



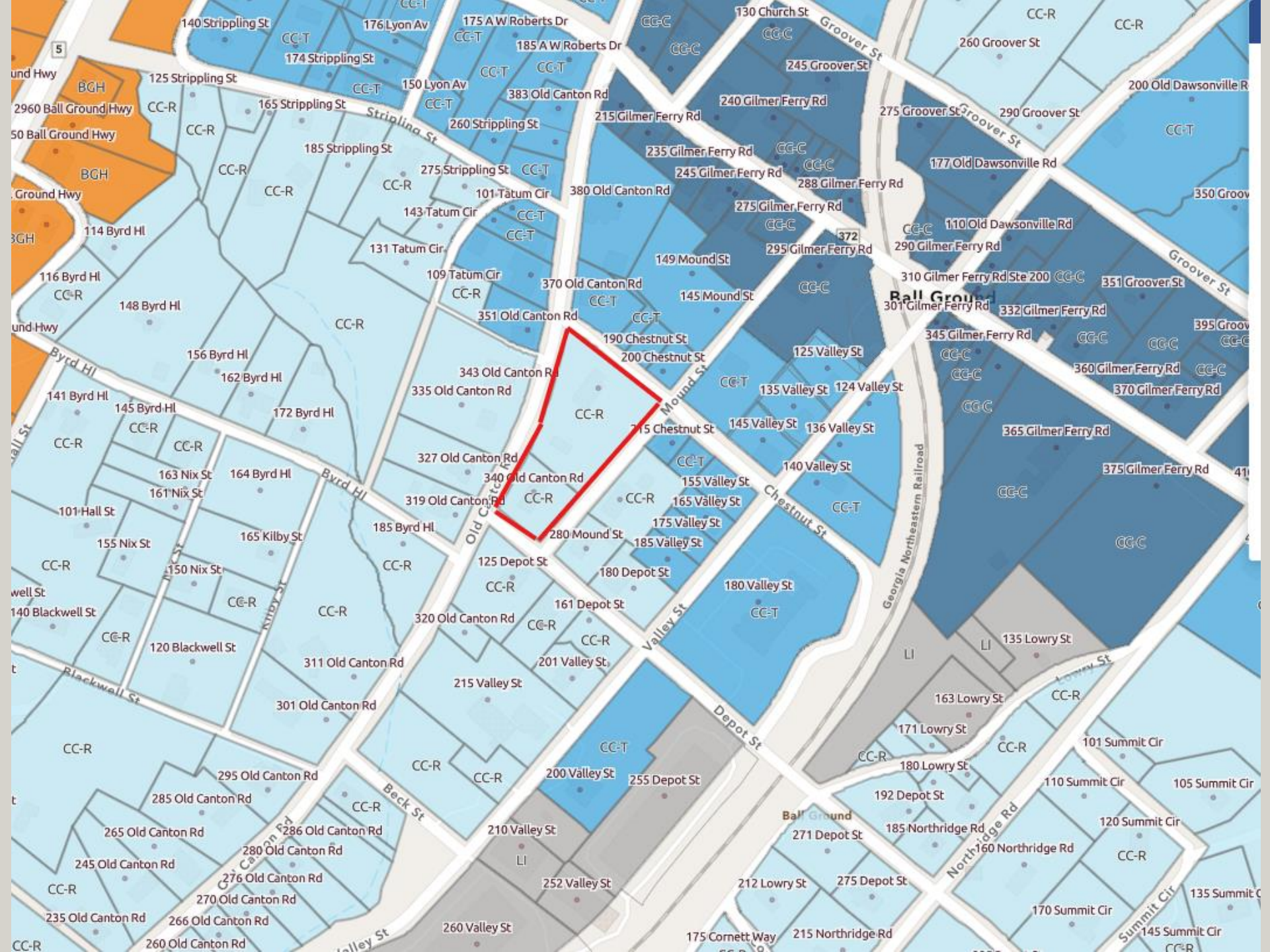
August 6, 2026

Public Hearing

Rezoning Case

#2026-R-02

- **340 Old Canton Road**
 - 0.34 acres
 - Proposed Use of Wellness Center and Chiropractic Office
 - Currently Zoned CC-R
 - Requesting CC-T
- **360 Old Canton Road**
 - 0.88 acres
 - No proposed change of use (existing single-family residence)
 - Currently Zoned CC-R
 - Requesting CC-T





340 Old Canton

360 Old Canton



Rezoning Case #2026-R-02

Staff Recommended Conditions (if approved)

1. Minor modifications to the properties, as well as any that may be required as a component of permitting for commercial properties, are permitted.
2. Substantial modifications of the property, as determined by staff, shall require approval by the Mayor and City Council. This may include, but is not limited to, redevelopment of the site or major additions related to commercial activity. The construction of one new single-family detached residence per existing lot or modifications in service of an existing residence shall be exempt from this provision.
3. Wall signs shall be prohibited, except for those permitted by Zoning Ordinance Section 112.7 "Exempt Signs".
4. All dumpsters and service areas shall be screened with opaque materials consistent with City standards.
5. The applicant shall comply with all stormwater management requirements of the City of Ball Ground and any applicable state regulations.



