

DANJI
PROPOSED CONDITIONS OF ZONING
May 13, 2026

The request is to rezone approximately 110± acres from Agricultural Residential 1(AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) for a proposed business park. This document is submitted consistent with requirements of the Unified Development Code of Hall County, Georgia, as adopted November 14, 2024. It accompanies other rezoning application submittal material and is an integral part of the rezoning package to be reviewed by staff and to be subject to the public hearing process. As such it may be modified by mutual agreement of Hall County, Georgia ("County") and the Applicant, Danji (hereinafter "Developer") up to the point of approval by the county commissioners. Upon approval it shall become an integral part of the zoning approval for the properties herein described and depicted in the accompanying Conceptual Plan (hereinafter "Concept Plan"). Additional terms are provided for its interpretation or modification after approval.

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RELATIONSHIP TO COUNTY ZONING ACTION

This narrative explains and clarifies the Concept Plan and related development standards specific to the Danji Business Park (hereinafter "Project"). This method is common for large, complex developments that will be built over a period of several years. It gives the County, adjacent property owners, the general public and Developer, including its successors and assigns, certainty with respect to development standards, while also providing flexibility to the Developer to be able to respond to changes in market conditions and preferences consistent with the intent of the County's Zoning Ordinance as it exists at the time of initial application.

This document is intended to detail and clarify the conditions of zoning and slight modifications to the Hall County Unified Development Code for the Project as described herein and as reflected in the accompanying Exhibits. Due to the complexity of the Project, its projected build-out over a period of several years, and uncertainty of future economic considerations, the County acknowledges the significant rights vested to the applicant based on this approval, and the need for the Developer to be able to rely on these conditions of approval over the life of the project, as long as the project proceeds in general conformance with the program discussed herein. After approval, the conditions of zoning shall be recorded in the public records of Hall County, Georgia and reference to recording information shall be included on any and all plats created for the development.

It is intended that the submitted boundary perimeter of the Project (hereinafter "Project Boundary") and corresponding acreage will be as shown in submittal material. However, zoning conditions of the Project may be applied to additional property outside the initial Project Boundary, if the Applicant acquires additional property and with county commissioner approval via the rezoning process. Consideration of different conditions for the addition of property(ies) after approval(s) shall not prompt or require a re-review of conditions of zoning for the Project as it then exists, but shall apply only to additional lands, if any.

The subject property is located in the Gainesville Character Area, and the Future Land Use designation is Employment Nodes & Corridors. Its location is also immediately adjacent to the East Hall Character Area and Inland Port Future Land Use. This Character Area and the Future Land Use both strongly support new industrial development near the Gainesville Inland Port. The I-2 zoning is compatible on a limited basis with Employment Nodes & Corridors.

ADJACENT DEVELOPMENT

The subject property is located in unincorporated Hall County near the intersection of White Sulphur Road and State Route 365 (Cornelia Highway), and is an assemblage of several tracts zoned Agricultural Residential 1 (AR-1) and one parcel zoned Light Industrial (I-1). Summaries of adjacent properties, the zoning, and development statuses are listed below:

