

CITY OF
GAINESVILLE

WATER RESOURCES

April 4, 2025

Smith, Gilliam, Williams & Miles, P.A.
Attn: Amanda Graham
P.O. Box 1098
Gainesville, GA 30503-1098

Re: Water Availability
Proposed Mixed-Use Development
5401 Old Winder Highway
Parcel: 15039A 000007

Dear Amanda,

The purpose of this letter is to confirm the availability of water service to the above referenced property.

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway.

Currently, the City has adequate domestic water capacity to serve the proposed residential components of your proposed mixed-use development. The warehouse components of the development will be reviewed upon submittal based on the water demands of each prospective tenant. This letter of water availability does not guarantee or confirm fire flow pressures and/or volumes for fire protection systems related to the proposed warehouses.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,



Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

5401 Old winder Highway - Water Availability

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 5/2/2025 12:37 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Nick Swafford <NSwafford@gainesvillega.gov>

Sent: Friday, May 2, 2025 11:48 AM

To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Tracy Robar <TRobar@gainesvillega.gov>

Subject: RE: 5401 Old winder Highway - Water Availability

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Hi Katie,

With respect to this project and others in the future requiring letters of water availability, The City of Gainesville will confirm (or deny) the availability of **domestic** water service for a proposed development. However, the City cannot confirm or guarantee adequate fire protection water volumes or pressures for a proposed fire protection system that may be needed for a development. Any fire protection water demands above and beyond the capability of the City's existing water system must be mitigated by the developer at the sole expense of the developer.

Please let me know if you have any concerns or questions.

Thanks,

Nick Swafford

Permitting Services & GIS Manager

Department of Water Resources



O | 770.538.2452

www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

From: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>

Sent: Friday, May 2, 2025 10:10 AM

To: Nick Swafford <NSwafford@gainesvillega.gov>

Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: [EXTERNAL] 5401 Old winder Highway - Water Availability

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Hi Nick,

I tried giving you a call, but for some reason the call is not going through. I am curious about a statement made from an applicant for an industrial development up for rezoning. The address is 5401 Old Winder Highway.

Please see our comment in black and the applicant response in red. Can you confirm the accuracy of this and if they need anything more from your end? Site plan and narrative attached.

- No water commitment for the industrial site; narrative notes review will be case-by-case per tenant demand. **Applicant requests a guaranteed minimum amount of water service for warehouse space, and anything beyond the standard shall be reviewed on a case by case basis. Applicant has developed 8 warehouses in Hall County with water provided by various municipal water providers and the demand for each project has been reviewed on a case by case basis based on tenant demand.**

You can reach me at 864.221.7579 if you would like to chat about it.

Thank you,

Katie Greenway, MURP
Planning and Zoning Administrator
Hall County Government
Office: 770-297-2649
Website: www.hallcounty.org

