
Re: Please Vote NO on the Danji LLC Heavy Industrial Rezoning Request (September 10 Meeting)

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 9/8/2026 12:21 PM
To Chip.Smith@kcc.com <Chip.Smith@kcc.com>
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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All payments must be made through the Accela Portal or in person. If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

From: Smith, Chip <Chip.Smith@kcc.com>
Sent: Tuesday, September 8, 2026 11:44 AM
To: David Gibbs (County Commission) <dggibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Planhall <Planhall@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; [REDACTED]
[REDACTED]

Subject: Please Vote NO on the Danji LLC Heavy Industrial Rezoning Request (September 10 Meeting)

Some people who received this message don't often get email from chip.smith@kcc.com. [Learn why this is important](#)

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Dear Chairman Gibbs and Members of the Hall County Board of Commissioners,

I respectfully ask you to vote **NO** on the Danji LLC rezoning request to convert approximately 110 acres at White Sulphur Road and Seymour Road from Agricultural Residential and Light Industrial to Heavy Industrial.

My wife, Debra, and I are lifelong Hall County residents. Debra retired from the Hall County School System after many years as an educator. We have been members of Airline Baptist Church for more than fifty years and raised our family here. Today our children are raising our six grandchildren in Hall County. Our roots in this community run deep, and we care greatly about the future of this area.

I am not opposed to responsible economic development. However, I believe this proposal raises serious concerns regarding traffic, public safety, compatibility with surrounding uses, environmental impacts, and the lack of clarity regarding the ultimate intended use of the property. Given these concerns, I do not believe approval of this rezoning is in the best interest of Hall County residents.

Significant Traffic and Transportation Concerns

One of my greatest concerns is traffic.

The traffic study acknowledges that the intersections at White Sulphur Road and Highway 365 and Ramsey Road and Highway 365 are already operating at failing or near-failing conditions during peak traffic periods. The study further projects that these conditions will worsen by 2031 even without considering broader regional growth.

Equally troubling is what the study does **not** evaluate.

The White Sulphur Road and Cagle Road intersection, which sits directly in front of the proposed development, was not included in the traffic analysis despite its obvious importance. This intersection is already experiencing congestion, and additional traffic generated by an industrial development containing approximately **875,000 square feet of industrial space, 525 employee parking spaces, and 167 trailer parking spaces** can only make conditions worse.

The study also appears to overlook the cumulative impact of:

- Ongoing Inland Port operations
- New residential growth occurring throughout East Hall
- New housing developments along Cagle Road
- Traffic generated by Deal Elementary School
- Traffic generated by Airline Baptist Church and the YMCA daycare operating on church property

The study's focus on only a limited number of intersections leaves many residents questioning whether the true traffic impacts have been adequately evaluated.

Even Hall County Public Works was unable to support the applicant's proposal for six driveways and recommended a significantly different access configuration. Public Works also noted concerns regarding line-of-sight distance and future access plans.

Proximity to Deal Elementary School and Airline Baptist Church

This project is not being proposed in an isolated industrial corridor.

The property directly borders Airline Baptist Church and sits adjacent to Deal Elementary School.

Too often discussions about Airline Baptist Church seem to assume that the facility is active only on Sundays. That is simply not true.

Our church operates throughout the week. We host:

- A YMCA childcare program
- A growing student ministry
- Various community activities
- Full-time church staff
- Fellowship of Christian Athletes events
- Educational and ministry programs involving children and families

Children are present on these properties virtually every weekday.

The elementary school, church facilities, playgrounds, daycare activities, and community gatherings are located only a short distance from where heavy industrial operations could occur. Regardless of whether the proposed use becomes a distribution facility, manufacturing facility, food processing plant, or another heavy industrial operation, the proximity to children, educators, church staff, families, and nearby residents should demand a far higher level of scrutiny than has been demonstrated so far.

Lack of Clarity Regarding Intended Use

One of the most troubling aspects of the application is that nobody seems to know exactly what will ultimately be built.

The applicant has requested Heavy Industrial zoning while preserving the ability to utilize dozens of different permitted uses.

Most notably, an updated narrative included a specific reference to **Mechanically Deboned Meat (MDM)** production as a permitted use.

The application describes MDM as a process that extracts remaining edible tissue from bones and residual meat materials using high-pressure equipment. While the description sounds benign, there has been very little discussion regarding the real-world impacts such operations can have on neighboring properties.

Questions that remain unanswered include:

- What odors could be generated?
- What noise levels can be expected?
- What operating hours will be permitted?
- Will operations run 24 hours per day and seven days per week?
- What wastewater handling requirements will exist?
- What air quality monitoring will be required?
- What protections will nearby residents, school children, and church members receive?

The fact that MDM was specifically added to the narrative raises legitimate concerns about the applicant's intended use. Yet the public and commissioners are still being asked to approve a broad Heavy Industrial designation without knowing precisely what type of operation will ultimately occupy the site.

That uncertainty alone should be reason for caution.

Environmental and Quality-of-Life Concerns

As someone who has worked in manufacturing, research, and capital projects for more than forty years, I understand both the benefits and potential consequences of industrial development.

The proposed site includes multiple stormwater management areas, a planned pump station, and development near existing streams and environmentally sensitive areas. Questions remain concerning wastewater handling, stormwater runoff, and long-term environmental stewardship. The application itself acknowledges that sewer service arrangements and infrastructure decisions still require coordination and further evaluation.

While regulatory compliance is important, compliance alone does not eliminate risk.

When a project of this size is proposed immediately adjacent to a school, a church, daycare operations, and residential neighborhoods, the burden should be on the applicant to clearly

demonstrate that quality of life will not be adversely affected.
I do not believe that burden has been met.

Our Community Has Already Carried More Than Its Share

Residents, churches, schools, and families in this area have already experienced years of disruption from road construction and Inland Port-related development.

At Airline Baptist Church, we have seen attendance and participation impacted by prolonged infrastructure construction. Families have been inconvenienced for years. Access to our church has become more difficult. Community events have experienced disruptions.

I understand that not every past decision was within the Board's control.

However, this decision is.

The Inland Port is now a reality. The question before you is whether additional Heavy Industrial zoning immediately adjacent to a school, church, daycare facilities, and residences serves the best interests of Hall County residents.

I respectfully submit that it does not.

In Summary

This application leaves too many unanswered questions.

The traffic concerns remain unresolved.

The intended use remains unclear.

The impacts on Deal Elementary School, Airline Baptist Church, YMCA childcare programs, nearby residents, and future growth have not been adequately addressed.

In your online profiles most of you note membership and participation with a local church. I think that you should have the same consideration for the impact this has on our church that you would have on your own.

Most importantly, there has been no compelling demonstration that converting this property to Heavy Industrial zoning is necessary or appropriate given its location and surrounding land uses.

For these reasons, I respectfully ask each of you to vote **NO** on the Danji LLC rezoning request at the September 10 meeting.

Thank you for your service to Hall County and for your careful consideration of the concerns of the citizens you represent.

Respectfully,

Chip Smith
2771 Pierce Rd
Gainesville, Georgia 30507
Lifelong Hall County Resident
Member, Airline Baptist Church

Chip Smith

Technical Strategist, Materials

Certification and Compliance

Kimberly Clark Professional

1400 Holcomb Bridge Road Roswell, GA 30076

"You are never too old to set another goal....or to dream a new dream"

-c.s.Lewis