
Re: Request to Deny or Table Danji LLC I-2 Rezoning

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 9/8/2026 12:23 PM
To [REDACTED]
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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



Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (<https://hallcountyga.nextrequest.com>).

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From: Stephen Steinmann [REDACTED]
Sent: Monday, September 7, 2026 7:07 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgbbs@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Request to Deny or Table Danji LLC I-2 Rezoning

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Commissioners and Ms. Ahmed,

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 recognize that 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 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 an 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.
- The property directly adjoins single-family residential uses and Airline Baptist Church and is near Deal Elementary on Ramsey Road.

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

I respectfully request that the Board deny the rezoning 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.

Thank you for your consideration.

Stephen Steinmann
3982 Pine Shore Cir,
Gainesville, GA 30501