Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

Jorge Gomez, P.E.

Director

Jason E. Skarda, PLS

Assistant Director

October 14, 2026

Habitat for Humanity of Hall County
PO Box 2514
Gainesville GA 30503

Subject: Sanitary Sewer Letter of Availability
0 Cagle Road
Parcel Id No.: **15019 000159**
Gainesville GA 30501

Dear Beth Garmon,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 0 Cagle Rd. for a proposed 48 townhomes (estimated average daily flow of 9,600 GPD) at this time. The nearest sanitary sewer main to this address is located on Gateway Centre Pkwy.

Any required easements or permissions from neighboring properties to connect to Hall County Sewer infrastructure, shall be the responsibility of the applicant / owner. Any expenses required for studies, designs, or improvements to the existing sewer system facilities shall be paid for by the applicant / owner.

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,

Jason E. Skarda, PLS

Application for Sewer Availability Letter

Date: 10/13/2026

Name of Applicant: Habitat for Humanity of Hall County Contact Number: 678-450-5998

Address of Applicant: PO Box 2514

City: Gainesville State: GA Zip: 30503 E-mail: lila@habitathallcounty.org

Name of Agent: Beth Garmon Contact Number: 678-450-5128

Address of Agent: 425 Oak St.

City: Gainesville State: GA Zip: 30501 E-mail: bgarmon@dccm.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 to PD
(Present Zoning) (Requested Zoning)

For the Purpose of single-family detached residential development
(Type of Development)

Address of Property: 0 Cagle Road, Gainesville, GA 30501

Nearest Intersection to Property: Cagle Road and Skyline Drive

Size of Tract: 26.21 acre(s), Lane Lot Number(s): _____, District(s): _____

Development Estimate Average Daily Sewer Flow (GPD): 9,600

Property Tax Parcel Number: 15019 000159 Proposed number of Lots: 48

(Below: For properties within protected watershed districts only)

Gross Density: 1.83 units per acre Net Density: 6.67 units per acre

Estimated amount of impervious surface: 290,334 sq ft (6.665 ac) Minimum Lot Size: 1,200 sq ft

Patricia A. Millard
Notary

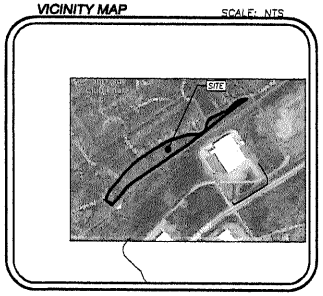
Elizabeth Garmon
Signature of Owner(s)/Agent(s)

Elizabeth Garmon
Printed Name of Owner(s)/Agent(s)

Sr. Project Manager, DCCM
Title of Agent

PATRICIA A MILLARD
NOTARY
EXPIRES
Notary
GEORGIA
JULY 4, 2028
Seal
PUBLIC
BANKS COUNTY

VICINITY MAP SCALE: NTS



SITE ANALYSIS:

TOTAL NUMBER OF LOTS = 48 UNITS

TOTAL AREA = 26.21 AC

PARCEL ID: 15019 000159

CURRENT ZONING: AR-1

PROPOSED ZONING: PD

PINE TREE

POWER L

SKYLINE DR

CAGLE RD

CAGLE RD

NORFOLK SOUTHERN RAILROAD

CLUBHOUSE DR

SMW POND

SMW POND

SMW POND

OPEN SPACE

APPROX. LOCATION OF SEWER CONNECTION

STREAM

50' STATE BUFFER

100' UNDISTURBED BUFFER

150' IMPERVIOUS SETBACK

NOTES:

- ESTIMATE SANITARY SEWER FLOW OF 9,600 GALLONS PER DAY (48 LOTS @ 200 GALLONS PER DAY)
- THE PROPERTY IS WITHIN THE NORTH OCONEE WATER SUPPLY WATERSHED PROTECTION DISTRICT.

DCCM

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

SITE PLAN EXHIBIT
FOR:

CAGLE ROAD
HABITAT FOR HUMANITY

LOCATED IN:
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF DCCM VOIDS THE ENGINEER OF RECORD'S AND ALL ASSOCIATED WITH THIS PROJECT'S SEAL(S) AND ASSUMES ALL RESPONSIBILITY FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
50' 0' 100' 200'

SHEET 1 OF 1

DATE: 10/27/26
JOB NO.: CE-2025-0043.PRP
DWG NO.: 1-CNST.dwg
DRAWN BY: AKB

Habitat for Humanity of Hall County – Cagle Road

Parcel Number: 15019 000159

Current Zoning: AR-1

Requested Zoning: PD

Proposed Use: 48 single-family detached homes

Total Site Area: 26.21 acres

Sanitary Sewer: Hall County

Water Service: City of Gainesville

Overlay District: North Oconee Water Supply Watershed Protection District

Project Scope:

Habitat for Humanity of Hall County seeks to rezone a 26.21-acre parcel from Agricultural Residential 1 (AR-1) to Planned Development (PD) for a 48-lot single-family residential development. The homes would be arranged in clusters around shared common areas. Vehicular access and circulation would be provided by three access points from Cagle Road leading to an interconnected drive. Each cluster of homes would include parking for residents and guests. The clustered design would allow for maximum open space to be maintained within the development. Stormwater facilities would be designed to manage runoff. A 25-foot landscape strip is proposed along Cagle Road, and there would be no impact on neighboring properties as the railroad tracks border the property to the south.

Habitat for Humanity of Hall County recently secured a $1,005,000 federal grant from the Federal Transportation, Housing and Urban Development and Related Agencies (THUD) / Consolidated Appropriations Act. The funds are designated for the development of a new affordable housing community in the City of Gainesville, specifically covering site surveying, water infrastructure, and the construction of the first three homes. The nonprofit is also pursuing funds through the Georgia Department of Community Affairs Rural Workforce Housing Initiative. This loan fund addresses ongoing workforce housing needs by building for-sale housing with reduced sale prices.

The development's water needs will be served by either community wells or public water provided by the City of Gainesville Department of Water Resources. Sewer will be provided by Hall County, with an anticipated total usage of 9,600 gallons per day for 48 homes.

Existing Conditions:

The subject property is located between Cagle Road and Norfolk Southern Railroad tracks, across from Surfside Club Estates and behind Gainesville Inland Port and Kubota Manufacturing. The total road frontage of the tract measures approximately 4,755 feet. The parcel measures approximately 400 feet deep, with the topography being especially challenging along the rear of the property, with the change in elevation varying from 50 to 80 feet from the right-of-way to the rear boundary.

Supporting Factors:

The Future Land Use designation of the property is Lakeside Residential, and it is located within the East Hall Character Area. The Lakeside Residential designation is intended to create opportunities for permanent residences along and adjacent to the lake. The proposed density of 1.83 units per acre. The Comprehensive Plan notes that 50% of East Hall's residents support increased senior housing. Habitat for Humanity of Hall County builds community, demonstrated by its extensive history of providing affordable homes to Hall County residents.

The project aligns with the proposed zoning of PD, clearly demonstrating that the development is of a special character that benefits the public. In addition, the site contains unique physical, environmental, and locational characteristics that render development under conventional zoning impractical. The proposed development cannot be reasonably achieved under a conventional zoning district, even if variances were granted.