



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 Lula Road, (SR 52) at Cagle 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



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



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