

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Danji, LLC

Request **Rezone** | from Agricultural Residential 1 (AR-1) & Light Industrial (I-1) to Heavy Industrial (I-2)

Proposed Use Industrial Park

Size 109.64± acres

Zoning **Current:** Agricultural Residential 1 (AR-1) & Light Industrial (I-1)
Proposed: Heavy Industrial (I-2)

Location **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt) and 15020A000011(pt)

Commission District Three

Commission Date July 23, 2026

Staff Recommendation **Approval, with conditions**, as the proposed zoning is consistent with the “Employment Nodes & Corridors” future land use classification within the Comprehensive Plan.

Record Number..... HZON26-0016

Staff recommends APPROVAL of the applicant’s request with the following conditions:

1. The property shall be developed in accordance with the site plan dated May 12, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026.
3. Signage shall comply with the Unified Development Code unless a variance is obtained.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.

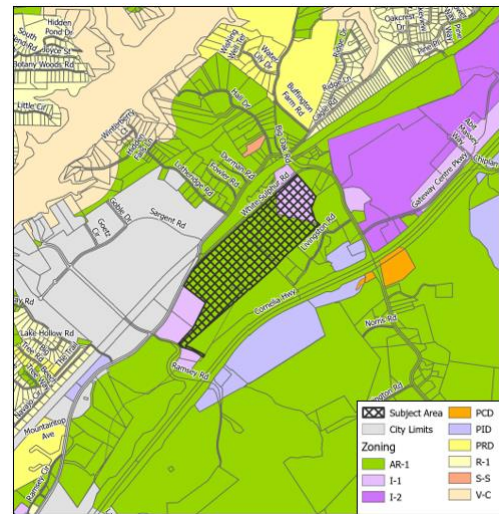
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a combined 109.64± acre tract of four parcels from Agricultural Residential 1 (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) for an industrial park. The parcel at 3331 Seymour Road is currently developed with an accessory structure. The property at 3323 Seymour Road was rezoned from Agricultural Residential III (AR-III) to Light Industrial in 2005 to allow an industrial park but was never developed (ZON2005-00067).

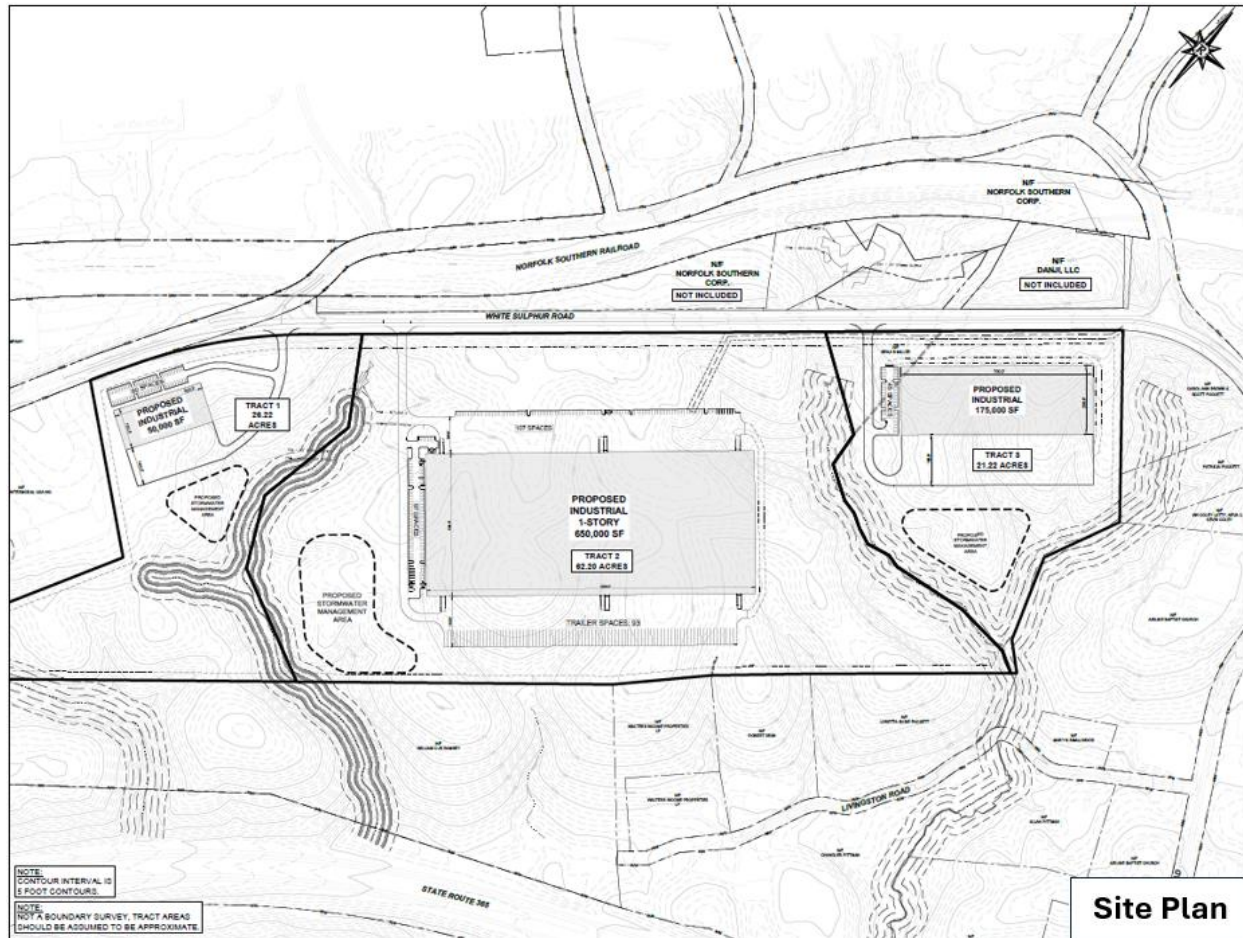
The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1(AR-1): single-family residences; Light Industrial (I-1): Tatsumi Intermodal; Right-of Way: Norfolk Southern Railroad; Gainesville Light Industrial (L-I): Kubota
- East: Agricultural Residential 1 (AR-1): Airline Baptist Church, single-family residences
- South: Agricultural Residential 1 (AR-1): single-family residences; Light Industrial (I-1): BL Systems Inc/light manufacturing & distribution
- West: Light Industrial (I-1): Tatsumi Intermodal, BL Systems Inc/light manufacturing & distribution; City of Gainesville: Kubota, Leon Farmer & Co



