

**SUBJECT:**

**Case# 25-05-008 Melissa Casteel for Latimer  
Properties LLC (BOC Dist. 1)**

**MEETING DATE:**

May 6, 2025

**SUBMITTED BY:**

Kristen Roberts

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**SUGGESTED ACTION:**

Applicant is seeking to rezone 12.698 +/- acres from AG (General Agriculture), R80 (Estate Residential), and GC (General Commercial) to LI (Light Industrial) and GC (General Commercial) for commercial and industrial uses. Applicant is also seeking concurrent variances to Table 7.1A: Minimum District Development Standards to reduce the front setback along Ball Ground Hwy from 75' to 50'; a concurrent variance to Table 10.1: Minimum Buffer Width Between Abutting Districts to eliminate a portion of the required 30' zoning buffer when adjacent to GC (General Commercial) zoned property; to Article 10, Section 10.6-2, A, Disturbance or Encroachments to allow for the undisturbed zoning buffers to be disturbed and replanted; to the Cherokee County Development Standards, Standard Detail 210 to eliminate the required deceleration lane on both Faulkner Lane entrances; and to Cherokee County Development Ordinance, Section 4.07, B, to reduce the minimum intersection spacing from 250' to 234' for the entrance on Ball Ground Highway.

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**COMMISSION DISTRICT:**

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**ZONING CHANGE:**

AG (General Agriculture), R80 (Estate Residential), and GC (General Commercial) to LI (Light Industrial) and GC (General Commercial)

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**LOCATION:**

992 Faulkner Ln, Ball Ground, GA 30107, 4657 and 4701 Ball Ground Hwy, Ball Ground, GA 30107

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**TAX MAP AND PARCEL #:**

14N27 078, 14N27 079, 14N27 103

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**PROPOSED DEVELOPMENT:**

commercial and industrial uses

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**FACTS AND ISSUES:**

The properties are located at 992 Faulkner Ln, Ball Ground, GA 30107; 4657 Ball Ground Hwy, Ball Ground, GA 30107; 4701 Ball Ground Hwy, Ball Ground, GA 30107 and are further described as Parcels 078, 079, 103 in Tax Map 14N27.

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**ATTACHMENTS:**

[23-081 Faulkner Lane Light Industrial Dev - Cherokee County, GA - TIS.pdf](#)  
[Faulkner Site Plan 1-14-2025.pdf](#)

[Complete Application 25-04-008.pdf](#)

[Staff Report\\_25-05-08.pdf](#)

[Casteel\\_PC\\_5.06.2025.pdf](#)