



May 7th, 2026
WORK SESSION

Urban Camping Ordinance

(a) *Public property or places.* It shall be unlawful for any person to reside, sleep, or remain between the hours of 12 a.m. and 6 a.m. in or on any public place, including but not limited to city parks, plazas, sidewalks, streets, rights-of-way, and government property. Furthermore, it is unlawful to use any public place, including but not limited to city parks, plazas, sidewalks, streets, rights-of-way, and government property, for living accommodations purposes such as camping, or erecting tents or other objects providing shelter, except in areas specifically designated for such use or specifically authorized by permit.

(b) *Private property.* It shall be unlawful for anyone other than the owner, a leaseholder, or other rightful occupant to camp, sleep, reside, store personal property, or lie down outside on any private property without the owner's or leaseholder's permission.

This ordinance shall take effect on this _____ day of _____, 2026.

Dennis Nelson, Mayor

Discuss Second Reading
Urban Camping

WELL HEAD PROTECTION ORDINANCE



2nd Reading

DISCUSS SECOND READING OF UPDATES TO ALCOHOL ORDINANCE

PROPOSED OPEN
CONTAINER
CHANGES

REMOVES TOUCH A
TRUCK EVENT (NOT
INSIDE DISTRICT)

HOW WE MEASURE
DISTANCES
(COMMON ROUTE –
ROADS –
SIDEWALKS)

CLEANS UP LICENSES
FOR BUILDINGS NOT
YET BUILT

CLEANS UP
PROCEDURES FOR
LICENSE TRANSFER
(STAFF LEVEL)

REMOVES SURVEY
REQUIREMENT IN
FAVOR OF OUR GIS

CHANGES
RESIDENCE
REQUIREMENT TO
"STATE OF
GEORGIA"