August 6, 2026

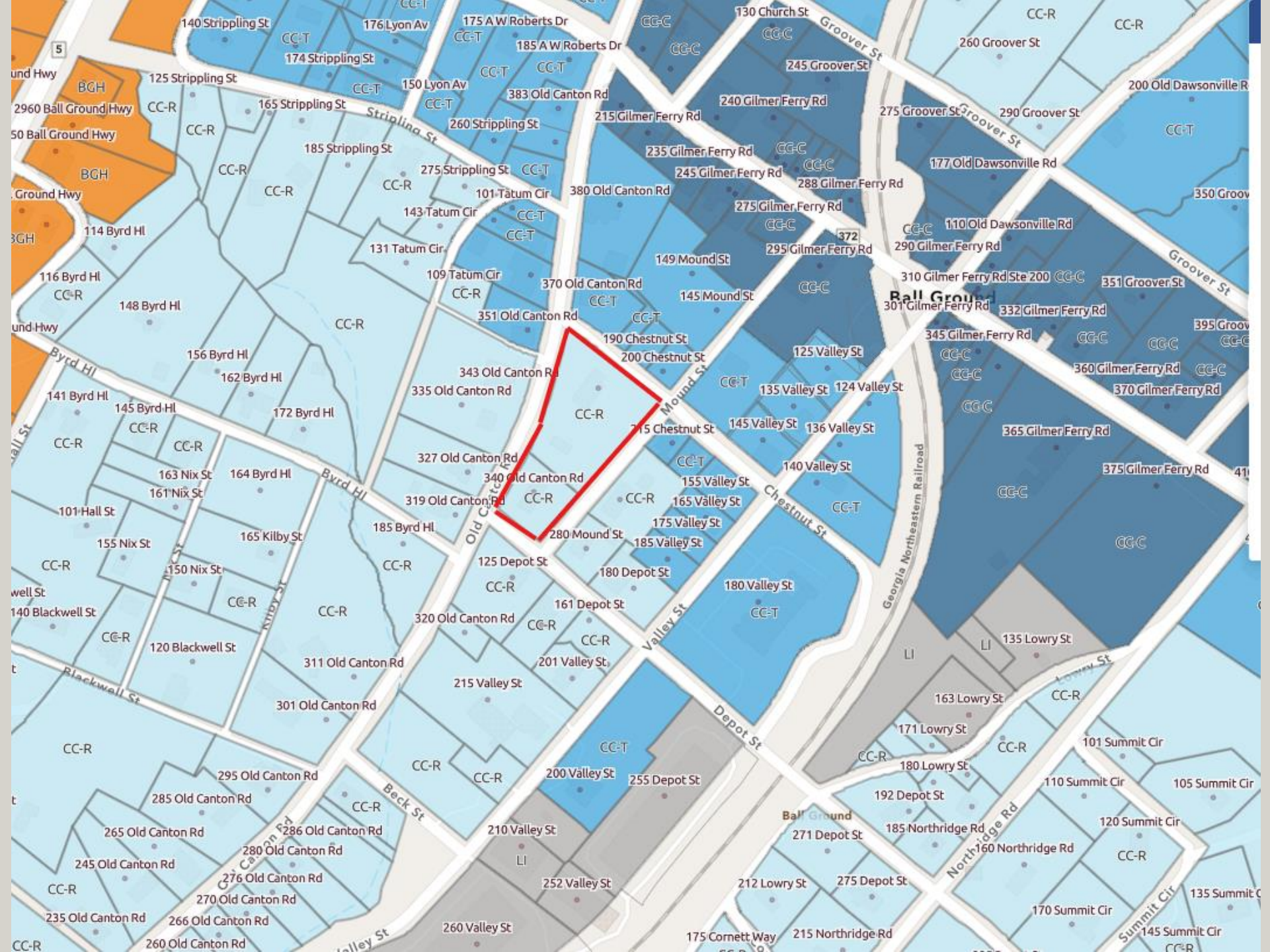
WORK SESSION

NEW BUSINESS

Rezoning Case

#2026-R-02

- **340 Old Canton Road**
 - 0.34 acres
 - Proposed Use of Wellness Center and Chiropractic Office
 - Currently Zoned CC-R
 - Requesting CC-T
- **360 Old Canton Road**
 - 0.88 acres
 - No proposed change of use (existing single-family residence)
 - Currently Zoned CC-R
 - Requesting CC-T





