



Cherokee County, Georgia
Agenda Request

Item #

SUBJECT:

Case# 2025-R-01 Parks F. Huff for McKinley
Homes (BOC Dist. 1)

MEETING DATE:

April 21, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Applicant is requesting to rezone 122.47 +/- acres from AG (General Agriculture) zoning to R-20 (Single-Family Residential) zoning for a 144 lot subdivision. Applicant is also requesting variances to Ball Ground Code Sec. 107-9 (a) (1) and (2) for lots 3, 4, and 5 for encroachments into the City’s 50’ undisturbed stream buffer and for impervious surfaces within the City’s 75’ stream buffer and a variance from Sec. 107-9 (a) (2) for lots 14 and 15.

COMMISSION DISTRICT:

1

JURISDICTION:

Ball Ground

ZONING CHANGE:

AG (General Agriculture) zoning to R-20 (Single-Family Residential)

LOCATION:

6775 Ball Ground Hwy, Ball Ground, GA 30107; 355S Sharp Mountain Church Ln, Ball Ground, GA 30107; and 351 Hendrix Ln, Ball Ground, GA 30107

TAX MAP AND PARCEL #:

03N02 021, 021A and 026A

PROPOSED DEVELOPMENT:

144-lot subdivision

FACTS AND ISSUES:

The properties are located at 6775 Ball Ground Hwy, Ball Ground, GA 30107; 355S Sharp Mountain Church Ln, Ball Ground, GA 30107; and 351 Hendrix Ln, Ball Ground, GA 30107 and are further described as Parcels 021, 021A and 026 in Tax Map 03N02.

ATTACHMENTS:

- [2025-03-18 Site-Zone1-Revision3 PN-24233.00 \(2\).pdf](#)
- [McKinley RezoningApplication_BallGround_20250306 \(3\).pdf](#)
- [Staff Report_2025-R-01_v2.pdf](#)