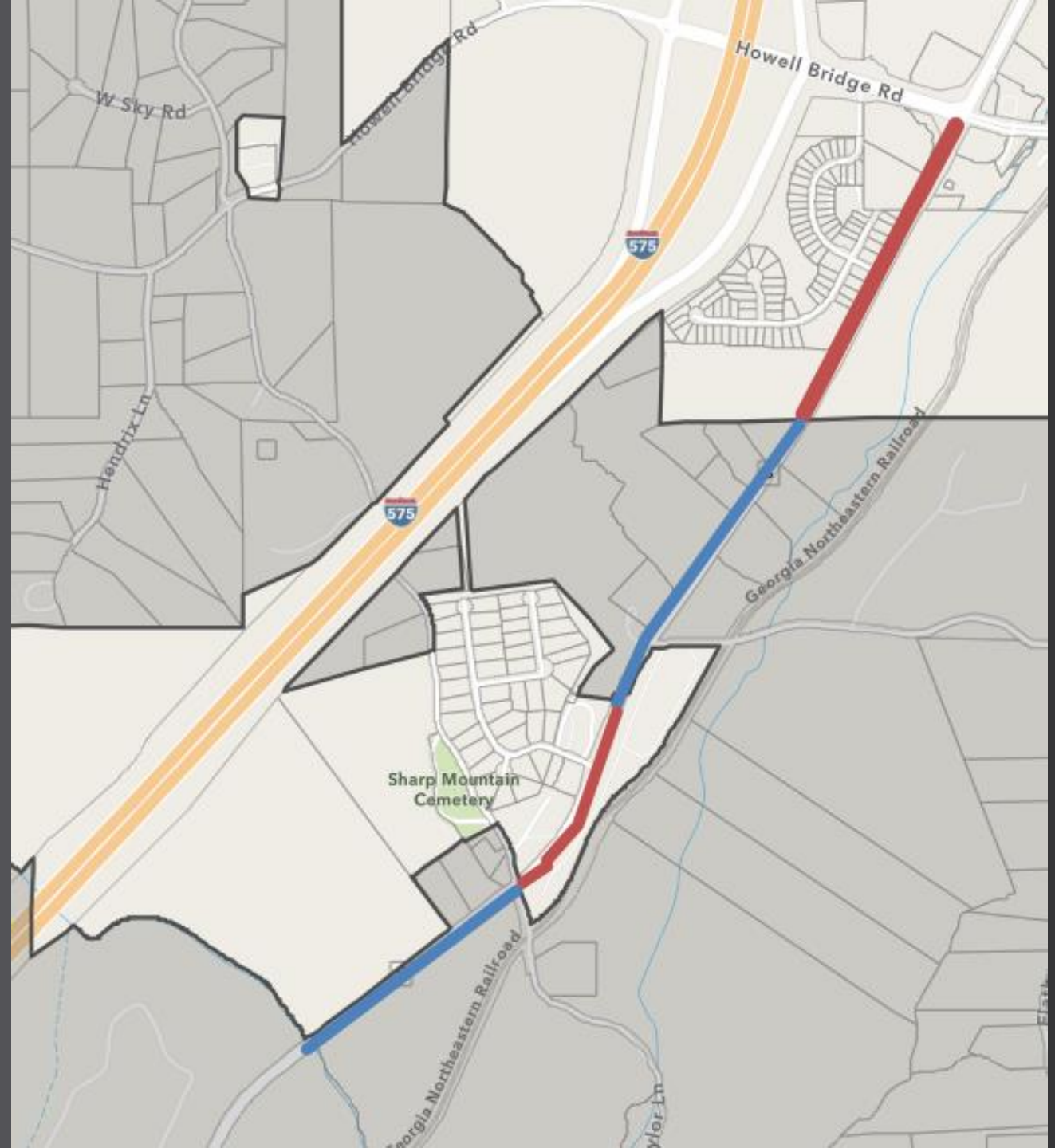
ADDS A FOOD SALE
REQUIREMENT ON
STANDARD LICENSE
CONSUMPTION ON
PREMISE

NEW BUSINESS

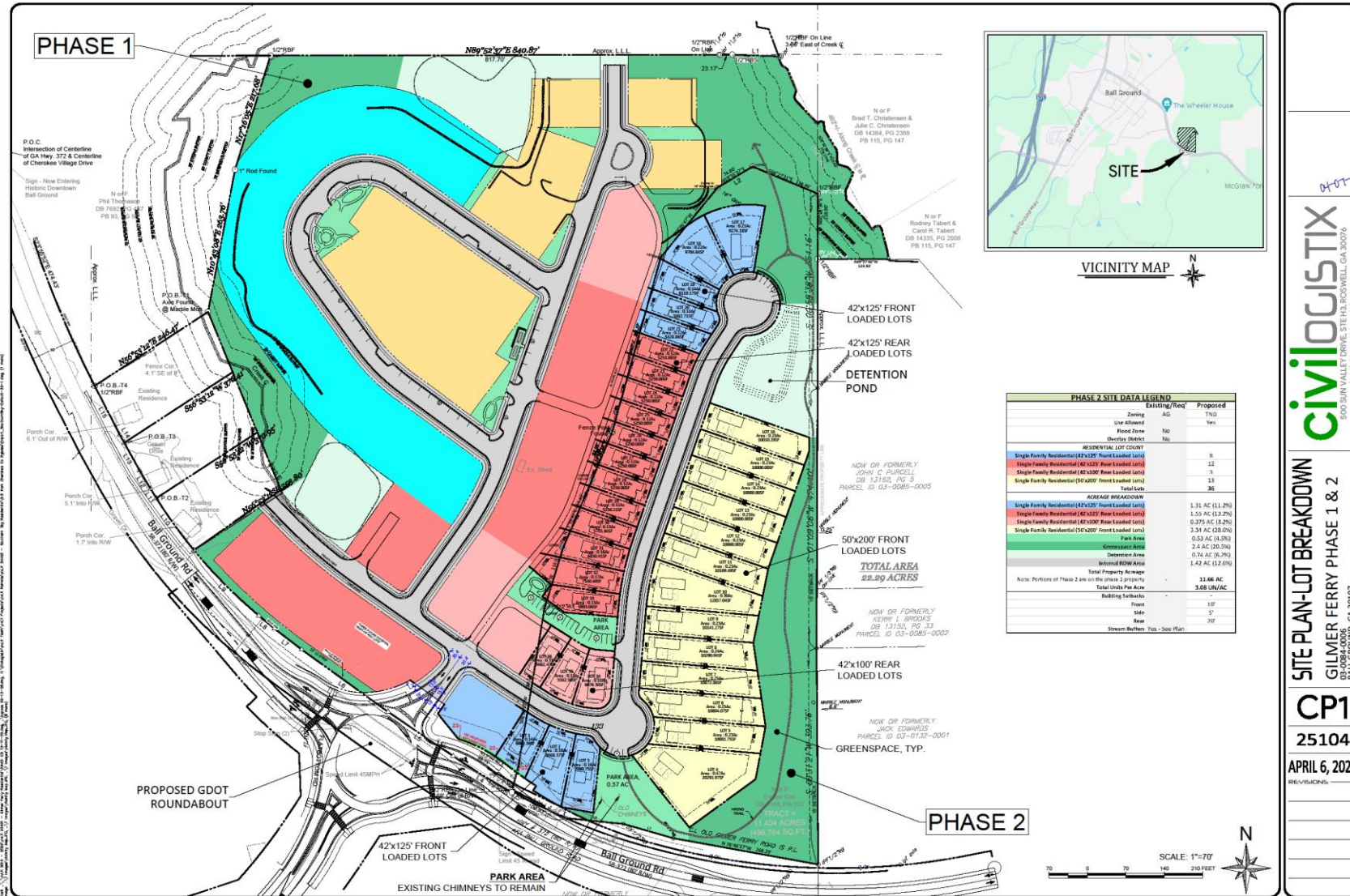
DISCUSS POSSIBLE MOU WITH CHEROKEE COUNTY – BG HWY

RED IS CITY ROAD

BLUE IS COUNTY ROAD



DISCUSS COX ANNEXATION & ZONING



DISCUSS PARKS PROJECTS AND IMPACT FEE EXPENDITURES

Item	Cost	From Proceeds	From Impact Fee	Funds Remaining	Status
Sale of Gymnasium	\$350,000			\$350,000	Completed
County Witholds for Paving Parking Lot		\$45,000		\$305,000	Completed (In-Kind - not cash)
Lights for Lions Field (MUSCO)	\$179,750	\$111,445	\$68,305	\$193,555	Materials Ordered
Pickle Ball Court Conversion / Bball Resurface	\$60,077	\$37,248	\$22,829	\$156,307	Notice to Proceed Issues
New Projects		From Proceeds	Impact Fee Funds	Remaining Funds	
Playground Expansion (Older Kids Climber)	\$35,000	\$21,700	\$13,300	\$134,607	Quote Received / Need to Meet
Pavilion	\$148,350	\$91,977	\$56,373	\$42,630	Quotes Received
Entrance to Calvin Farmer East		\$7,500		\$35,130	Scheduled May 1st
Gateway Monument Sign Trail Head		\$6,000		\$29,130	Planned May 8th
Charcoal Grills (4 each @ Pavillion)		\$1,500		\$27,630	Pending Approval
Brick Kneewall around Grills Area		\$8,000		\$19,630	Pending Approval
Anticipated Expenditure Total		\$ 330,370	\$160,807		
Park Impact Fees Available 4/23/2026			159,954.00		
One Building Permit Makes us Whole					

Sign Ordinance Adoption

Ball Ground Code of Ordinances Division 112

- New definitions such as "Area of Sign (copy area)" and clean-up of existing definitions
 - Application completion requirement of 30 days
 - Condense definitions of exempt signs
 - Allow up to 60 days for temporary signs in all zoning districts
-
- Public Hearing to be held on June 11th at 6PM

