



## AGENDA ITEM

### Planning & Zoning

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

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

**ITEM NO:** 513/2025

**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 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: 700 unit residential development** | 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 Residential Multi-Family (R-MF) | on a 84.30± 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: 700 unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

### History:

### 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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	BG	JL	CR
<b>Clerk</b>			
JR			

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**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Plat  
Survey  
Maps  
Elevations  
Renderings  
Deed  
Legal Description  
DRI  
Traffic Impact Study  
Water Availability  
Sewer Availability  
Previous Narrative  
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