



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

**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:**

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

**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  
Comment - Hall County Schools  
September 10, 2026 Notice Signs  
Notice Sign  
Public Comment - from Rebekah Ayers  
Public Comment - from Seth Vining  
Public Comment - from Seth Vining 2  
Public Comment - from Seth Vining 3  
  
Public Comment - from Gary Ramey  
Public Comment - from Chip Smith  
Public Comment - from Stephen Steinmann  
Public Comment - from John Whitmire  
Public Comment - from Pam Ridgway  
Public Comment - from Kay Parks  
Public Comment - from Debra Smith  
Public Comment - from TK Parks  
Public Comment - from Jenny Gillespie  
Public Comment - from Roxanne Kennon  
Public Comment - from Wayne & Linda Mulkey  
Public Comment - from Macy Jaimes  
Public Comment - from Taylor Kelln  
Public Comment - from Sarah & Justin Argenton