

**SUBJECT:**

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

**MEETING DATE:**

May 6, 2025

**SUBMITTED BY:**

Kristen Roberts

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**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.

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**COMMISSION DISTRICT:**

1

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**JURISDICTION:**

Ball Ground

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**ZONING CHANGE:**

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

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**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

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**TAX MAP AND PARCEL #:**

03N02 021, 021A and 026A

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**PROPOSED DEVELOPMENT:**

144-lot subdivision

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**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.

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**ATTACHMENTS:**

[2025-03-18 Site-Zone1-Revision3 PN-24233.00 \(2\).pdf](#)

[McKinley RezoningApplication\\_BallGround\\_20250306 \(3\).pdf](#)

[McKinley Homes\\_PC\\_5.06.2025.pdf](#)

[BG City Conditions for Zoning \\_ McKinley Homes \\_ 4.28.2025\\_v2.pdf](#)

[Staff Report\\_2025-R-01\\_v2.pdf](#)