340 Old Canton

360 Old Canton



Rezoning Case #2026-R-02

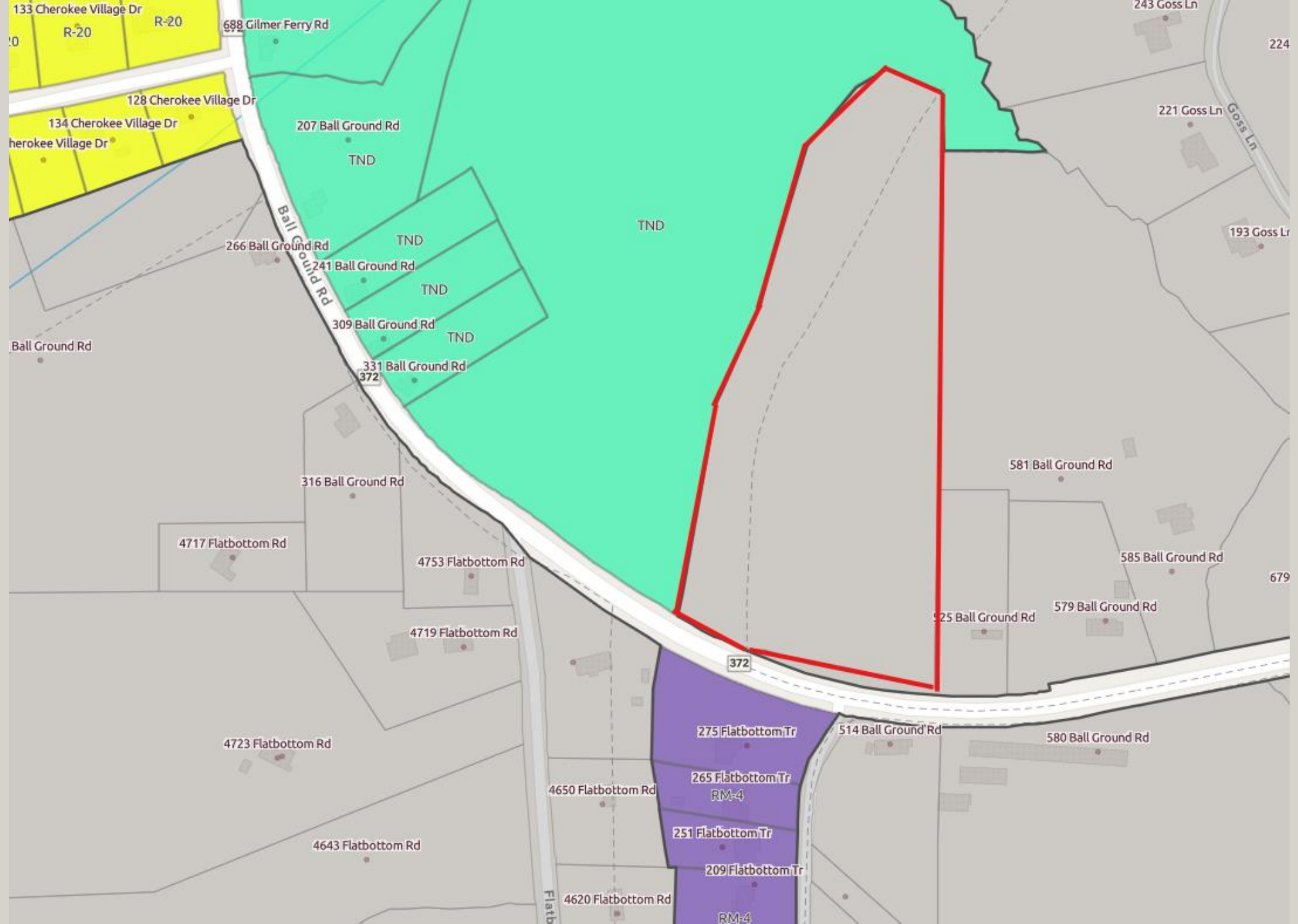
Staff Recommended Conditions (if approved)

1. Minor modifications to the properties, as well as any that may be required as a component of permitting for commercial properties, are permitted.
2. Substantial modifications of the property, as determined by staff, shall require approval by the Mayor and City Council. This may include, but is not limited to, redevelopment of the site or major additions related to commercial activity. The construction of one new single-family detached residence per existing lot or modifications in service of an existing residence shall be exempt from this provision.
3. Wall signs shall be prohibited, except for those permitted by Zoning Ordinance Section 112.7 "Exempt Signs".
4. All dumpsters and service areas shall be screened with opaque materials consistent with City standards.
5. The applicant shall comply with all stormwater management requirements of the City of Ball Ground and any applicable state regulations.

