

Narrative Statement on Use

Airco Inc., a Georgia-based company that applies coatings to steel products is requesting the nearly 27-acre former industrial use Shellmar Site (former American National Can) be permitted for an outdoor storage area of its raw and finished products, immediately after, and prior to shipping. The current zoning designation is M-1, and outdoor storage is permitted conditional use under Code 1169.02.a.37.

Estimated impacts of the conditional use are described below:

Traffic: Expected traffic will be from semi-trucks dropping off and picking up product via the access point on Madison Street, and from tractor pulled modified hay wagons to transport materials to/ from the production facility at Heartland Commerce Park. Expected **peak** traffic, given the company's current demand, is 150 semi trucks and small "spotter" trucks per week. Expected **average** traffic is 75 total trucks per week. The amount of truck traffic will change depending on customer demand.

Traffic Flow: Materials will be stored beginning in the southern portion of the property and then moving toward the north, if needed. Anticipated hours of operation at the Shellmar Site are 7AM - 7PM Monday-Saturday.

Noise: Noise associated with the loading and unloading of semi-trucks, and forklifts.

Vibration: Minimal - Only those associated with trucks and forklifts

Glare: None

Odor: None

Dust: Minimal - Trucks will drive on asphalt roads. Entire site will be graveled to reduce dust & mud

Light: Only from vehicle traffic. Screening should prevent lights shining in the four neighboring residences. Downward shining security lights may be installed.

Air & Water Quality: None

Buildings on Site: None

Signage: Signage will be installed at the entrance of the property in accordance with existing sign regulations.

Utilities: None

Parking: Employees will park at adjacent manufacturing facility

Refuse: No refuse will be generated on site, thus, no refuse collection is needed.

Estimate Average Number Employees of Site: 5

Estimated Peak Number of Employees on Site: 15