



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: 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:

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
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
Request to Table