



# Hall County Government

PUBLIC WORKS AND UTILITIES

April 2, 2025

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

Jason Bach, Pond & Company  
3500 Parkway Lane, Suite 500  
Peachtree Corners, GA 30092

t: 770.531.6800 | f: 770.531.3945

Subject: Sanitary Sewer Letter of Availability  
4745 Cagle Road  
Parcel ID No: **15007 000254**  
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 1,200 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: 03/01/2025

Name of Applicant: JOSH BOLING Contact Number: 770-893-8002

Address of Applicant: 5616 PEACHTREE RD SUITE 120

City: ATLANTA State: GA Zip: GA E-mail: JBOLING@ACMAPTS.COM

Name of Agent: JASON BACH, POND & COMPANY Contact Number: 678-631-9552

Address of Agent: 3500 PARKWAY LANE SUITE 500

City: PEACHTREE CORNERS State: GA Zip: 30092 E-mail: BACHJ@POND.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 [x] Rezoning [ ] Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submittal.

Request from ARIII (Present Zoning) to PLANNED INDUSTRIAL DEVELOPMENT (Requested Zoning)

For the Purpose of PLANNED INDUSTRIAL DEVELOPMENT (Type of Development)

Address of Property: 4745 CAGLE MILL RD

Nearest Intersection to Property: WHITEHALL AND CAGLE MILL RD

Size of Tract: 10.57 AC acre(s), Lane Lot Number(s): , District(s):

Development Estimate Average Daily Sewer Flow (GPD): 1,200 GPD

Property Tax Parcel Number: 15007 000254 Proposed number of Lots: N/A

(Below: For properties within protected watershed districts only)

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

Estimated amount of impervious surface: Minimum Lot Size:

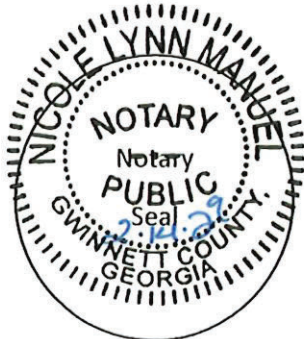
Signature of Notary Nicole Lynn Manuel

Notary

Signature of Owner(s)/Agent(s)

JASON BACH, POND AND COMPANY Printed Name of Owner(s)/Agent(s)

CIVIL ENGINEER OF RECORD Title of Agent



Jason Bach, P.E.  
Project Manager  
Pond and Company  
678-631-9522  
[bachj@pondco.com](mailto:bachj@pondco.com)

April 1st, 2025

Hall County Department of Public Works & Utilities  
Attn: Sewer Department  
2875 Browns Bridge Road  
Gainesville, GA 30504-5635

**RE: Letter of Intent for sewer service – Shops and Residences at Cagle Mill Project**

To Whom It May Concern,

Brightside homes is proposing the development of a planned industrial development in unincorporated Hall County. The site is located between Highway 365 and the Oconee River, approximately 5,200 feet northeast of the intersection of 365 and Whitehall Road.

The proposed development will consist of two industrial buildings 18,000 SF and 20,000 SF in size.

It is our intent to serve the site with gravity sewer to the manhole located just outside of the hall county pump station located along the Highway 365 right-of-way.

We are requesting a letter of sewer availability from your department to assist in the rezoning process, currently underway.

Calculations and maps for anticipated stormwater flow and tie-in location are included as an attachment to this letter.

*Sanitary Sewer*

Please do not hesitate to contact me at 678-631-9522 or [bachj@pondco.com](mailto:bachj@pondco.com) if you have any questions.

Thank you for your time and consideration.

Sincerely,



Jason Bach, P.E.

Consequently, this project will have an estimated daily flow of 1,200 gallons and an instantaneous peak flow of 2.3 gallons per minute.

