



April 3, 2023

NARRATIVE FOR CONDITIONAL USE PERMIT
PROPERTY: Vital Foods, 2196 Centennial Drive, Gainesville, GA 30504

Application Checklist:

- **Indicate current zoning district and applicable overlay districts.**

Per Hall County GIS, current zoning for the property is I-1, Light Industrial District. It does not appear that any overlay districts are applicable to this property.

- **Description of the proposed use including type of business, operating hours, etc.**
 - This facility is intended to be a processing plant for poultry. The product will be slaughtered at another facility, and broken down further in this facility. Intended operations schedule is as follows:

1 st Shift:	Quality Assurance from 6:00 AM to 4:30 PM Production starts at 8:00 AM to 4:00 PM +/-100 people
2 nd Shift:	Quality Assurance from 4:30 to 1:00 AM Production starts at 4:00 PM to 12:30 AM +/-60 people
3 rd Shift:	Sanitation starts at 12:00 AM to 8:00 AM +/-15 people

 - On a daily basis, we estimate 10 refrigerated semi-trucks in and out of the facility's loading docks on a daily basis. Poultry will be offloaded into the on-site cooler facility (3100 sf) and processed in the Processing Area, which will be kept at a maximum of 50 degrees Fahrenheit in accordance with Health Code regulations. Based on currently used facilities, the noises, odors, and chemicals will not be significant outside of the facility.

- **Proposed standards for development including restrictions on use of property, density (lot size), number of lots, and setback requirements.**
 - We are pursuing use of this property for poultry processing pursuant to 17.160.040.G, requiring approval of the county commission and this application.
 - Lot size is 181,817 SF or 4.174 AC.
 - For I-1 lots the following restrictions are to be followed: Minimum lot size for I-1 is 15,000 SF. Minimum lot frontage is 100'. Front yard is to be 75' from center of road or 50' from property line, whichever is greater. Side and rear setbacks are both 20'.
 - We intend to meet or exceed the requirement of 20% of the site being retained as open space.

- **Proposed signs and specifications**
 - As is typical along this street, we would have a monument sign near the entrance and signage on the building identifying the business.



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• **Proposed lighting**

- Site lighting would include LED site pole mounted lighting and wall packs on the building.

• **Provisions for water and waste water disposal**

- Stormwater Management - There is an existing stream with buffers on site that will require vegetation buffers. We intend to design around these constraints with the footprint of our building.
- Waste water Management – We intend to build a pre-treatment facility on site for use in treating water from the processing areas. This will consist of a pit for chemical treatment, skimming equipment to remove animal waste, and a holding tank for proper removal of skimmed waste. This will all occur prior to routing the water into the County sanitary lines.

• **Plans for protecting abutting properties (buffers)**

- To the West side of the property, there is a stream, which will require natural vegetative buffers. We intend to minimize any construction related impact to this protected area.
- To the North side of the property, we will maintain the existing vegetation up to the setback. Based on grading needs, we will evaluate what needs to be done within the setback to the back of the proposed pad for the future expansion.
- The South side of the property is the road frontage. We will only be modifying approximately half of this frontage for our access and utilities.
- The East side of the property will have minimal buffering with the driveway running along this side of the property. But is facing a non-active side of the adjacent building and will not require significant buffering as a result.

Building Design:

We are proposing to erect a 19,241 sf insulated metal panel building on the site to house operations.

Approximate break down of the facility square footage is as follows:

Cooler	3100	sf
Processing Area	7734	sf
Dry Storage	1872	sf
Maintenance	810	sf
Electrical	381	sf
Restrooms	419	sf
Miscellaneous Storage	300	sf
Office	2735	sf
Loading Docks/Circulation Space	1890	sf
Total	19,241	sf

We will also be providing a prepared building pad for a future expansion of **9,636 SF**.

Landscaping:



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We have not proceeded with a landscape design as of yet. We expect to design and install all landscaping in accordance with City and County requirements and regulations.