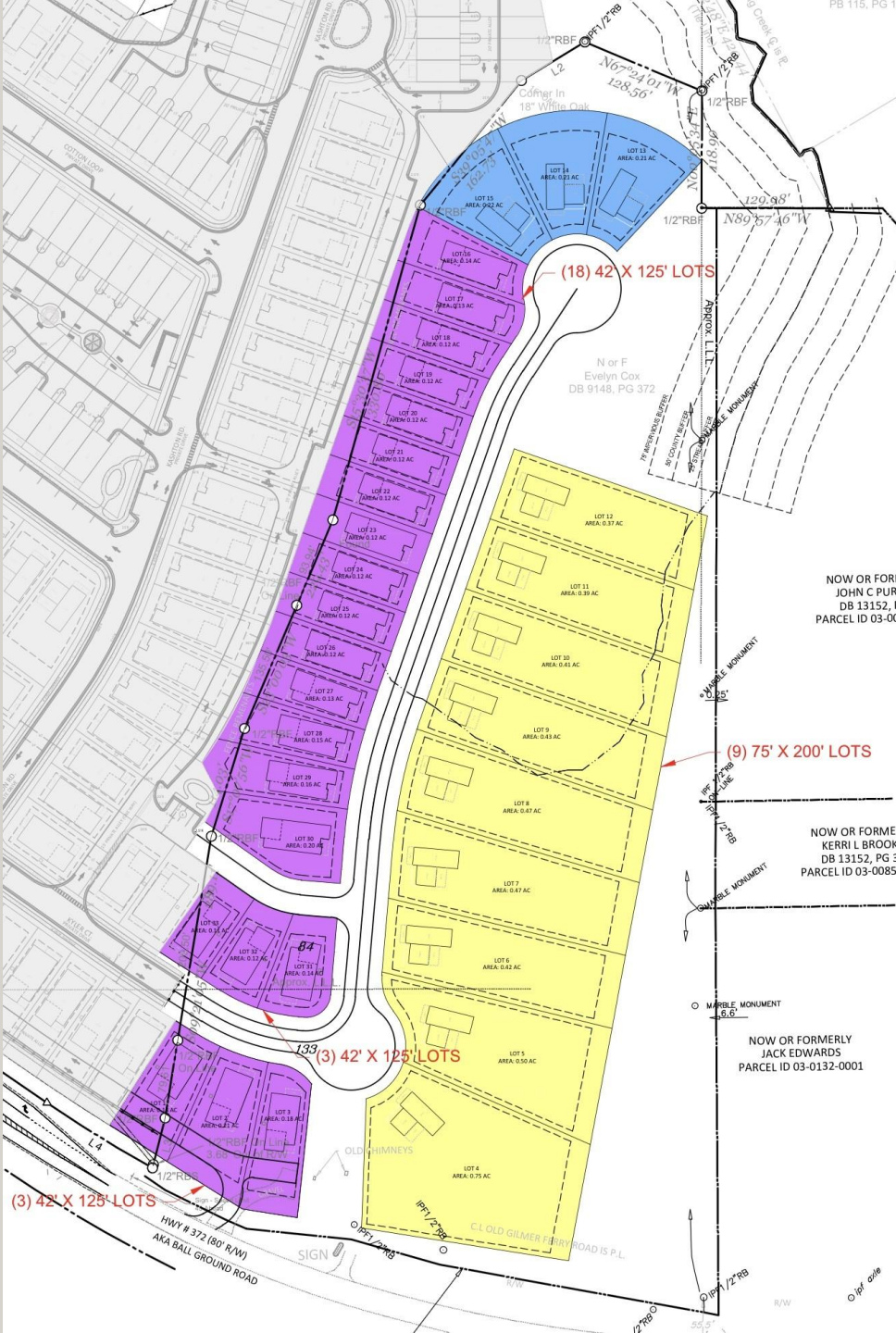
Annexation Case

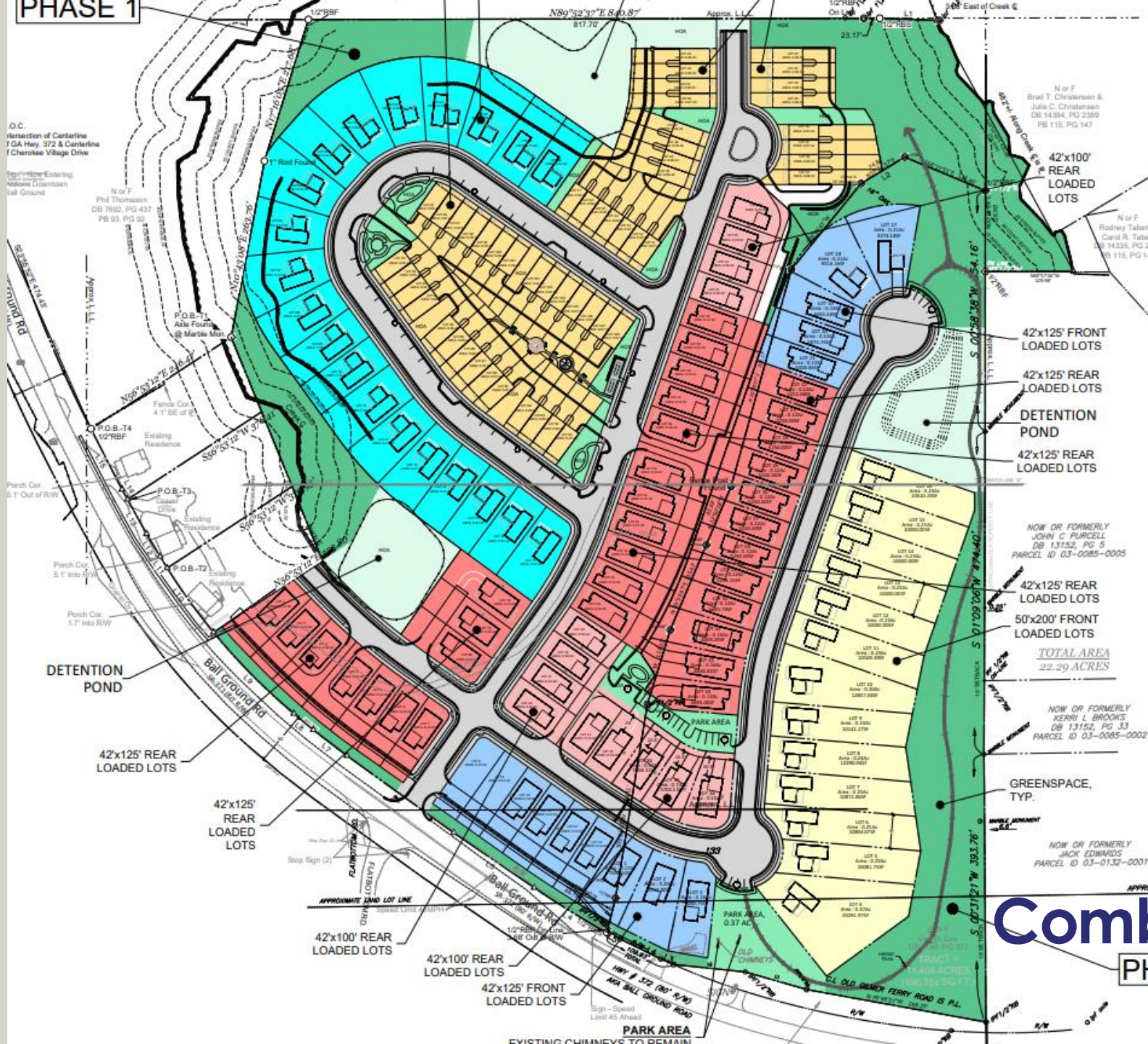
#2025-A-05

- **0 Ball Ground Road**
 - 11.45 acres
 - Proposed 33 Lot SFR Detached Subdivision (Gilmer Ferry Phase II)
 - Connects internally to Gilmer Ferry Phase I (previously rezoned)
 - Currently Zoned R-40
 - Requesting TND
 - Concurrent Variances for:
 - Rear Loaded Garages (45%), 80% required
 - Lot Sizes (some lots show 0.12 acres), 0.167 acres required
 - Side Setbacks (5'), 10' required



Revised Site Plan
submitted 8/4/26





OVERALL SITE DATA LEGEND		
	Existing/Req	Proposed
Zoning	AG	TND
Use Allowed		Yes
Flood Zone	No	
Overlay District	No	
RESIDENTIAL LOT COUNT		
Townhome Residential (24'x100' Rear Loaded Lots)		26
Townhome Residential (22'x100' Rear Loaded Lots)		23
Single Family Residential (42'x125' Front Loaded Lots)		14
Single Family Residential (42'x125' Rear Loaded Lots)		33
Single Family Residential (42'x100' Rear Loaded Lots)		13
Single Family Residential (50'x200' Front Loaded Lots)		20
Single Family Residential (50'x200' Front Loaded Lots)		13
Total Lots		144
ACREAGE BREAKDOWN		
Townhome Residential (24'x100' Rear Loaded Lots)		1.87 AC (8.5%)
Townhome Residential (22'x100' Rear Loaded Lots)		1.5 AC (6.8%)
Single Family Residential (42'x125' Front Loaded Lots)		2.09 AC (9.4%)
Single Family Residential (42'x125' Rear Loaded Lots)		4.39 AC (19.8%)
Single Family Residential (42'x100' Rear Loaded Lots)		1.46 AC (6.6%)
Single Family Residential (50'x200' Front Loaded Lots)		3.42 AC (15.4%)
Single Family Residential (50'x200' Front Loaded Lots)		3.34 AC (15.0%)
Compact Parking %		1.1 AC (5.0%)
Compact Parking %		5.52 AC (24.8%)
Detention Area		2.06 AC (9.3%)
Internal ROW Area		5.12 AC (23.0%)
Total Property Acreage		22.29 AC
Total Units Per Acre		6.51 UN/AC
Building Setbacks		
Front		10'
Side		5'
Rear		20'
Stream Buffers	Yes - See Plan	

