

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Hall County

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: Danji Industrial Park

DRI ID Number:

Developer/Applicant:

Telephone:

Email(s):

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

☒ (not selected) ☐ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:

\$131,250,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

\$1,249,762

Is the regional work force sufficient to fill the demand created by the proposed project?

☒ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?

☒ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	City of Gainesville
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	350,000 gallons per day
Is sufficient water supply capacity available to serve the proposed project?	☐ (not selected) ☒ Yes ☐ No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	☐ (not selected) ☒ Yes ☐ No
If yes, how much additional line (in miles) will be required?	
350 feet	

Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Gainesville or Hall County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	350,000 gallons per day
Is sufficient wastewater treatment capacity available to serve this proposed project?	☐ (not selected) ☒ Yes ☐ No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	☐ (not selected) ☐ Yes ☒ No
If yes, how much additional line (in miles) will be required?	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	280 trips per day (based on ITE code 130)
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	☐ (not selected) ☐ Yes ☒ No
Are transportation improvements needed to serve this project?	☐ (not selected) ☐ Yes ☒ No
If yes, please describe below:	

Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	2,625 tons (based on industry average)
Is sufficient landfill capacity available to serve this proposed project?	☐ (not selected) ☒ Yes ☐ No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	☐ (not selected) ☐ Yes ☒ No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Approximately 25 acres
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	
The development's impact on stormwater management will be mitigated by following all local, state, and federal regulations and performing all required hydrologic and environmental studies.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas?	☐ (not selected) ☐ Yes ☒ No
3. Wetlands?	☐ (not selected) ☐ Yes ☒ No
4. Protected mountains?	☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors?	☐ (not selected) ☐ Yes ☒ No
6. Floodplains?	☐ (not selected) ☐ Yes ☒ No
7. Historic resources?	☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources?	☐ (not selected) ☐ Yes ☒ No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	

Submit Application

Save without Submitting

Cancel

[Back to Top](#)

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

[Site Map](#) | [Statements](#) | [Contact](#)

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local
Government:

Hall County

Individual completing
form:

Telephone:

E-mail:

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed
Project:

Danji Industrial Park

Location (Street Address,
GPS Coordinates, or
Legal Land Lot
Description):

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

Brief Description of
Project:

Industrial park with multiple buildings to total no more than
875,000 square feet of industrial space.

Development Type:

- | | | |
|--|---|---|
| ☒ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☒ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	No more than 875,000 sf of industrial space on approximately 107 acres		
Developer:	Danji, LLC c/o Brian Hughs		
Mailing Address:	135 Maple Street		
Address 2:			
	City: Gainesville	State: GA	Zip: 30501
Telephone:	770-988-6383 ext. 249		
Email:	brian@candler.com		
Is property owner different from developer/applicant?	☐ (not selected) ☒ Yes ☐ No		
If yes, property owner:	Danji, LLC		
Is the proposed project entirely located within your local government's jurisdiction?	☐ (not selected) ☒ Yes ☐ No		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	☐ (not selected) ☐ Yes ☒ No		
If yes, provide the following information:	Project Name: Project ID:		
The initial action being requested of the local government for this project:	☒ Rezoning ☐ Variance ☐ Connect Sewer ☐ Connect Water ☐ Permit ☐ Other		
Is this project a phase or part of a larger overall project?	☐ (not selected) ☐ Yes ☒ No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: Overall project:		
Submit Application Save without Submitting Cancel			
Back to Top			