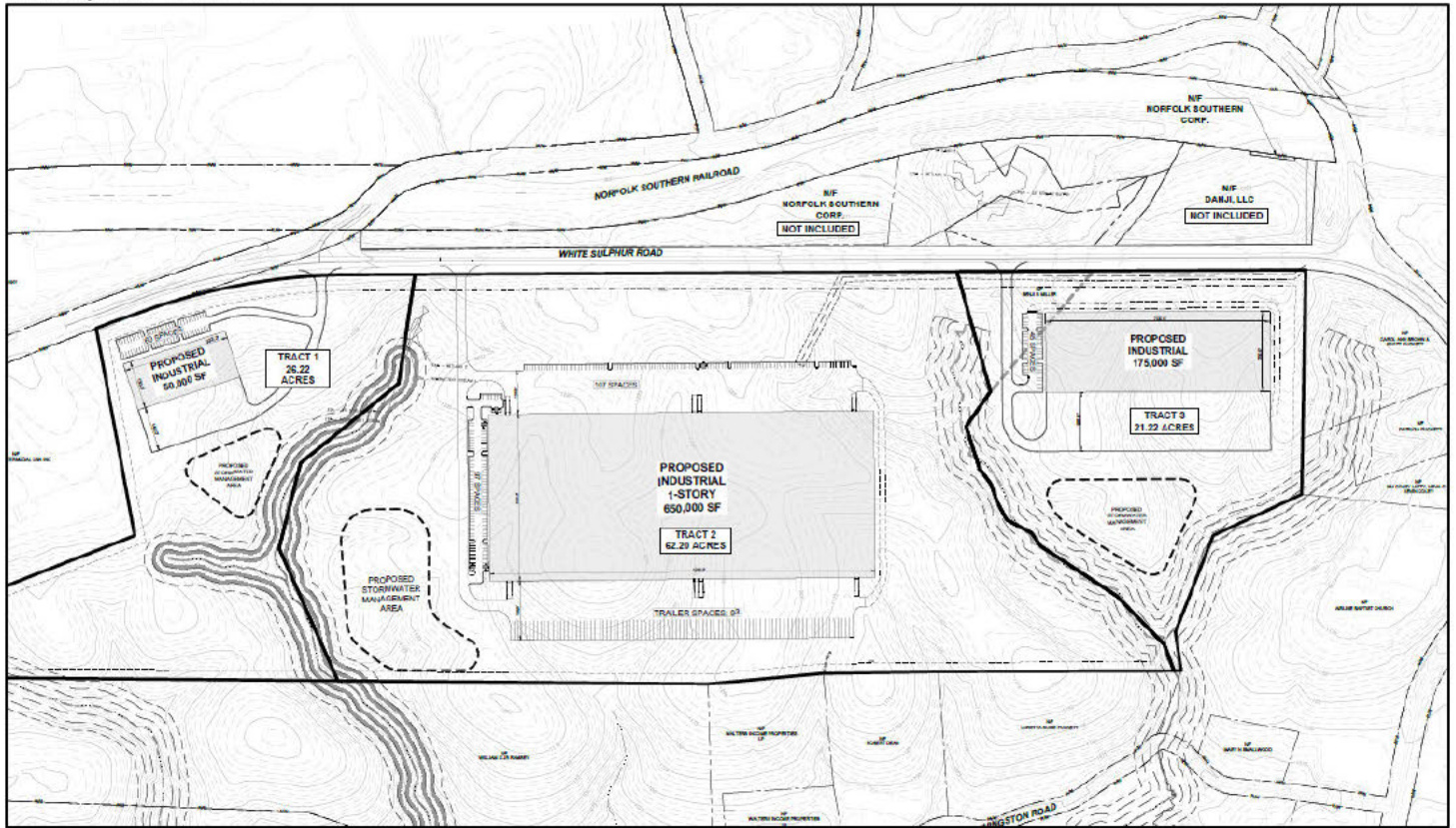
- East – zoned AR-1; developed with single-family residences and a church
Across White Sulphur Road – zoned I-2; developed with the Blue Ridge Connector, an inland port operated by the Georgia Ports Authority.
- West – zoned I-1; developed with Tatsumi Intermodal (USA) Inc.
- South – zoned AR-1; mix of undeveloped and developed with single-family residences
- North – zoned AR-1; developed with single-family residences
Zoned Light Industrial (L-1) within the city limits of Gainesville; developed with Kubota USA, Inc.

CONCEPT PLAN

The development of the Project shall be controlled by the Concept Plan, attached hereto as Exhibit "A", the Project Narrative and other exhibits provided as modified in the final approval. The Plan is considered conceptual in nature, and certain modifications to that Plan are anticipated as reflected in the specific language herein. Beyond such specific language, modifications of the location and arrangement of lots, roads, amenities and other improvements that do not materially conflict with specific standards and requirements of these conditions may

be made by the Developer, so long as such modification does not materially alter the location or nature of improvements or change the land use or increase density. The current Plan incorporates light industrial and heavy industrial uses.

Conceptual Site Plan



I-2 ZONING DISTRICT - DANJI BUSINESS PARK

The Project shown in the Concept Plan is strategically located on White Sulphur Road, near its intersection with State Route 365 (Cornelia Highway). The Park will consist of a network of access drives, loading areas and parking lots that will serve three (3) lots varying in size from approximately 19 acres to over 62 acres. The Developer will retain the flexibility to combine or further subdivide the lots in order to accommodate specific needs of future users.

