



AGENDA ITEM

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

REPORT TO: Work Session (10/06/25)

REPORT TO: Voting Meeting (10/07/25)

ITEM NO: 568/2025

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** Note: Tabled at the September 11, 2025 Voting Meeting until the October 7, 2025 Voting Meeting.

Meetings:

Work Session Date: 10/06/25

Voting Meeting Date: 10/07/25

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** Note: Tabled at the September 11, 2025 Voting Meeting until the October 7, 2025 Voting Meeting.

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
Updated Narrative - rec'd 10/3/2025
Narrative
Updated Site Plan - rec'd 10/6/2025
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
Request to Table
Notice Sign
GDOT Roundabout Plan for Widening Project