

Letter of Intent North Oconee Industrial Park Phase 2

NCP Holdings, Inc. submits this letter of intent and zoning application for Tax Parcel 15007 000206A. This 84.354 acres is adjacent to and will be part of the existing North Oconee Industrial Park. Access will be through Phase 1 of the development. An emergency access will be on Cagle Mill Road. This will only be for emergency personnel in an emergency. The property is currently zoned AR-1 & R-1.

The applicant is proposing to rezone the property to Light Industrial (I-1) to allow for adding another 672,500 square feet to the overall development. 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 warehousing with the potential for 3 shifts with some users. Proposed uses are compatible with the growth along the GA 365 corridor. The Future Land Use Plan shows this area Suburban Neighborhood, Low Density. However, this property is adjacent to the existing Inland Port area and is more connected to this industrial area as it is cut off from the residential area by the North Oconee River, which forms the southern boundary of the property.

It is requested that this phase have the same conditions that the adjacent development with the exception of the stream buffers. It is requested that the North Oconee River keep the 100-foot undisturbed buffer and a 150-foot impervious setback and the remaining streams have the standard county 50-foot undisturbed buffer and 75-foot impervious setback.

The development will be served by Hall County sanitary sewer and City of Gainesville Water. A 50-foot buffer will be provided next to residentially zoned properties.

This phase of development is anticipated to employ 600 people. With a use of 30 GPD per employee, the required sewer use will be 18,000 GDP.

In conclusion, the proposed development is consistent with existing development patterns in the surrounding area and it is compatible with the intent of the Comprehensive Plan. The Applicant respectfully request your approval of the application.

Thank you for your consideration

A handwritten signature in black ink, appearing to read "N. Edward Myers". The signature is fluid and cursive, with a long horizontal stroke at the end.

N. Edward Myers, PE