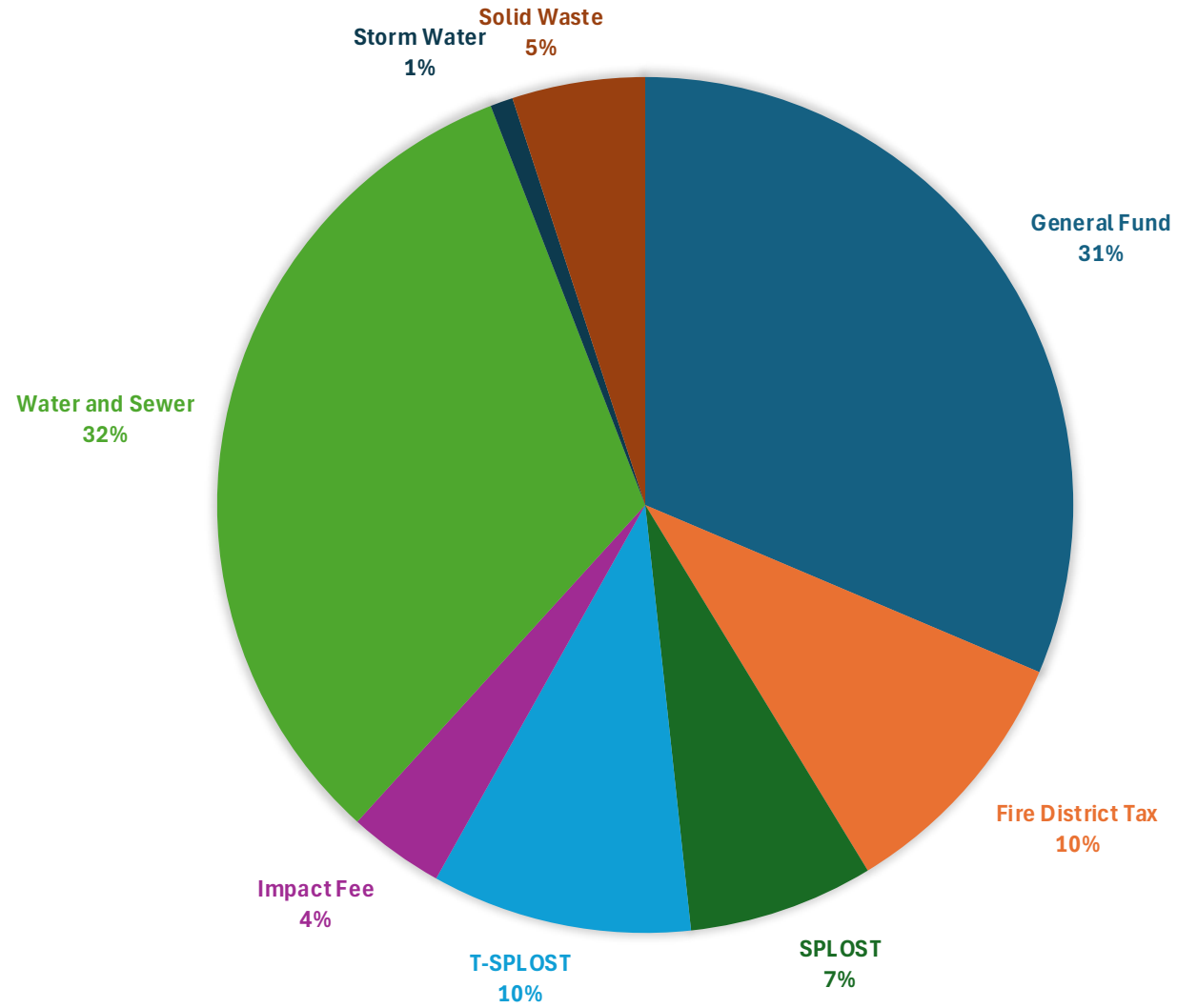
Budget	Proposed 2027	Adopted 2026	<u>Actual</u> 2025	Increase/ Decrease	Percentage
General Fund	\$2,813,305	\$2,433,567	\$2,454,985	\$379,738	13%
Fire District Tax	\$888,612	\$700,000	\$766,795	\$188,612	21%
SPLOST	\$627,000	\$579,000	\$583,145	\$43,855	7%
T-SPLOST	\$881,000			\$881,000	100%
Impact Fee	\$324,571	\$103,305	\$99,781	\$221,266	68%
Water and Sewer	\$2,902,900	\$2,624,800	\$2,200,213	\$278,100	10%
Storm Water	\$76,604	\$74,040	\$67,401	\$9,203	12%
Solid Waste	\$450,200	\$395,262	\$404,477	\$54,938	12%
Total	\$8,964,192	\$6,909,974	\$6,576,797	\$2,054,218	23%

