



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: August 25, 2025

Subject: **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development | K2P Land Partners, LLC, applicant**

The request before you is from K2P Land Partners, LLC to rezone from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) for a 700 unit residential development. This item is located within Commission District 1.

At their August 4, 2025 meeting, the Hall County Planning Commission voted to recommend **denial (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed development is consistent with the “Regional Activity Nodes and Corridors” future land use designation in the Comprehensive Plan.

Public Comments

- August 4, 2025 HCPC: There were **three (3) comments submitted** in advance of the Planning Commission meeting, one in favor and two in opposition, **and five (5) people spoke in opposition during the public hearing.**
- June 16, 2025 HCPC: **Two (2) comments were submitted**, one in favor and one in opposition, in advance of the meeting. No public hearing was held.