The overall Concept Plan shows a proposed 1-story industrial building measuring approximately 50,000 square feet on Tract 1, a 1-story industrial building measuring 650,000 square feet on Tract 2, and a 175,000 square foot industrial building on Tract 3. Each tract also features access to the development from White Sulphur Road, parking/loading areas, and conceptual stormwater management facilities. The Developer acknowledges that the specific standards of these conditions and applicable County codes not otherwise modified herein shall control.

DEVELOPMENT STANDARDS

Dimensional Requirements

The dimensional requirements for the project shall be as outlined in Table 1 below:

Table 1

Dimensional Requirements - Danji Business Park	
Project Acreage	110 +/-
Minimum lot size	15,000 sf
Minimum lot width at building line	75'
Maximum site coverage - individual lot	80%
Minimum open space - individual lot	20%
Minimum open space - overall	20%
Minimum landscape strip along R/W's	10'
Maximum structure height	65'
Front setback from R/W	50'
Side setback	30'
Rear setback	30'
Industrial Park Perimeter Buffer - adjacent to residential uses/zoning districts	30'
Industrial Park Perimeter Buffer adjacent to nonresidential uses/zoning districts	none
Parking ratio – heavy industrial/manufacturing	1.5 spaces per 5,000 sf
Minimum number of off-street loading spaces	1 space per 20,000 sf of floor area

Development Rules and Regulations

The Developer agrees to comply with all applicable County rules and regulations in effect on the date of approval, except as specifically modified herein. The Developer agrees to comply with future amendments to those rules or regulations, except where specific conflicting standards are approved herein, or such future compliance is specifically waived.

Subsequent actions by the County to change Development Standards for other zoning districts of the County shall not apply to the Danji Business Park, unless such changes are county-wide and required by changes in federal or state laws. By approval of the County, the Developer will have substantial vested rights for the Project.

Permitted Uses

This I-2 zoning shall allow for the following uses:

- Craft manufacturing
- Animal processing, packing, treating and storage, livestock or poultry slaughtering, processing of food and related products
- Laboratory
- Production of food and beverages
- Land-intensive outdoor sales and services
- Repair and/or servicing of industrial, business, or consumer machinery, equipment, or products mainly by providing centralized services for separate retail outlets
- Brewery, micro-brewery, winery, distillery, or micro-distillery
- Clothing, textile, or apparel manufacturing
- Assembly or manufacturing of scientific measuring instruments
- Pharmaceutical or medical supply manufacturing
- Printing, bookbinding, or publishing
- Sheet metal, welding, machine shop, or tool repair
- Woodworking, cabinet makers, or furniture manufacturing
- Contractors equipment storage

- Heavy equipment storage
- Truck yard
- Self-service storage
- Building materials storage
- Bulk storage, including non-flammable liquids, cold storage plants, frozen food lockers, household moving and general freight storage
- Distribution of products or merchandise
- Parcel services
- Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
- Composting or storage of organic material
- Wholesale
- Fraternal organization or club, non-profit
- Place of worship
- Community center
- Public buildings and uses
- Major utilities, public
- Small wireless facilities and antennas
- Adult day care center
- Commercial amusement, indoor
- Concert hall, auditorium
- Indoor shooting range
- Theater
- Radio, film, recording, and television studios and stations
- Trade, vocational, or business school
- Medical office, dental office, chiropractor, osteopath, physician, or medical practitioner
- Medical clinic, urgent care, or emergency medical office
- Animal care, indoor or outdoor
- Beauty, hair, or nail salon
- Massage therapy
- Personal repair
- Photocopying, printing, or reproduction service
- Tailor, milliner, or upholsterer
- Taxidermist
- Catering service
- Funeral home
- Private morgue, mortuary, or crematorium
- Boat and recreational vehicle sales, rental, or service
- Car wash
- Fuel sales
- Service station
- Truck stop
- Vehicle sales, rental, or auction
- Vehicle repair, major or minor
- Research and development
- Accessory uses and structures
- Drive-thru facilities
- Garden

- Institutional accessory uses
- Outdoor storage, major or minor
- Religious accessory uses
- Mobile food establishment
- Construction trailer, temporary construction offices housed in trailer or modular buildings
- Conservation Area

In addition, this I-2 zoning shall allow for the following specific uses:

- Proving grounds for equipment performance testing. Such facilities shall be specialized, secure areas designed to test the durability, safety, and performance of equipment, vehicles, and technology under controlled or extreme real-world conditions.
- Equipment maintenance facilities owned and operated by government agencies

DEVELOPMENT FEES

All applicable fees for water & sewer connections, land disturbance permits and building permits will be administered based on the then current fee schedule for Hall County.

