

Project Narrative for
5401 Old Winder Highway – 194.108 +/- Acres

Amended February 3, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – I-I (Light-Industrial)

PROPOSED ZONING – I-I (Light-Industrial) Change in Condition No. 19

Summary

The accompanying 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 approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code.

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 shall be paid for by Applicant.

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 within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

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

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

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

December 5, 2025

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. All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

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 within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

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:

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