Discuss FY27 Budget Adoption

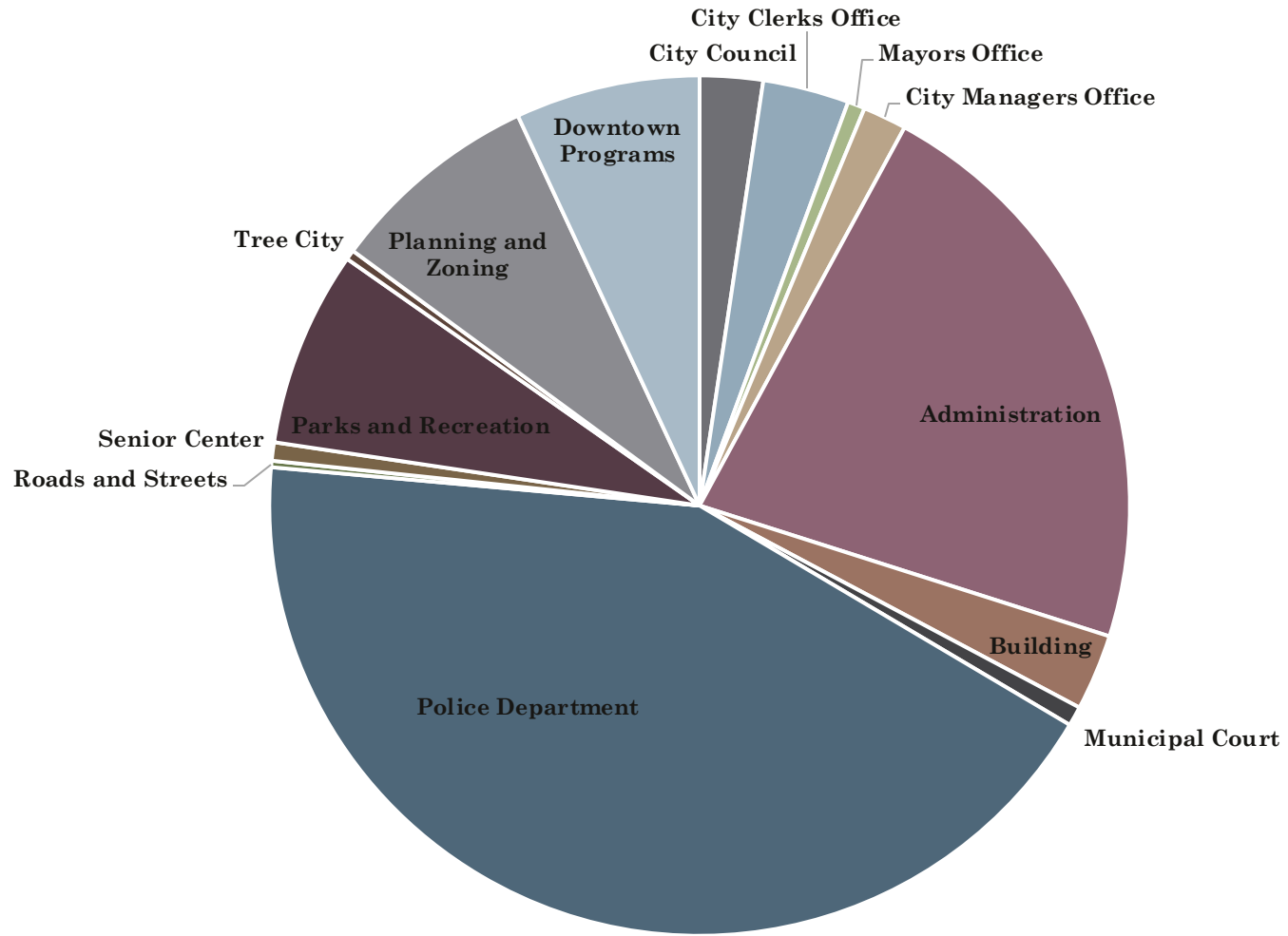
AUTHORIZED POSITIONS

POLICE	9
ADMIN	5
PLANNING/ZONING	2
DOWNTOWN	2
WATER/SEWER	6
UTILITY MANAGEMENT	1
VACANT (PD)	1
	26

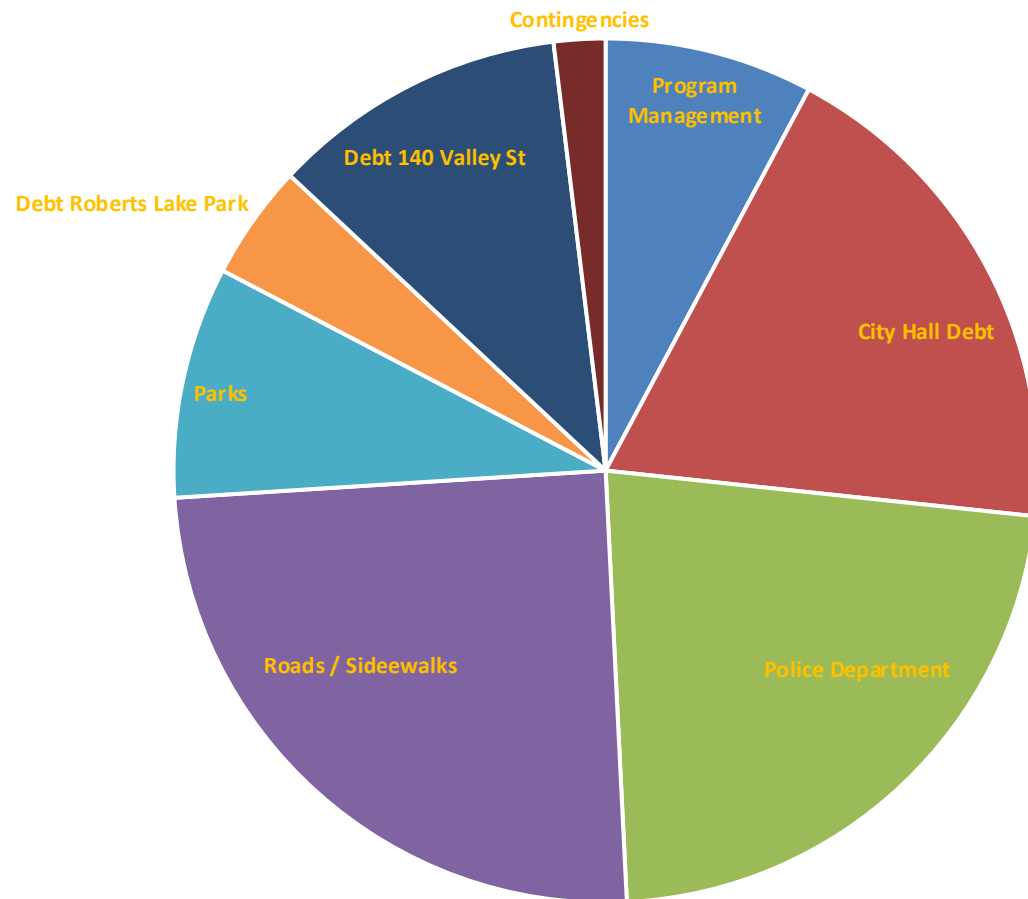
FUND ALLOCATIONS



General Fund Breakdown



SPLOST DISTRIBUTION





STAFF REPORTS



Police Activity & Information

Speed Camera Data

**SLOW DOWN
SCHOOL
ZONE**

Speed Report

N/B, 34.3322227, -84.3825246, Ball Ground ES, Ball Ground

From Violation Date: 03/01/2026 To Violation Date: 05/04/2026

Number of Violations

Date	6:35 AM to 7:35 AM	7:35 AM to 2:15 PM	2:15 PM to 3:15 PM	Total
03/25/2026			1	1
03/27/2026			4	4
03/30/2026			3	3
03/31/2026			2	2
04/03/2026			2	2
04/13/2026		1		1
04/14/2026	1		1	2
04/15/2026	1			1
04/16/2026	1		2	3
04/17/2026	2	1	2	5
04/20/2026		1	1	2
04/21/2026			3	3
04/22/2026		1	1	2
04/23/2026	1			1
04/24/2026			2	2
04/27/2026	1			1
04/30/2026	1			1
Total	8	4	24	36