Per the submitted narrative and site plan, the applicant proposes to reconfigure the property into three tracts for the purpose of developing an industrial business park. Tract 1 (26.22± acres) will contain one 50,000-square-foot building and 60 parking spaces. Tract 2 (62.20± acres) will contain one 650,000-square-foot building, 204 parking spaces, and 93 truck parking spaces. Tract 3 (21.22± acres) will contain one 175,000-square-foot building and 45 parking spaces. Each tract will provide its own stormwater management pond.

Per the submitted site plan, the proposed buildings meet the Heavy Industrial district setbacks of 50 feet from the front and 30 feet from the side and rear property lines. The narrative states there will be a 30-foot transitional buffer adjacent to residential uses and zoning districts and a 10-foot landscape strip adjacent to right-of-way. Stream buffer requirements throughout the site are met.



The submitted site plan identifies three full-access driveways, one for each parcel, along White Sulfur Road serving the proposed development. A Trip Generation Memo dated May 20, 2026, was prepared using a previously submitted site plan that showed two access points. A revised site plan has since been submitted indicating three access points; however, this modification does not constitute a significant change to the development's trip generation characteristics. Therefore, the conclusions of the May 20, 2026, memo remains applicable, indicating that the development is projected to have minimal impact on the local roadway network.

Water service will be provided by the City of Gainesville as confirmed in a letter dated May 14, 2026. Although the site is within the City of Gainesville's sewer district, the applicant anticipates connecting to Hall County sewer lines and coordination between Gainesville and Hall County will be required. The City of Gainesville has confirmed availability of sewer services in a letter from Bryan Lackey dated June 5, 2026. This letter simultaneously provides Hall County permission to serve this site although located within the Gainesville Sewer Service District.

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Employment Nodes and Corridors within the Gainesville character area. These new employment nodes and corridors should consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. Site designs should use quality development principals.

Zoning Analysis

When considering a use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be considered suitable in view of the use and development of adjacent and nearby properties as the surrounding area consists of a variety of developments including industrial uses, warehouses and offices.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties if all buffer requirement from adjacent residential properties are met.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Employment Nodes and Corridors future land use designation in the Comprehensive Plan in that these new employment nodes and corridors should consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with an accessory structure built between 2015 and 2018 per GIS imagery though no building permit is on record.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **While there are no adjacent parcels that are zoned Heavy Industrial (I-2), the Inland Port is located approximately 800 feet east of the proposed development, across White Sulphur Road and is zoned Heavy Industrial. Adjacent parcels to the south and west are zoned Light Industrial (I-1). Other parcels in the immediate vicinity are zoned Planned Industrial Development. Collectively, these districts establish a consistent pattern of industrial uses along this corridor.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support heavy industrial uses based on the Future Land Use Map; however, the current development requires rezoning approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative

and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
 - b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
 - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
 - d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated June 18, 2026, the Hall County Environmental Health Department stated, "No comment. Public sewer."

Georgia Department of Transportation

In an email dated June 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off System, no impacts expected to the State Route."

Hall County Public Works and Utilities

In a memorandum dated June 24, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:

A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.

Utilities:

This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

Hall County Fire Marshal

In a memorandum dated June 3, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Gainesville Engineering & Transportation

In an email dated June 18, 2026, Matthew Tarver, Deputy Director of Engineering & Transportation, stated: "Rhonda and I reviewed and we did not identify any additional intersections to Ramsey and White Sulphur for the developer to evaluate."