



# SMITH GILLIAM WILLIAMS & MILES

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May 28, 2025

**Re: Rezoning of 5401 Old Winder Highway, Braselton, Georgia 30517**

We hope that this letter finds you well. To initiate a connection and establish a line of communication within our community, I, Steven P. Gilliam and developer K2P Land Partners, LLC, would like to inform you that rezoning applications have been submitted to the Hall County Board of Commissioners to rezone 84.304+/- acres as a residential development, and 194.108+/- acres as a light-industrial development on 5401 Old Winder Highway, Braselton, Georgia (the "Property"). The zoning public notice signs have recently been posted on the property.

The residential development will consist of approximately 320 multi-family units and a mixture of 380 townhomes and rear-loaded stacked townhomes, preserving a proposed 35% or 30 acres of open space with all setbacks consistent with Hall County's zoning requirements.

The light-industrial development will consist of approximately 1,719,640 SF of light industrial warehouse space, divided into four separate buildings, preserving a proposed 60% or 120 acres of open space with all setbacks consistent with Hall County's zoning requirements.

We would like to invite you to join us for a neighborhood informational meeting at **Mulberry Creek Community Center, located at 4491 JM Turk Road, Flowery Branch, Georgia 30542, on Wednesday, June 11, 2025, at 6:30PM.** We will be happy to answer any questions you may have and further explain the proposed development.

I have enclosed for your convenience the Conceptual Site Plan, which illustrates the proposed development.

We are committed to keeping you all informed during the process of our application. If you have any questions, comments, or concerns, please do not hesitate to contact me or Amanda Graham, my legal assistant, at Smith, Gilliam, Williams and Miles, P.A. at 770-536-3381 or at [agraham@sgwmfirm.com](mailto:agraham@sgwmfirm.com).

Sincerely,

*/s/ Steven P. Gilliam*

*Attorney for K2P Land Partners, LLC*

Amanda M. Graham

*Legal Assistant to Steven P. Gilliam*

*C: K2P Land Partners, LLC*

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In Your Community. In Your Corner.