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

September 3, 2026

DCCM
Attn: Beth Garmon
425 Oak Street
Gainesville, Georgia 30501

Subject: Sanitary Sewer Letter of Availability
6651 Spout Springs Road
Parcel Id No.: 15042 000093
Flowery Branch, GA 30542

Dear Beth Garmon,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 6651 Spout Springs Road for a proposed development consisting of 54 single-family detached homes and 66 attached townhomes with amenity area (estimated average daily flow of 24,000 GPD) at this time. The nearest sanitary sewer main to this address is located on Spout Springs Road.

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: September 3, 2026

Name of Applicant: DCCM Contact Number: 770-718-0600

Address of Applicant: 425 Oak St.

City: Gainesville State: GA Zip: 30501 E-mail: bgarmon@dccm.com

Name of Agent: Beth Garmon Contact Number: [redacted]

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 (Present Zoning) to R-X (Requested Zoning)

For the Purpose of Residential subdivision (townhomes and single-family detached) (Type of Development)

Address of Property: 6651 Spout Springs Road, Flowery Branch, GA 30542

Nearest Intersection to Property: Union Circle and Spout Springs Road

Size of Tract: 33.27 acre(s), Lane Lot Number(s): 15042 000093, District(s): 1

Development Estimate Average Daily Sewer Flow (GPD): 24,000

Property Tax Parcel Number: 15042 000093 Proposed number of Lots: 120

(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:

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 PUBLIC BANKS COUNTY GEORGIA Notary Seal EXPIRES JULY 4, 2028

Memorandum

To: Jason Skarda, Hall County, Assistant Director of Public Works and Utilities

From: Beth Garmon, DCCM, Senior Project Manager

Date: September 3, 2026

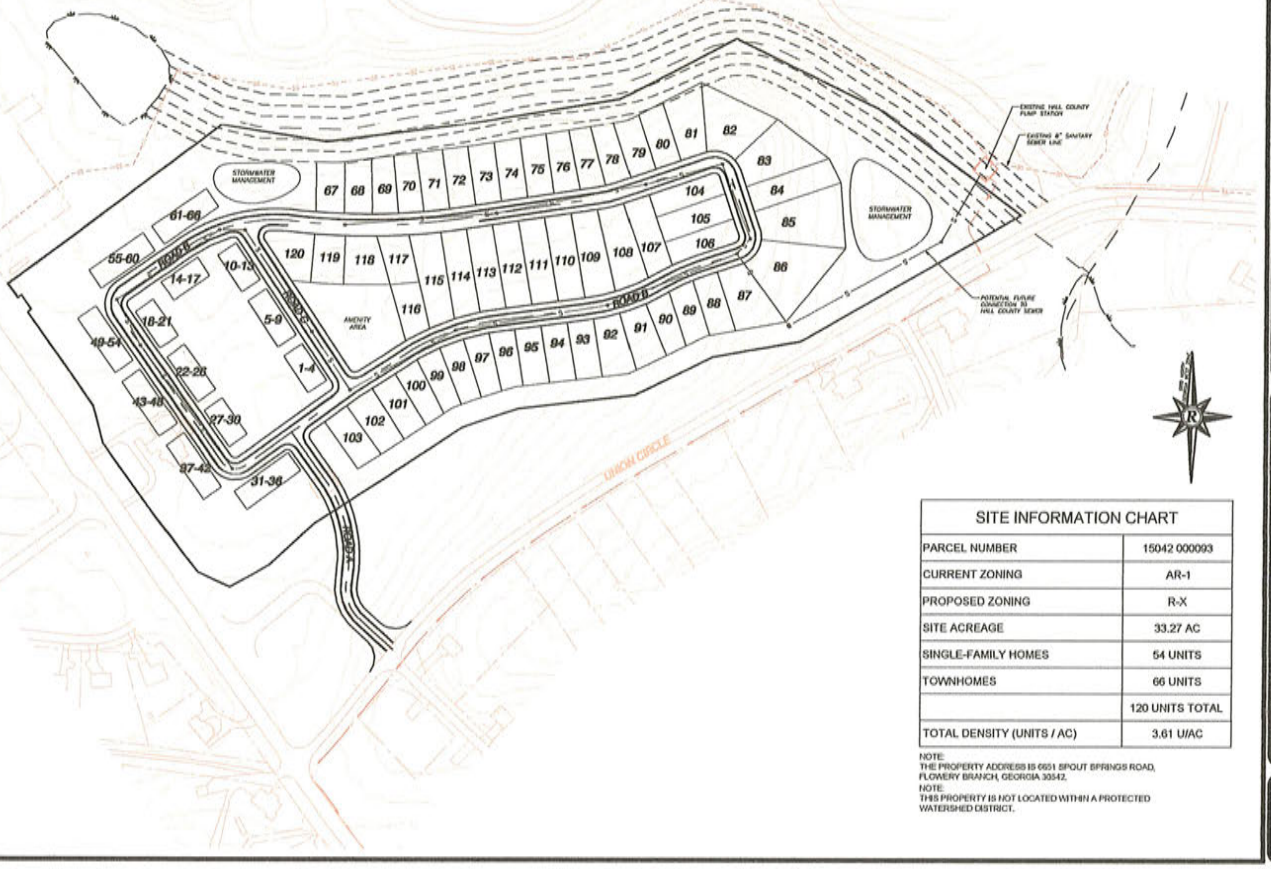
Subject: Letter of Intent – 6651 Spout Springs Road

This memo serves as the Letter of Intent for DCCM Infrastructure, Inc. to apply for a sewer availability letter for the proposed rezoning and development of 6651 Spout Springs Road. It is the developer's intention to rezone the property from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) for a residential development consisting of 54 single-family detached homes and 66 attached townhomes with an amenity area. The development will be served by public water provided by the City of Gainesville Water Resources Department and Hall County sewer. An existing pump station is located to the east of the property as well as an 8" sanitary sewer line, and the property owner has indicated that an easement would be considered should the rezoning request be approved.

After completion of the rezoning process, the developer intends to obtain a land disturbance permit and begin site work for the development with a target occupancy of 2028.

A conceptual site plan is also included in this submittal, as well as the completed application form.

Thank you for your consideration of this request. Should you have any questions, please feel free to reach out to Beth Garmon at bgarmon@dccm.com.



SITE INFORMATION CHART	
PARCEL NUMBER	15042 000093
CURRENT ZONING	AR-1
PROPOSED ZONING	R-X
SITE ACREAGE	33.27 AC
SINGLE-FAMILY HOMES	54 UNITS
TOWNHOMES	66 UNITS
	120 UNITS TOTAL
TOTAL DENSITY (UNITS / AC)	3.61 U/AC

NOTE:
THE PROPERTY ADDRESS IS 6651 SPOUT SPRINGS ROAD, FLOWERY BRANCH, GEORGIA 30542.

NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DCCM

DCCM Intersections, Inc.
425 One Street NW, Gainesville, GA 30501
770.718.3000 | DCCM.com

CONCEPTUAL SITE PLAN
FOR
CLARK CHARLES CURTIS TRACT
SPOUT SPRINGS ROAD
LOCATED IN
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

SCALE: 1" = 100'

SHEET 1 OF 1