AESTHETICS

Architecture

The Developer proposes a unified development vernacular of building forms, mass, articulation, exterior treatments, surface materials and finishes, complimentary colors and similar details. This approval will guide development of the buildings, with no further architectural approval required outside of the administrative building permit process.

Review and compliance will be monitored through the covenants to be filed on the property.

Landscape Standards

Landscape standards shall be in accordance with the Declaration of Covenants, Restrictions and Easements for Danji Business Park, to be recorded on the property. Any standards not addressed within the covenants shall meet the standards of the UDC.

SIGNAGE

Signage and graphics design standards are developed to establish a cohesive, distinctive and functional system to visually attract and communicate with everyone who visits and works in Danji Business Park. A well-coordinated sign system is also one of the most effective ways of creating lasting identity and way-finding clarity. Project signage along public roadways in Danji Business Park will be designed with high-quality images. A coordinated program of signage for individual sites shall be approved in conjunction with the site plan approval of the building.

All sign square footage criteria are calculated inclusive of the sign monument.

Signage design criteria requested as follows:

<u>Sign Type</u>	<u>Maximum Area per Face (SF)</u>	<u>Maximum Height (ft)</u>	<u>Frequency</u>
User Sign Types			
Ground Mounted Sign	100 sf	12 ft	One (1) sign per lot per street frontage

Portable Sign	8 sf		One (1) per establishment
Wall Sign	1 sf of wall signage per 1 lf of wall length	Not to exceed wall height	One (1) per each tenant having an exterior public entrance
Window Sign	32 sf	12 inches	One (1) per establishment
Projecting Blade Sign	16 sf		One (1) per establishment
Entry Signage	96 sf	12 ft	One (1) per bldg. entrance
Grand Opening and Temporary Signage	32 sf		
Developer Sign Types			
Major Parkway Identification	96 sf	12 ft	One (1) @ White Sulphur Rd
Way-finding Signage	100 sf	15 ft	As needed
Minor Information and Directional Signs	35 sf	8 ft	As needed
Regulatory Signs			As needed

Entry Feature Monuments

A main entrance feature or signage shall be allowed at the entrances from White Sulphur Road. The main entrance features may include extensive walls, fencing, landscaping and signage that is commensurate with the size of the Project and the scale of the entrances.

ENVIRONMENTAL

Flood Plain Management

Flood plains will remain undisturbed with the exception of roadway crossings and utility placement. A trail system may also be constructed within this zone.

Buffers, Landscaping and Tree Protection

An external buffer of 30' will be imposed where the site adjoins a residential zoning district. The buffer may be disturbed and replanted in these areas to the satisfaction of the Declarant. Landscaping and street trees will be required for individual sites within the park, consistent with the requirements provided in the covenants. Retention of specimen trees will be encouraged where feasible.

STORMWATER MANAGEMENT, GRADING AND EROSION CONTROL

Stormwater Management

A series of stormwater management facilities will be designed to serve the project on a basin-wide basis, rather than individual sites. However, individual sites will be required to provide water quality elements for their own stormwater runoff.

Grading and Erosion Control

The Project contemplates multiple areas being open to construction activity concurrently. Similarly, over time multiple phases of concurrent road and lot development may be on going in multiple parcels within multiple phases. At the developer's discretion these may be submitted as stand-alone projects or integrated within common sets of construction plans. Proper erosion control measures are to be maintained at all times with particular attention to steep fill or cut slopes, large areas of grading and areas immediately adjacent to stream buffers. Developer will adhere to all State and Federal requirements regarding erosion and sediment controls.

Stream Buffers

The subject property includes one stream along the eastern boundary. All required buffers and setbacks associated with the stream shall be recognized and adhered to.

