



448 West Highland Drive Property LLC
Conditional Use Narrative
1-09-2024

448 West Highland Drive Property LLC is repurposing an existing 16,273 s.f. building on a 2.59 acre lot at 448 West Highland Drive, Gainesville 30501 to a warehouse and distribution use. The business is intended to be used as a cold storage warehouse with the capacity to repack product into smaller containers if needed (repack is normal in cold storage warehousing if they come in damaged or get damaged). The location will meet cold warehouse storage standards and will include cooling units. The property will not be used as a slaughter plant or any other not permitted use. Any repacking done at this facility will be limited to further processing of food previously processed at other locations.

There will be 20 employees working for the business. Hours of operation will be normal business hours, Monday through Friday, from 8:00 am to 4:30 pm.

The business will operate within an existing metal warehouse that is in the process of being renovated to handle the new purpose. Trucks will bring boxed chicken to the business, where the chicken will then undergo repackaging if needed and trucked to outlets throughout the region. 448 West Highland Drive Property LLC is adding a gravel driveway and truck turnaround area to accommodate trucks serving the business. They will also install more parking for employees.

Water is provided by the City of Gainesville. Wastewater will be handled by City of Gainesville sanitary sewer. Industrial waste generated will be minimal, from wash down of the floor and

equipment used in the process of repackaging the chicken. The process will not include chicken being divided or cut up.

Industrial waste will flow into the existing sanitary sewer system or be directed to a holding tank where it will be pumped into trucks and removed offsite. The exact method of handling industrial waste will need to be coordinated with and approved by the City of Gainesville Environmental Compliance office.

No special signage is needed for this operation, only company name and address sign located inside the property. Also, no special lighting will be needed, only warehousing lighting around the facility.

This location is surrounded by an enclosed fence separating it from abutting properties to prevent disruptions.