

Tara and Carlos Gregory

4375 Peckerwood Rd Gillsville GA 30543

Narrative

We would like submit a request to rezone our property located at 4375 Peckerwood Rd Gillsville GA 30543 from R-1-L to AR-111. Along with the application to rezone our property, we are submitting an application for a conditional use permit.

We would like to convert a portion of an existing detached garage located on the property to a “base of operation” for our mobile food service unit to operate. Specifically, the “base of operation” will be used to clean and store our food concession trailer. Our base of operation will include a commercial grade kitchen, with a three-compartment sink, hand washing sink, mop sink, and waste water dumping location. Additionally, the space will include a refrigerator/freezer, prep table, and dry storage racks.

The application for conditional use is for Jack’s Chicken Catering LLC, which is a mobile foodservice and catering business. Jack’s Chicken will operate off site only at fairs, parks, catering sites, car dealerships, and designated food truck spaces on approved city streets. All cooking of food will be done on the food concession trailer at each venue spot, and no cooking shall be done on the residential premise. Jack’s Chicken operates primarily off site on Saturdays and Sundays during daylight hours.

Cleaning and storage of the food concession trailer will occur after Saturday and Sunday events and during day light hours. There shall be no excess noise, fumes, or other hazards that would endanger the health, safety, or welfare of the neighborhood. Most cleaning can be completed on the food concession trailer. The only need for the “base of operation” is to dump gray water and to clean the chicken grates. The commercial kitchen would be housed inside an existing detached garage on the premise. All modifications would be done only on the inside of the existing garage, and no modifications would be necessarily on the outside of the existing structure. The conditional use request for a “base of operation” will only be for the use of a commercial kitchen in an existing building on the residential property, and for the parking of the concession food trailer on the property.

The following conditions cannot be met, and we are requesting a variance:

Condition 4

Per the health department code for operating a foodservice business, a commercial kitchen or “base of operation” for a food business must remain outside of the main residential dwelling. The commercial kitchen must be located in a separate building. For this reason, we are requesting that our conditional use permit be applied to an existing detached garage on the premise. We will build a separate dedicated room within the existing detached garage to meet the requirements of the health department. The room will not exceed 350 square feet of the existing 1800 square foot garage space available. There will be no modifications made to the building or land outside of the garage.

Conditions 13 and 16

Currently, we only have one neighbor that has visibility to our property that lives on the far-left side of the property. The proposed parking of the food concession trailer would be on the complete opposite side of the property and out of view. Our property has a vast number of trees which provide privacy from our neighbors and the street. The proposed parking space of the food trailer would be only visible to a car passing by on the road. Our road only has local through traffic of maybe 10 cars per day. Most of the surrounding properties are occupied by farm animals. The entire backside of the property wrapping around to the right side will be a 140+ acre horse farm. The entire street frontage of our property is a farm with chickens, pigs, and goats. Neither of the properties have a residence within viewing distance of where the proposed parking spot for the food trailer will be. Likewise, one neighbor on the left side would not have visibility either. Our residence, the detached garage and many trees would all block the view. The food concession trailer would be parked alongside the far-right side of the detached garage in an existing parking space. No grading or moving of soil will be necessary. There are no modifications that are necessary. There is an existing separate driveway entrance to the detached garage from the public road. No modifications will be necessary. Only one side of the food concession trailer and the front of the trailer will be visible to cars passing by. The detached garage and proposed parking space are well off the public road and set back in a highly forested area. Anyone driving by would have to intentionally slow down and look up the driveway to potentially have visibility of the food concession trailer.