DEVELOPMENT PHASING

Danji Business Park is anticipated to be developed over a time frame of several years. It is the Developer's desire and intent to develop all phases of the Project, but no guarantee is made by way of this document, zoning approval, or accompanying Concept Plan that all phases of the Project will be developed.

INFRASTRUCTURE IMPROVEMENTS

In general, the Developer shall be responsible for providing the timely construction of all on-site project-related infrastructure necessary to serve the Project, and to also accommodate or facilitate specific concurrent or future additional on-site system-related improvements of the County. The Developer shall not be required to oversize roads, facilities or pipe systems at their expense, unless accommodation is made for credits or rebates of fees and charges for the portion of system-related improvements that exceed otherwise required project-related improvements.

The construction and installation of infrastructure improvements shall be conducted in conformance with the applicable codes, ordinances, policies and procedures of the County and the other applicable governmental agencies and service providers, unless specifically modified herein. Modification of the requirements of other agencies or providers may be referenced here, but the authority to make such modifications lays with those other parties by separate agreement.

UTILITIES

Water Service

Water service will be provided by the City of Gainesville Water Resources, through an extension of existing water lines.

Sanitary Sewer Service

Sanitary sewer service will be provided by either Hall County or the City of Gainesville. Further studies are necessary to determine whether gravity sewers will be constructed throughout the property or a pump station will be required.

Other Utilities

All utilities are to be placed underground. Electric, gas, phone, cable and/or fiber are to be placed by respective utility providers as available per County standards in common trench or conduit after curbing and prior to driveway/sidewalk installation. Small cell antenna systems for internet and Wi-Fi as an alternative to cable or fiber may be placed in conjunction with street light poles.

AMENDMENTS TO THESE CONDITIONS

It is understood that the Project is being constructed over an extended period of time in a rapidly growing area; therefore, amendments to these conditions are possible and should be anticipated. In order to protect the interests of the parties involved, along with the interests of neighboring property owners and the general public, these conditions shall be amended under the procedures outlined below:

Changes to the Concept Plan

Certain modifications to the Concept Plan are described above, which are exempt because of distance from the original perimeter of the property or can be administered at a staff level and do not require formal amendment of the Concept Plan. However, if a proposed change does not meet the criteria, a formal amendment must be approved through the same public hearing process as required for the original zoning approval. Examples of these would be major changes at the original perimeter of the property, or changes in use or development standards for the property on the whole.

Changes to the Language of these Conditions

Minor changes or clarifications of the language of these conditions may be made as part of a vote by the county commission at any duly called meeting. These include the adjustment of time frames for specific actions while maintaining the overall intent of Project phasing, the modification of technical specifications for infrastructure improvements, and the addition of new language clarifying issues not previously part of this agreement.

Other changes to the language of these conditions must be approved through the same public hearing process as required for the original zoning approval. This specifically includes the deletion of any required improvements, the addition of any permitted land use(s), any increase, above 10%, in the maximum amount of development permitted, or a change to the criteria for buffers or setbacks for development taking place adjacent to the Project Boundary.

EFFECT OF COUNTY ORDINANCE CHANGES

It is specifically acknowledged that the County may consider changes to its development regulations over the life of this Project's development, construction and occupancy. As such, the parties acknowledge that other development related codes and ordinances change over time, and such changes customarily have different effects on various portions of the Project's development depending upon their stage of completion.

Changes in Conflict with the Concept Plan or these conditions

Changes in County development-related codes, ordinances, policies or practices which are in direct conflict with the details or provisions of the approved Concept Plan or these conditions shall not apply to the continued development of the Project, except where such changes are mandated by State or Federal law, such as changes to standard building codes, or except where such relate to County-wide fees or charges not addressed by the zoning documents.

Changes to Dimensional or Development Standards, or Subdivision Regulations

It is the intent of the County to allow the Project to develop with a consistent look and feel, and with a level of predictability in development cost over time. Therefore, changes to dimensional standards (such as height, setback, etc.), development standards (such as parking or landscaping requirements, or sign regulations), shall not apply to the remaining phases of development, unless there is a demonstrated compelling public health, safety, morals or welfare interest to require the new standard. Exceptions to this policy would be standards mandated by State or Federal law.

Other County Codes and Ordinances

Nothing within this agreement shall affect the ongoing enforcement of other County codes, regardless of changes over time, including codes affecting the accessory uses of property or maintenance of property.