

**Project Narrative for**  
**5401 Old Winder Highway – 84.304 +/- Acres**

***Amended February 12, 2026***

**LOCATION** – 5401 Old Winder Highway, Braselton, GA 30517

**ACERAGE** – 84.304 +/- Acres

**APPLICANT** – K2P Land Partners, LLC

**CURRENT ZONING** – R-MF (Residential – Multi-Family)

**PROPOSED ZONING** – R-MF (Residential – Multi-Family) Change in Condition No. 19

**Summary**

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304 +/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the “Subject Property”), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

**Site Description**

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit “A,” which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit “B.” **All intersection improvements shall be designed and constructed to GDOT standards and will not be funded by Hall County.**

**Existing Approved Condition 19**

*19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the ‘dogbone roundabout’.*

### **Proposed Condition 19**

*19. Certificates of occupancy shall be issued upon completion and opening of the GDOT-mandated roundabout for the SR 211 widening project, PPI 0007233, located at the intersection of the Subject Property and Ridgemoor Drive. This prohibition shall not prevent Applicant, its successors and assigns from beginning construction of any improvements.*

### **Conclusion**

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

  
[mphelps@bfhcompany.com](mailto:mphelps@bfhcompany.com)

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

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Gainesville, GA 30501

770-536-3381

[sgilliam@sgwmfirm.com](mailto:sgilliam@sgwmfirm.com)

# Exhibit "A"

**REED**  
PLANNING & DESIGN

100 Old Dawson Village Rd  
Suite 110  
Dawsonville, GA 30534  
Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2  
CERTIFIED DESIGN  
PROFESSIONAL  
CERTIFICATION NO. 1639  
EXPIRES 10/27/2026

**K2P, LLC**  
**MIXED USE DEVELOPMENT**  
**5401 OLD WINDER HWY.**

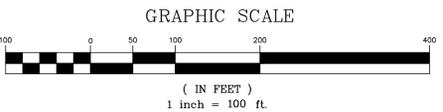
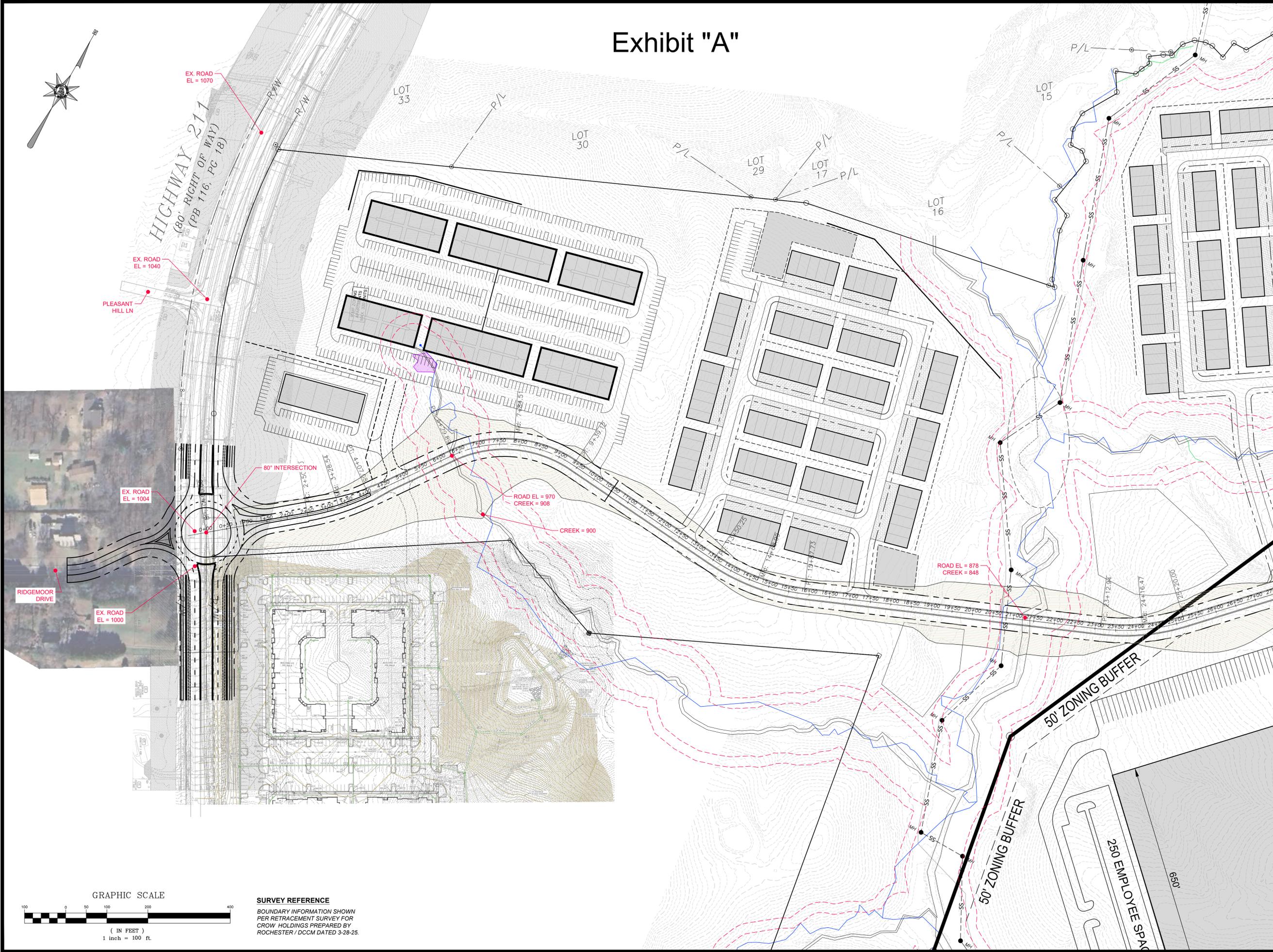
PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR  
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

DATE	NO	REVISION

C-2.A



**SURVEY REFERENCE**  
BOUNDARY INFORMATION SHOWN  
PER RETRACEMENT SURVEY FOR  
CROW HOLDINGS PREPARED BY  
ROCHESTER / DCCM DATED 3-28-25.



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

1/29/2026

ATTN: Michael Phelps  
BBC Investment Group  
390 Brogdon Rd  
Suwanee, GA 30024

Subject: Access to Property; SR 211, between Ridgemoor Dr and Pleasant Hill Ln, Hall Co.  
P.I. No.:0007233

To whom it may concern,

Subject to compliance with all applicable Department of Transportation requirements in effect at the time a permit is requested as well as adherence with any current or future authorizations under Georgia Code 32-6-111, the department will authorize access to the property. This access may include any improvements deemed necessary by the department, up to and including the installation of a temporary traffic signal and will remain in effect until construction of a conventional roundabout for the SR 211 widening project, PI 0007233, is completed

Please contact Jonathan Peevy 678-360-1510 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Peevy", written in a cursive style.

Jonathan Peevy, P.E.  
District Traffic Engineer

JP  
CC: Jason Dykes, P.E., District Engineer