
Re: Heavy Industrial Zoning -White Sulphur Road

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

Date Wed 9/9/2026 4:29 PM

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

Thank you for your comment. It 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: Roxanne Kennon <[REDACTED]>

Sent: Wednesday, September 9, 2026 2:40 PM

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

Subject: Heavy Industrial Zoning -White Sulphur Road

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Attached please find my concerns for immediate consideration for the White Sulphur Road heavy industrial zoning hearing.

I appreciate your prompt attention and consideration for my community.

Roxanne Kennon

Commissioners, Ms. Ahmed, and Hall County:

I am writing to vehemently 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. Incompatible heavy-industrial uses, truck traffic, noise, lighting, and/or odor will adversely affect the environment as well as the local community, residential property values and safety (traffic concerns included).

I recognize that the Planning staff recommends approval with conditions. However, the County's own record contains several facts that warrant denial or, at the very 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. Respectfully, the County must provide detailed clarity regarding 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. I do not agree that 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, which does significantly and negatively affect our environment as it is not conducive or supportive of those who live here, inclusive of the local wildlife. We demand to be heard and considered.

Thank you for your prompt attention.

Roxanne Kennon