



GASKINS + LECRAW

July 03, 2025

Board of Commissioners
Hall County
2875 Browns Bridge Road
Gainesville, GA 30504

LETTER OF INTENT: Special Land Use Application for 2196 Centennial Drive

Honorable Board of Commissioners.

On behalf of our client, Vital Foods, LLC. (the “Applicant”), please accept this Letter of Intent for a Special Use Permit (SUP) for 2196 Centennial Drive, being Tax Map #08013 003033 (the “Subject Property”) to allow for the use of a soccer academy, which will operate seven days a week (Monday – Sunday) from 8am to 8pm. The primary mission of this proposed facility is to provide young people with a positive and structured environment through soccer.

The Subject Property is zoned Light Industrial (I-1) and is currently vacant. The proposed use is appropriate in view of the use and development of nearby property.

The Applicant also plans to operate a small concessions business on-site, selling prepackaged items such as chips, light snacks, and beverages, with the possibility of expanding to preparing food items on-site in the future.

There will be a dedicated staff member responsible for the care and upkeep of the field to ensure it remains in excellent condition, and coaches will be on site for soccer camps. The proposed sign would be a monument sign at the entrance to the site. There will be adequate lighting for the soccer field, parking lot, and restroom building.

The Applicant is also requesting a concurrent variance from UDC Section 8.1.2, Table 8.1.1, to reduce the required parking from 58 parking spaces to 44 parking spaces. The Subject Property is constrained by existing topography, stream buffers and 100-year flood plain.

All required documentation is included in this application. We appreciate your consideration of this request.

Sincerely,

Dani Blumenthal

Dani Blumenthal
Entitlements

dblumenthal@gaskinslecraw.com