



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (09/08/25)

REPORT TO: Voting Meeting (09/11/25)

ITEM NO: 514/2025

SUBJECT: **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Meetings:

Work Session Date: 09/08/25

Voting Meeting Date: 09/11/25

Executive Summary:

Presenter: BG

Recommendation:
Denial

Purpose of Request:
5401 Old Winder Highway | Rezone | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Plat
 Map
 Survey
 Renderings
 Deed
 Legal Description
 DRI
 Traffic Impact Study
 Previous Narrative
 Water Availability
 Sewer Availability
 Environmental Health Comment
 GDOT Comment
 GHMPO Comment
 Public Works Comment
 Supplemental Traffic Information — Hall County, County Engineer
 Fire Comment
 Letter to Community
 Public Comment
 Notice Sign