



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (09/08/26)

REPORT TO: Voting Meeting (09/10/26)

ITEM NO: 503/2026

SUBJECT: **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone**
| from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy
Industrial (I-2) | on a combined 109.64± acre tract located on the
southeast side of White Sulphur Road at its intersection with Cagle Road |
Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt),
15020A000010(pt), 15020A000011(pt) | **Proposed Use: Industrial Park |**
Commission District 3 | **Danji, LLC, applicant**

*Note: Tabled at the July 23, 2026 Voting Meeting until the September 10,
2026 Voting Meeting.*

Meetings:

Work Session Date: 09/08/26

Voting Meeting Date: 09/10/26

Executive Summary:

Presenter: KA

Recommendation:

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

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. Transitional buffers adjacent to residential uses and zoning districts shall comply with the Gateway Corridor Overlay District standards.
4. Signage shall comply with the Unified Development Code unless a variance is obtained.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

History:

2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) | **Proposed Use: Industrial Park** | Commission District 3 | **Danji, LLC, applicant**

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Board Memo
 UTD Proffered Condition from Applicant
 Board Memo with Grading and Proffered Conditions from Applicant
 Staff Report
 Application
 Narrative
 Site Plan
 Survey
 Plat
 Maps
 Deeds
 Development of Regional Impact Application
 Trip Generation Memo
 Traffic Study
 Water Availability
 Sewer Availability
 Environmental Health Comment
 GDOT Comment
 Gainesville Public Works Comment
 Public Works Comment
 Public Works Traffic Study Review Memo
 Fire Comment
 Public Comment - from Rebekah Ayers
 Public Comment - from Seth Vining
 Public Comment - from Gary Ramey
 Notice Sign
 September 10, 2026 Notice Signs