

SONSTEGARD FOODS – CONDITIONAL USE PERMIT NARRATIVE

Sonstegard Foods owns three parcels at their facility in Gainesville GA. Sonstegard has continuously operated at this facility since 1987. Sonstegard provides egg products on a large scale to many food manufacturers and producers and is credited with providing critical ingredients to manufacturers of many of the products consumers see on grocery store shelves each day. Per hall county GIS no Sonstegard owned parcel is within a Hall County overlay district. The three parcels that Sonstegard owns are 08008 000044, 08007 003011, 08007 003029. All three Sonstegard owned parcels are zone I-1 or light industrial.

Sonstegard Foods in Gainesville GA, processes large volumes of eggs for use in many industrial food supply industries. Millions of eggs are processed each day. Sonstegard provides egg products to schools, universities, large scale food producing businesses, and government facilities. Processing eggs involves cleaning, breaking, separating, mixing, drying, packaging, and shipping large volumes of egg products either separated into individual components, or mixed together per client needs. No whole eggs are provided by Sonstegard to clients. Clientele of Sonstegard would include large institutions like prisons or universities, as well as salad dressing and bread manufacturers. Anyone who requires a large amount of egg products could be a client of Sonstegard. No animals, alive or deceased, are ever present on site at Sonstegard.

Sonstegard Foods in Gainesville is a 24 hour per day business. While some processes may not be operational outside normal business hours, employees are present at the facility 24 hours per day. Intake of egg shipments can occur at any time of day but usually occurs during normal business hours. With the proposed receiving area, this will likely change, so currently there is a minimal operational crew present overnight. During the day the eggs are cracked and “processed” into various components and containers. The day shift, is where the majority of the workforce is present on site and accounts for roughly 50-75% of total work force. The bulk of freight traffic currently occurs during the day. Sonstegard, at the Gainesville facility currently employs approximately 60 employees, but has employed as many as 90 employees in the past.

The minimum lot area for light industrial zoned parcels is 15,000 square feet (SF). The minimum lot frontage for light industrial zoned parcels is 100 feet. The front yard setback for light industrial zoned parcels is 75 feet from the centerline of road or 50 feet from the property line, whichever is greater. Side and rear yard setbacks are both 20 feet for light industrial zoned parcels. The provided proposed site plan indicates the only improvements to the site that are known at this time. Outside of the parking area and receiving docks/trailer staging area, no other improvements to the site are currently planned. Typically, no vehicles are serviced on site. There is occasionally the need to repair a refrigerated semi-trailer on site, but a specialty service provider is used for this instance. Fork lift equipment is also serviced on site but is limited to the interior of the building and is completed by a specialty service provider as well. No service building/department exists on site, and no substantial servicing of equipment is conducted on site minus the previously mentioned instances. Outdoor storage needs would be limited to materials or vehicles related to the everyday operation of the facility. Semi-trailer

storage is anticipated on site as well as some auxiliary vehicles related to the processing of eggs. No incremental development is anticipated on site. Any outside storage of building materials would be in relation to active facility construction and would be cleaned up upon completion of the project.

Sonstegard does not provide service to the general public. Only authorized employees or visitors are allowed onto Sonstegard property. Sonstegard maintains business signage, with a large sign on the front of their freezer building. It is for this reason as well, that an exterior lighting plan is not implemented. Lighting is provided for personnel and employees on the interior and exterior of their facility, but no lighting plan for other areas is proposed.

Water and sanitary service is provided by Hall County. Sonstegard has a waste pre-treatment facility at the back area of their plant to treat egg waste prior to dispensing into the County's sanitary collection system.

Most of the abutting properties that border Sonstegard owned parcels are zoned light industrial as well, and are of a similar type of chicken/egg/industrial production nature. No plans currently exist to buffer neighboring properties, and no complaints regarding the nature by which Sonstegard conducts its business have been received. No residentially zoned properties abut Sonstegard owned parcels. The City of Gainesville abuts the southern Sonstegard owned parcel for apparent sanitary sewer infrastructure.

The reason for this Conditional Use Permit requested by Sonstegard is to utilize two adjacent parcels owned by Sonstegard Foods for the same purpose as that of the main parcel, which is the production of egg products.

There will not be an adverse effect on the surrounding area in which the proposed use will be located. The property is surrounded by other light industrial and chicken related processing facilities. The intended use of the parcel is the same as the main parcel, egg processing.

The requested use is compatible with the surrounding area. Several other chicken related processing facilities surround the parcels in question. Sonstegard is located in an area where many other industrial businesses are located.

The quiet enjoyment of surrounding properties will not be adversely affected. The facility is already operating and does not interfere with the adjacent neighboring businesses/properties. No complaints regarding Sonstegard's stated business have been received.

Property values will not experience any change in value due to the use of the parcel in question. Values may actually increase due to the development of the parcel in question. The surrounding area is mostly zoned light industrial.

Traffic and parking considerations are included in the future use plan for this facility. Traffic on Memorial drive will remain unchanged as the proposed improvements are meant to streamline

already operating capacity. No additional shipping will be added with this request. Parking for the daily employees is not adequate, but has been manageable. Parking is provided, but spaces are not defined, and double parking has occurred. This is a need that is recognized by Sonstegard Foods and is intended to be addressed with their next proposed project.

Sonstegard maintains minimal personnel during non business hours of operation. While workers are present during the day, most of the business is carried out within the plant walls. Outdoor noises or activities would be limited to the periodic use of large equipment like fork lifts or semi-trucks and trailers.



Rindt-McDuff Associates, Inc.
 334 Cherokee Street
 Marietta, Georgia 30060

(770) 427-8123

LETTER OF TRANSMITTAL

To: Hall County Development Review

2875 Browns Bridge Road

Gainesville GA 30504

Date: 12-02-2022	Job No. R2022-118
Attention: Hall County Planning	
Re: Sonstegard Foods	
Conditional Use Permit Application	

WE ARE SENDING YOU

- Attached
- Under separate cover via the following items:
- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- Other: Check for Fees

Copies	Date	No.	Description
1	12-02-2022		Conditional Use Permit Application Package
1	12-02-2022		CD with Digital Copies of Application Package
1	12-02-2022		Check for Application Fees
			As-Built Hydro Report
			Check for As-Built Review Fees

THESE ARE TRANSMITTED as checked below:

- For approval
- Approved As Submitted
- Resubmitted _____ copies for approval
- For your use
- Approved as noted
- Submit _____ copies for distribution
- As requested
- Returned for corrections
- Return _____ corrected prints
- For review and comments
- _____
- FOR BIDS DUE 20__
- PRINTS RETURNED AFTER LOAN TO US

REMARKS: Please accept the attached conditional use permit application package, CD, and check for review fees for the Sonstegard Foods requested use permit application.

Please let me know if you have any questions or comments.

Thanks. Jason Cousineau - 770-427-8123

SIGNED: 