Combined Site Plan

PHASE 2

SCALE: 1"=70'



Annexation Case #2025-A-05

Staff Recommendations

- 1. If approving annexation, approve following rezoning (with or without changes from staff conditions)**
- 2. If denying annexation, no action on rezoning (lack of jurisdiction).**

Annexation Case #2025-A-05

Note: Red text is different from conditions in packet. Motion should include staff recommended changes to conditions as shown at XX Meeting.

Staff Recommended Conditions (if approved)

1. Developer shall develop the property in substantial conformity to the site plan **that was shown at the August 6, 2026 Work Session Meeting**, adhering to all requirements including, but not limited to, minimum lot size, minimum lot width, maximum impervious surface lot coverage and building setbacks. Said site plan is attached hereto as Exhibit "A" and incorporated herein.
2. The total number of residential lots within the subject property shall not exceed **thirty-three (33)** lots.
3. All lots shall be developed exclusively with single-family detached dwellings.
4. All dwellings shall be "for-sale" products; rental dwelling units or build-to-rent communities shall be prohibited.

Annexation Case

#2025-A-05

Staff Recommended Conditions (if approved)

5. Concurrent variances from Section 104.14 of the City of Ball Ground Code of Ordinances are hereby granted as follows:
 - a. Rear-Loaded Garages:
The requirement that 80% of homes include rear-loaded garages is waived. A minimum of **twenty-one (21)** homes shall be constructed with rear-loaded garages as depicted on the site plan, representing approximately **64%** of the total lots.
 - b. Minimum Lot Size:
Lots 1, 16-29, 31-33 are approved with lot sizes below the minimum required by Section 104.14, as depicted on the site plan. No lot shall be reduced beyond the area identified on the site plan.
 - c. Side Setbacks:
All lots are approved with five-foot (5') side setbacks in lieu of the required ten-foot (10') side setbacks.

Annexation Case

#2025-A-05

Staff Recommended Conditions (if approved)

6. Developer shall bear all costs and development responsibility associated with extending water and sewer service lines necessary to serve the project. This shall include all mains, service lines, public and private pump stations, manholes, clean outs and similar items required to serve new residences with water and sewer service.
7. Prior to the issuance of the first building permit, the developer must have stormwater engineering plans created by a licensed engineer and have these plans reviewed and approved by the City in accordance with all applicable rules.
8. The developer shall coordinate with and obtain all necessary approvals from the Georgia Department of Transportation (GDOT) for the design and location of the shared entrance serving Phase 1 and Phase 2 of the development. The final entrance design, including any required turn lanes or access improvements, shall conform to GDOT standards and requirements. No land disturbance permit or building permit shall be issued until GDOT approval of the entrance plan has been provided to the City.
9. All cul-de-sacs must have sufficient radius for fire trucks to turn around and notes shall be provided on all site plans indicating such. The Cherokee County Fire Marshal will be the final authority on this and no plan approvals will be issued until the Fire Marshal provides confirmation to City staff of their office's review and approval of the plans.

Annexation Case

#2025-A-05

Staff Recommended Conditions (if approved)

10. The mail kiosk must be placed in a location approved by the Postmaster.
11. Developer shall meet with the Cherokee County School District to discuss mitigation fees per lot. Any mitigation fees agreed on shall be provided to CCSD prior to issuance of each building permit.
12. Owner/developer shall establish a mandatory homeowner's association for the development and shall submit all restrictive covenants and homeowner's documents for review by the Planning Director prior to final plat approval. The homeowner's association shall be responsible for the upkeep and maintenance of the entrance area, signage, all common areas, private roads, mail kiosk and other community features to protect the quality and integrity of the overall development.
13. Developer shall record and enforce a Declaration of Restrictive Covenants prior to recording of a final plat for the development. This shall contain covenants, rules and regulations applicable to the proposed residential community, including requirements that all residential building lots shall be sold on a fee simple basis, all homes within the proposed community shall be "for sale" homes and the number of homes available which may be leased at any one time shall be restricted to no more than **five (5%)** percent.

