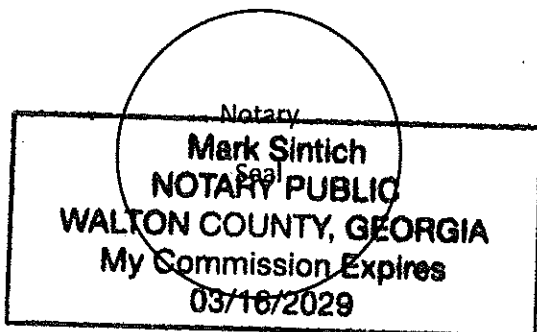
Gross Density: _____ units per acre Net Density: _____ units per acre

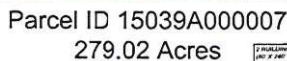
Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Mark Sintich
Notary

Cameron Henderson
Signature of Owner(s)/Agent(s)
Cameron Henderson
Printed Name of Owner(s)/Agent(s)

Title of Agent



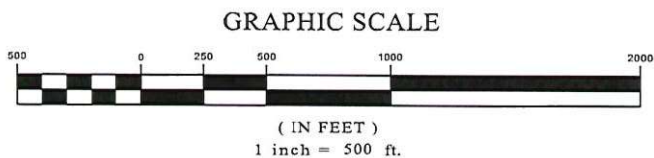


APARTMENT
PROJECT
350+ UNITS

3 ALLIANCE
100' X 400' EACH
APRIL 11, 1988
3 FLOORS UP &
4 FLOORS DOWN

SINGLE FAMILY
ATTACHED
TOWNHOMES
AND STACK
FLATS 350 UNITS

0.279 LF NEW
30' ROADWAY



03/24/2025



LAND PLANNING
CIVIL ENGINEERING



E&A
EBERLY & ASSOCIATES