
Re: Zoning concerns

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Thu 9/10/2026 9:32 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; [REDACTED]

Sarah,

Thank you for your comment. This will be forwarded to the Board of Commissioners.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Planning and Zoning

(770) 531-6810

kelliott@hallcounty.org

www.hallcounty.org



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From: Sarah Argenton [REDACTED]

Sent: Wednesday, September 9, 2026 5:03 PM

To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>

Subject: Re: Zoning concerns

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Hello, I sent my letter as a document and I was emailed back to see if I can send it as an attachment instead due to security reasons. (I completely understand my job is the same way) I'm unfortunately

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very bad at technology and have no idea how to do that so I just copied and pasted my letter to this email. Please fully read it, I appreciate your help and also thank you for your time.

Commissioners, Ms. Ahmed, & Hall County:

I am writing to strongly oppose Danji LLC's request to rezone approximately 109.64 acres at White Sulphur and Seymour Roads from AR-1/I-1 to I-2 Heavy Industrial.

I am a nearby property owner in Surfside Estates. I am concerned that incompatible heavy-industrial uses, truck traffic, noise, lighting, or odor could adversely affect not only residential property values and ways-of-life but also the existing tourism and short-term-rental activity that brings visitors and economic activity to this part of Hall County.

I recognize that the Planning staff recommends approval with conditions. However, the County's own record contains several facts that I believe warrant denial or, at minimum, further consideration before granting this significant long-term zoning entitlement:

- The property directly adjoins single-family residential uses and Airline Baptist Church and is near Deal Elementary on Ramsey Road.
- The Staff Report states that the property has reasonable economic use as currently zoned, identifies no hardship imposed by the existing zoning, and finds no indication that a mistake was made in the original zoning.
- Danji's own May 13 narrative acknowledges that "I-2 zoning is compatible on a limited basis with Employment Nodes & Corridors," consistent with the currently adopted Comprehensive Plan's treatment of I-2 in this future-land-use category.
- The applicant expressly seeks flexibility to accommodate future users. A July 20 Planning memorandum also documented the inclusion of mechanically deboned meat ("MDM") as a permitted use in a prior version of the applicant's narrative. Given subsequent revisions, I respectfully request that the County clarify exactly which food-processing and other heavy-industrial uses would remain permissible under approval.
- Most significantly, Hall County Public Works stated on September 2 that it "can't support the recommendations for 6 total driveways" and recommends that an access plan for Tract 3 not be approved at this time because its ultimate use is unknown and the proposed configuration presents potential safety and congestion concerns.

Danji has proffered (minimal) restrictions on a number of uses, which I appreciate. Nevertheless, I do **NOT** believe the County should grant nearly 110 acres of I-2 zoning before the remaining uncertainty regarding future uses, access, traffic impacts, and compatibility with surrounding residential and community uses has been satisfactorily resolved.

I respectfully request that the Board deny the zoning altogether, limit rezoning (light industrial as worst case scenario), amend in its current form, or table the request until these issues are resolved and substantially stronger binding conditions are established.

Responsible economic development and protection of the surrounding community are not mutually

exclusive. In this case, the County should require a level of certainty and protection commensurate with the magnitude and long-term consequences of the requested zoning change. Our district has already had to endure **MANY major** obstacles, like the Blue Ridge Connector/Inland Port and ALL infrastructure that comes with it, forced upon us of late, and we wish to be heard.

Thank you for your consideration,

Sarah, Justin Argenton

Sarah Argenton