Annexation Case

#2025-A-05

Staff Recommended Conditions (if approved)

14. All garages must be of sufficient size to incorporate two minimum 8' x 20' parking stalls exclusive of any storage or utility provisions. This will be reviewed as part of the building permitting process.
15. The developer shall agree to construct all new roadways to City standards, which may include but are not limited to, the development of acceleration and deceleration lanes, installation of curb and gutter, installation of sidewalks, installation of decorative lampposts similar in style to those found throughout the City and completion of other streetscape requirements as required by the City's Development Code. All lighting shall be those fixtures currently provided by Georgia Power within the City and be approved by the Director of Planning and Zoning prior to final plat approval.
16. All driveways must be greater than 20' in length to accommodate parked vehicles without encroaching onto the sidewalk and preventing the free flow of pedestrians along this thoroughfare. This will be reviewed as part of the building permitting process.
17. The developer shall designate one side of each new roadway as a "No Parking" zone and install signage along the entirety of the roadway to protect the ability of emergency vehicles to pass freely. Signage shall be installed prior to the City's acceptance of infrastructure and locations of these signs shall be shown on all site plans submitted to the City. Additionally, a note shall be provided on all site plans and plats submitted to the City designating the one side of the street as a "No Parking" zone.

Annexation Case

#2025-A-05

Staff Recommended Conditions (if approved)

18. The development shall comply with all applicable City of Ball Ground development standards and ordinance requirements in effect at the time of site development plan approval.
19. The developer shall construct a six-foot (6') wide sidewalk along the entire southern boundary of the subject property. This sidewalk shall tie into and align with the sidewalk previously approved and constructed as part of Gilmer Ferry Phase 1. The sidewalk shall be completed in accordance with City standards and shown on all site development plans.
20. The developer shall convey to the City fee-simple title to Lots 8, 9, and 10 of Phase 1 as shown on the combined site plan attached hereto as Exhibit "B".
21. Such conveyance of Lots 8, 9, and 10 shall occur prior to approval of the final plat for Phase 1. Proof of recordation of the deeds shall be provided to the City prior to issuance of said final plat approval. Failure to convey these lots in accordance with this condition shall prohibit the issuance of any Certificates of Occupancy for the development until compliance is achieved.

Rezoning Case #2025-R-05

- **Concurrent request with 2025-A-05**

Barrel House, LLC Street Sounds Equipment Lease Agreement

- Annual Lease Agreement with Barrel House Coffee, LLC
- \$150/month
- Allows for housing of Street Sound equipment
- Agreement in Place since 2020

ETC Internet/Wi-Fi (City Connection Park and Street Sounds)	\$1,156.32
Barrel House Lease	\$1,800.00
Broadcast Music	\$459.00
American Society	\$485.00
TOTAL	\$3,900.32



Cherokee County Fire Tax Rate

Former Rate: **2.888**

New Rate: **3.023**

0.135 Millage Increase

Adopted by Cherokee County
on August 4, 2026



Zoning Board of Appeals Appointment

Shelby Ebert
-Term Expires January 2027



Councilmember Homiller

Data Center Moratorium

1. The moratorium imposed herein incorporates the findings and statements set forth in the preceding “Whereas” clauses and such clauses are made part of this Resolution.
2. For the purposes of this Resolution, the term “data center” means a physical room, building, or facility that houses infrastructure for building, running, delivering or transmitting applications and services, or for storing and managing the data associated with those applications or services.
3. This moratorium shall begin on the date of the adoption of this Resolution and shall expire at 11:59 p.m. on February 9, 2027, unless shortened or extended by official action of the Mayor and Council of the City of Ball Ground (the “Moratorium Period”).
4. During the Moratorium Period, notwithstanding any provision of the code to the contrary, there shall be a complete suspension of the acceptance of any applications relating to the establishment of new data centers, including any applications for special land use permits, rezonings, land disturbance or development permits, building permits, business licenses, and certificates of occupancy in the City.
5. The City Manager shall notify City staff of this Resolution suspending acceptance of any applications relating to the establishment of new data centers, including any applications for special land use permits, rezonings, land disturbance or development permits, building permits, business licenses, and certificates of occupancy in the City during the Moratorium Period.
6. During the Moratorium Period, City staff is hereby directed to research the effects of data centers on the health, safety, and welfare of the City’s residents and businesses, and review the Code and consider revisions thereto based on their findings.
7. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid by a court of competent jurisdiction, such illegality or invalidity shall not affect any other provisions hereof unless expressly so held, but this Resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein, and this Resolution shall be construed to adopt but not enlarge upon, all applicable provisions of Georgia law, and, if any provisions hereof conflict with any applicable provision of such law, the latter as duly adopted by the General Assembly of Georgia and interpreted by the courts of this state shall prevail and shall be substituted for any provision hereof in conflict or not in harmony therewith.
8. Any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same are hereby repealed (but solely as and to the extent of such conflict).
9. This Resolution shall be in full force and effect immediately upon its adoption.



