



## AGENDA ITEM

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

**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:

<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  
 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  
 Request to Table