



Hall County Government

PUBLIC WORKS AND UTILITIES

September 6, 2022

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

Ridgeline Land Planning, Inc.
196 Belaire Court
Winder, GA 30680

t: 770.531.6300 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

Subject: Sanitary Sewer Letter of Availability
3886 & 4020 Cornelia Highway
4761 Cagle Mill Rd.
Parcel Id. No.: 157007000129,000270, 000027A
Lula, GA. 30554

Dear Holt Persinger,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at Highway 365 and Cagle Road. The estimated average daily flow will be 37,800 GPD, based on 30 GPD/employee.

The existing sewer line is located along Highway 365. An extension into the subject property is required to be performed by the developer at owner's cost. A proposed lift station and force main will also be constructed at owner's cost and will be privately maintained.

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,

Bill Nash



Hall County Government

PUBLIC WORKS AND UTILITIES

May 30, 2025

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

NCP Holdings, LLC
8616 Decoy Lane
Lula, GA 30554

Subject: Sanitary Sewer Letter of Availability
5019 Cagle Mill Road
Parcel ID No: **15007 000206A**
Lula, GA 30554

BILL NASH, P.E.

Director

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

Assistant Director

Dear Mr. Bach,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at 5019 Cagle Mill Road. The estimated average daily flow will be 18,000 GPD.

The existing sewer line is located near the property at Cornelia Hwy. 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: 5/28/25
 Name of Applicant: NCP Holdings, LLC Contact Number: 678-654-1246
 Address of Applicant: 8616 Decoy Lane
 City: Lula State: GA Zip: 30554 E-mail: [REDACTED]
 Name of Agent: Ed Myers Contact Number: [REDACTED]
 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 & R-1 to 1-1
 (Present Zoning) (Requested Zoning)

For the Purpose of Light Industrial
 (Type of Development)

Address of Property: 5019 Cagle Mill Road

Nearest Intersection to Property: Cagle Mill Rd & Cagle Rd

Size of Tract: 84 acre(s), Lane-Lot Number(s): 6MD 1690, District(s):

Development Estimate Average Daily Sewer Flow (GPD): 18,000 GPD (600 employees)

Property Tax Parcel Number: 15007 000206A Proposed number of Lots: 5

(Below: For properties within protected watershed districts only)

Gross Density: 0.05 units per acre Net Density: units per acre

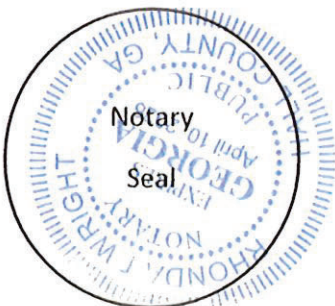
Estimated amount of impervious surface: 21 Ac (25%) Minimum Lot Size: 15,000 SF

G Rhonda J. Wight
 Notary

N. Edward Myers
 Signature of Owner(s)/Agent(s)

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

Engineer
 Title of Agent





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MYERS & CO., INC.
1115 N. GAINESVILLE BLVD.
GAINESVILLE, GA 30606
772-654-9172
409-998-1600-CELL
E-MAIL: info@myersandco.com

Seal

MYERS & CO.
civil engineers

P.O. BOX 634
GAINESVILLE, GA 30603
772-654-9172
409-998-1600-CELL

Project Description
North Oconee Industrial Park
Industrial Park
HALL COUNTY, GEORGIA

DATE	5-28-25
JOB NO.	23-22
Sheet Title	REZONING PLAN

Revisions

SHEET	1
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10.06.2025 - Item 3