Councilmember Rogers



Councilmember Benefield

Public Safety Committee Update



STAFF REPORTS

The background of the slide is a blurred photograph of a police vehicle. A prominent yellow sign with the words 'POLICE ACTIVITY' in bold, black, sans-serif capital letters is visible, running diagonally across the frame. The rest of the image is out of focus, showing what appears to be the side of a police car with various lights and equipment.

Police Activity & Information



July 2026

Calls for service

- Cruelty to children
- Damage to property
- Domestic Dispute
- Theft by Shoplifting
- Drug violation(s)

Traffic violations

- 77 Warnings issued
- 65 Citations issued
- Top 3 violations
- Speeding – 98/75 (575)
45/25 (Old Canton)
- Stop sign violations
- Expired tag





Traffic Crashes

7 total crashes

Top 3 locations -

575

372

Business 5

Top 3 Violations

Speeding

Following to close

Failure to yield



Police News

- Completed State Certification First Year Assessment. All required information submitted for review.
- Candidate in the hiring process hope to start no later than September 15, 2026. This would bring staffing to 9 sworn law enforcement officers. The Police Department is allotted 10 positions. The goal is to fill the final open position by November 2026.



Community Development Updates

Subdivision	Type	Approved Units	Permitted	Remaining	% Permitted
Malones Pond	Single Family Detached	66	37	29	56%
Marble Tree	Single Family Detached	88	51	37	58%
Valley Park	Townhomes	27	11	16	41%
Ball Ground Brook	Townhomes	43	0	43	0%
The Ridge at Farmers Crossing	Single Family Detached	13	5	8	38%
Heritage at Farmers Crossing	Townhomes	17	17	0	100%
Bleckley Station (Pulte)	Single Family Detached	139	12	127	9%
1882 at Old Canton	Single Family Detached	17	10	7	59%
Roberts East	Single Family Detached	80	0	80	0%
Olde Mill Phase 3	Single Family Detached	35	0	35	0%
Southern Sky	Single Family Attached/Detached	117	0	117	0%
TOTALS		642	143	499	22%

Other Updates and Future Projects

- New Community Development Director (me)
- Sidewalk Inventory Dashboard to be deployed soon.
- Permitting System Coming Soon!
 - Vendor not selected yet
 - Will feature online permit submission and payments, possibly other features
 - Look for future updates

City Managers Report

A photograph of a street scene, likely in a small town or city. The street is paved with asphalt and has a double yellow line down the center. On the right side of the street, there is a brick building with a sign that says "ESTABLISHED PLUMBING". There are two American flags on poles in front of the building. A bench and some orange traffic cones are on the sidewalk. In the background, there are utility poles with wires and trees. The sky is overcast.



BUILDING PERMITS



NEW HOME CONSTRUCTION ONLY

MONTH	2025	2026
JANUARY	6	2
FEBRUARY	7	3
MARCH	9	4
APRIL	2	2
MAY	0	14
JUNE	4	3
JULY	12	1
AUGUST	5	
SEPTEMBER	1	
OCTOBER	10	
NOVEMBER	3	
DECEMBER	6	
TOTAL	65	29

Capital Projects



New Downtown Parking Lot

Parks and Recreation

A serene park scene at dusk. In the foreground, a calm pond reflects the twilight sky, with a small fountain spraying water in the center. To the right, a paved path curves through a dense grove of tall, slender trees. In the background, a colorful playground with blue and red structures is visible on a grassy field. To the left, a parking lot with several cars is situated near some houses. The overall atmosphere is peaceful and quiet.



Calvin Farmer Park Historic Marker



Lions Field Lighting Upgrade



Calvin Farmer Park Pickleball and Basketball Court Renovations





**Calvin Farmer Park
Pavilion**

WATER AND SEWER OPERATIONS





CONCERNED ABOUT LEAD IN YOUR DRINKING WATER?

Sources of **LEAD** in Drinking Water



Copper Pipe with Lead Solder: Solder made or installed before 1986 contained high lead levels.



Faucets: Fixtures inside your home may contain lead.



Galvanized Pipe: Lead particles can attach to the surface of galvanized pipes. Over time, the particles enter your drinking water, causing elevated lead levels.



Lead Goose Neck: Goose necks and pigtails are short pipes that connect the lead service line to the main.



Lead Service Line: The service line is the pipe that runs from the water main to the home's internal plumbing. Lead service lines can be a major source of lead contamination in water.



WATER METER

MAIN WATER LINE





Grease Clogs in Sewer Mains





Back to
School



2026 QUALIFYING DATES

AUGUST 17-19



HISTORIC PAST



BRIGHT FUTURESM