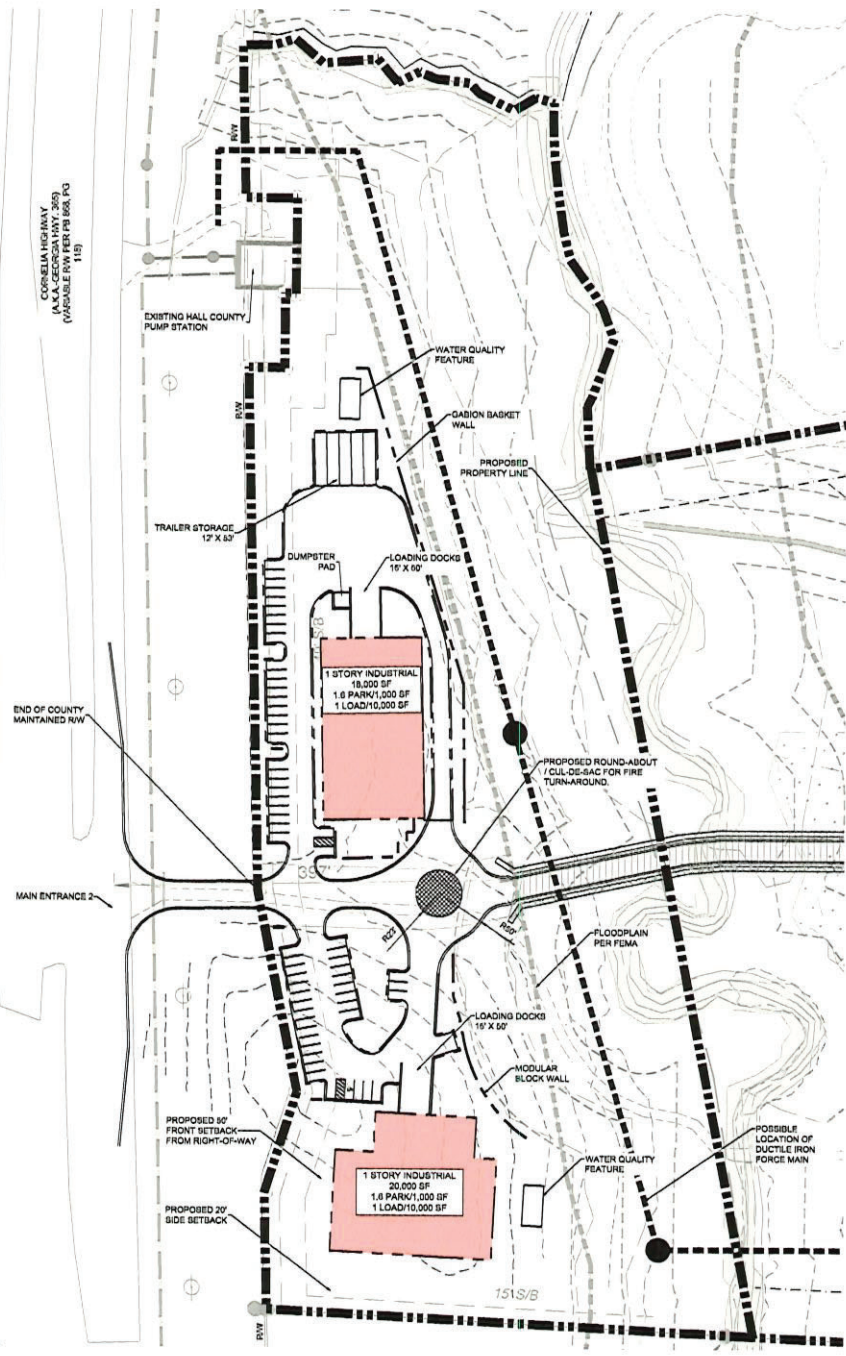
Please do not hesitate to contact me with any questions or concerns.



Jason Bach, PE  
Project Manager  
Civil Engineer

FILE PATH: I:\P23\232814.DWG (BAA) \LAYOUTS\SET PLOTTED BY: BONDY WORKS DATE: 7/25/14

**A1 INDUSTRIAL EXHIBIT**  
SCALE: 1" = 50'



**EXISTING ZONING:** AGRICULTURAL RESIDENTIAL III (AR-III)  
**PROPOSED ZONING:** PLANNED INDUSTRIAL DISTRICT (PID)  
**CHARACTERISTICS:** (HALL COUNTY REF. CODE) - 17.189.090

THE PROPOSED PLANNED INDUSTRIAL DEVELOPMENT WILL ADHERE TO THE GATEWAY CORRIDOR OVERLAY REQUIREMENTS.

A PLANNED INDUSTRIAL DEVELOPMENT SHOULD CONSIST OF LAND WHICH HAS BEEN DESIGNATED FOR A PLANNED, ORGANIZED AND CONTROLLED INDUSTRIAL USE OR FOR MULTIPLE BUT COMPATIBLE INDUSTRIAL USES IN A PLANNED INDUSTRIAL PARK. THE STANDARDS EMPLOYED SHOULD BE DESIGNED TO ENCOURAGE THE FORMATION AND CONTINUANCE OF A COMPATIBLE ENVIRONMENT FOR THE PLANNED INDUSTRIAL USES AND THE SURROUNDING LAND USES. CAREFULLY PLANNED OFFICE AND COMMERCIAL USES MAY BE INCORPORATED AS PART OF A PLANNED INDUSTRIAL DEVELOPMENT.

**PERMITTED USES:**  
RETAIL INDUSTRIAL PARKS, OFFICES AND OFFICE BUILDINGS, RADIO AND TELEVISION STUDIO, STORAGE YARDS, FAMILY DAY CARE HOME, GROUP DAY CARE HOME, FLEX OFFICE WAREHOUSE, AND BOAT RETAIL.

