

PLANNING AND DEVELOPMENT DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503 t: 770-531-6809 f: 770-531-3902



ZONING APPLICATION

Applicant (Name & Mailing Address)

Danji, LLC
718 Green St.
Gainesville, GA 30501

Phone 770-536-3264

Email Address Jim@TheWaltersFirm.com

Proposed Use Industrial park

Property Owner (Name & Mailing Address)

Assemblage - see attached sheet

Phone

Email Address

Contact Person (Name & Mailing Address)

DCCM
425 Oak St.
Gainesville, GA 30501

Phone 770-718-0600

Email Address bgarmon@dccm.com

Tax Parcel Number 15020A000010 (pt.), 15020 000011,
15020A000012, & 15020A000012A

Location Address 3323 & 3331 Seymour Rd, 2862 & 2894 White Sulphur, Gainesville GA 30501

Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: AR-1/I-1(C)

Rezone to: I-2

Fee:\$

Receipt #:

Check #:

Acreage approximately 110 acres

I hereby certify that the above information and all attached information are true and correct.

Sign

Date: 5/14/24

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign

Date:

Staff Use Only

Application Date:

Taken by:

Tentative Planning Commission Date:

Tentative County Commission Date:

County Commission District:

Danji, LLC – Property List

15020A000010 (partial) – 3323 Seymour Rd.

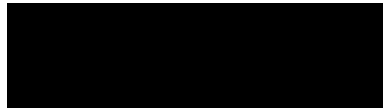
15020A000012 – 2862 White Sulphur Rd.

15020A000012A – 2894 White Sulphur Rd.

Property Owner: Walters Income Properties, LP
(formerly Danji, LLC)
718 Green Street
Gainesville, GA 30501
Represented by: Jim Walters
770-536-3264
Jim@TheWaltersFirm.com

15020A000011 (partial) – 3331 Seymour Rd.

Property Owner: Benji B Miller
3337 Seymour Road
Gainesville, GA 30501



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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Benji Miller

Address 3331 Seymour Rd.

Gainesville, GA 30501

Phone Number [REDACTED]

Name of applicant(s) Danji, LLC

Address 718 Green St.

Gainesville, GA 30501

Phone Number 770-536-3264

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) [Signature]

Personally appeared before me May 18, 2026

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Patricia A. Millard
Notary Public

5/18/26
Date



WALTERS INCOME PROPERTIES LP

Telephone:
(770) 534-9909

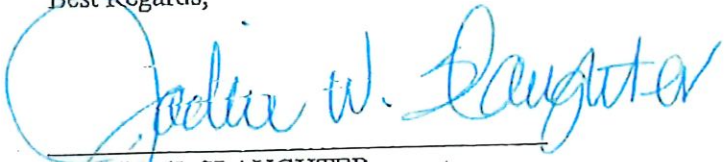
718 Green Street
Gainesville, GA 30501

July 1, 2026

TO WHOM IT MAY CONCERN:

I, Jackie W. Slaughter as President, the Authorized Person for Danji, LLC does hereby authorize James Walters to sign and submit documents on behalf of Danji, LLC.

Best Regards,


JACKIE W. SLAUGHTER

Sworn to and subscribed
before me this 1
day of July, 2026


Notary Public
Expiration Date: 2/21/2030

MISTY C. CLAYTON
NOTARY PUBLIC
Hall County, Georgia

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/19/2026 1:56:39 PM

BUSINESS INFORMATION

CONTROL NUMBER	0370855
BUSINESS NAME	DANJI, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/19/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	P.O. BOX 2935, GAINESVILLE, GA, 30503, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
J.A. WALTERS	718 GREEN STREET, GAINESVILLE, GA, 30501, USA	Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Jackie W Slaughter
AUTHORIZER TITLE	Authorized Person

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 1/19/2026 2:29:31 PM

BUSINESS INFORMATION

CONTROL NUMBER	K702495
BUSINESS NAME	WALTERS INCOME PROPERTIES, L.P.
BUSINESS TYPE	Domestic Limited Partnership
EFFECTIVE DATE	01/19/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	718 GREEN STREET, GAINESVILLE, GA, 30501, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
JAMES A WALTERS	718 GREEN STREET, GAINESVILLE, GA, 30501, USA	Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Jackie W Slaughter
AUTHORIZER TITLE	Authorized Person

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____

I have not IMW

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: James Walters

Date: 4/10/24

Applicant's/Owner's Name(Printed): James Walters o/b/o DANJI, LLC

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- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
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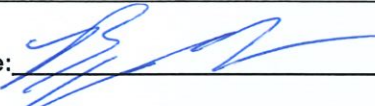
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Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature:  _____

Date: 5-18-26

Applicant's/Owner's Name (Printed): Benji Miller