**REQUIRED PLANS:** (HALL COUNTY REF. CODE) - 17.189.090

ALL OF THE GENERAL AND SPECIAL REQUIREMENTS FOR PLANNED DEVELOPMENTS SHALL BE PROVIDED. THE FOLLOWING SPECIFIC ITEMS SHALL ALSO BE ADDRESSED:

1. A SITE PLAN INDICATING THE PROPOSED SITE PREPARATION AND GRADING, STREETS AND PARKING AREAS, LOADING ZONES, OUTDOOR STORAGE AREAS, RAIL FACILITIES, STORM DRAINAGE, WATER, GAS AND SEWAGE SYSTEMS AND ALL BUFFER AREAS.
2. THE DEVELOPMENT CONTROLS FOR THE DISTRICT SHALL BE DETAILED (LOT COVERAGE, SETBACKS, BUILDING HEIGHTS, LOT SIZES, ETC.). IF STANDARDS ARE NOT SPECIFICALLY PROPOSED, THEN THE APPLICABLE STANDARDS IN THE LIGHT INDUSTRIAL (LI) DISTRICT, TOGETHER WITH THE SCREENING AND BUFFER REQUIREMENTS, SHALL APPLY.
3. IF OFFICE OR COMMERCIAL USES ARE PROPOSED IN CONJUNCTION WITH THE PLANNED INDUSTRIAL DEVELOPMENT, THEN THE APPLICABLE REQUIREMENTS IN THE PLANNED OFFICE DEVELOPMENT OR THE PLANNED COMMERCIAL DEVELOPMENT (DISTRICT) SHALL BE PROVIDED.
4. A PROPOSED DEVELOPMENT SCHEDULE AND LISTING OF PROPOSED USES SHALL BE PROVIDED.

PARKING SPACES	REQUIRED	PROVIDED
NORTH INDUSTRIAL	29	29
SOUTH INDUSTRIAL	32	32

LOADING DOCKS	REQUIRED	PROVIDED
NORTH INDUSTRIAL	2	2
SOUTH INDUSTRIAL	2	2

TOTAL INDUSTRIAL ZONED AREA: 10.67 AC.  
TOTAL PROPOSED INDUSTRIAL BLDG: 38,000SF  
REQUIRED OPEN SPACE (40%): 4.2 AC  
PROVIDED OPEN SPACE: 7.9 AC  
RATIO (OPEN SPACE / TOTAL AREA) = 75%  
REQUIRED CONTIGUOUS OPEN SPACE (75%) = 3.2 AC  
PROVIDED CONTIGUOUS OPEN SPACE (100%) = 4.3 AC  
(AS PER 17.430.120)

**SANITARY SEWER FLOW ESTIMATION:**  
FACTORY, OFFICE, SCHOOL, COMMERCIAL AND CONSTRUCTION (WITHOUT SHOWERS AND INDUSTRIAL WASTE): 25 GPD PER WORKER.  
PARKING SPACES: 32 SPACES  
ASSUME 1.5 WORKERS PER SPACE  
TOTAL WORKERS = 48 WORKERS  
FLOW = 48 WORKERS X 25 GPD / WORKER = 1,200 GPD  
PEAK FLOW = 2.5 (TOTAL USAGE)  
TOTAL SEWER FLOW CAPACITY = 2.5 X 1,200 GPD = 3,000 GPD



**811** Know what's below. Call before you dig. Dial 811 Or Call 800-252-7411



CLIENT INFORMATION



5616 Peachtree RD  
Suite 120  
Atlanta  
Georgia 30341

PROJECT NAME

**SHOPS AT CAGLE MILL**

4743 CAGLE MILL ROAD, LULU, GEORGIA

DRAWING ISSUE

GATE

DESCRIPTION

REVISION

DESIGNED BY: WM  
DRAWN BY: ABC  
CHECKED BY: JBB  
SUBMITTED BY: JBB  
DATE: 03/21/2014  
PROJECT #: 122593

SHEET TITLE

**ZONING SITE PLAN**

SHEET NUMBER

**EX 01**

ORIGINAL SHEET SIZE: 30" X 42"

REZONING PLAN

## SEWER CAPACITY CALCULATIONS

The following sewer demand flows calculations are for the proposed planned industrial development located at 4745 Cagle Mill Road, Lula, GA 30554. These calculations are based on Georgia Department of Public Health On-Site Sewage Management Systems Manual – Section J. The proposed site will contain two industrial buildings with a proposed 18,000 SF and 20,000 SF footprint. An assumed peaking factor of 2.5 is used in instantaneous peak flow calculations.

### i. Proposed Daily Flow

- a. Industrial Buildings (assumed “Workers Including Factory, Office, School, Commercial and Construction (Without Showers and Industrial Waste)” category per GA DPH) (assumed 48 worker capacity)

$$48 \text{ Workers} * \frac{50 \text{ GPD}}{\text{Workers}} = 1,200 \text{ GPD}$$

### 2. Assumed Peak Factor of (2.5)

Proposed Total Usage = 1,200 GPD = 0.9 GPM

Instantaneous Peak Flow = 2.3 GPM