Speed Statistics

Date	Average Speed	Mean Speed	Highest Speed
03/25/2026	38	38	38
03/27/2026	38	37	39
03/30/2026	38	38	39
03/31/2026	38	38	38
04/03/2026	38	38	38
04/13/2026	48	48	48
04/14/2026	44	45	45

Speed Report

04/15/2026	38	38	38
04/16/2026	39	39	40
04/17/2026	40	38	49
04/20/2026	46	48	48
04/21/2026	40	38	46
04/22/2026	45	47	47
04/23/2026	44	44	44
04/24/2026	39	40	40
04/27/2026	37	37	37
04/30/2026	42	42	42

Speed Report

S/B, 34.331333, -84.383833, Ball Ground ES, Ball Ground
 From Violation Date: 03/01/2026 To Violation Date: 05/04/2026

Number of Violations

Date	6:35 AM to 7:35 AM	7:35 AM to 2:15 PM	2:15 PM to 3:15 PM	3:15 PM to 4:15 PM	Total
03/23/2026	6	3	2		11
03/24/2026	18		24	1	43
03/25/2026	2	1	19		22
03/26/2026	1	1	23		25
03/27/2026	2	3	26		31
03/30/2026		2	14	2	18
03/31/2026	19	3	11		33
04/01/2026	11		13		24
04/02/2026	13	2	18		33
04/03/2026	9	2	21		32
04/13/2026	11	1	10	1	23
04/14/2026	7	2	19		28
04/15/2026	9	2	10		21
04/16/2026	8	5	13		26
04/17/2026	10	3	16		29
04/20/2026	10	2	14		26
04/21/2026	8	2	14		24
04/22/2026	12		14	2	28
04/23/2026	8	7	8		23
04/24/2026	6	3	12		21
04/27/2026	5	1	5		11
04/28/2026	2	1	6		9
04/29/2026	2		10	1	13
04/30/2026	1	2	3		6
Total	180	48	325	7	560

Speed Statistics

Date	Average Speed	Mean Speed	Highest Speed
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Speed Report

03/23/2026	41	37	47
03/24/2026	39	38	47
03/25/2026	40	37	51
03/26/2026	40	37	47
03/27/2026	41	38	53
03/30/2026	42	38	52
03/31/2026	40	38	49
04/01/2026	39	37	43
04/02/2026	39	37	47
04/03/2026	40	37	48
04/13/2026	40	38	51
04/14/2026	40	37	49
04/15/2026	40	38	49
04/16/2026	40	37	48
04/17/2026	40	38	49
04/20/2026	39	37	48
04/21/2026	39	37	47
04/22/2026	40	38	51
04/23/2026	42	37	54
04/24/2026	41	38	49
04/27/2026	40	37	47
04/28/2026	41	38	54
04/29/2026	41	38	48
04/30/2026	42	38	50

Police Review	0
1st Notice	0
2nd Notice	0
Final Notice	0
Affidavit	0
Court Hearing	0
Final Court Order	0
Warning	569
Paid	0
Paid RH	0
Registration Hold	0
Registration Hold Eligible	0
Registration Hold Submitted	0
Collections Agency	0
Collections Agency Eligible	0
Print 1st Notice	0
Print 2nd Notice	0
Print Final Notice	0
Print Notice of Dismissal	0
Print Hearing Notification Letter	0
Print Hearing Order	0
Print Registration Stop	0
Print Warning	0
Print Administrative Hearing Notification Letter	0
Dismissed	4

April 2026

Calls for service (25)

- Domestic Dispute(s)
- Entering Auto
- Noise complaints
- Suspicious activity
- Welfare check(s) elderly
- Wanted person

Rules of the road

- 78 traffic stops: 39 & 39
- 18 Speed related 91/70 39/25
- 11 accidents – 3 following to close – 4 improper backing
- 4 of 11 accidents on I-575
- BBQ & Brews –
- Guardians of Juke Box
- Plant Sale



Community Development Updates

SUBDIVISION	TYPE	APPROVED UNITS	PERMITTED	REMAINING	% PERMITTED
Malones Pond	Single Family Detached	66	34	32	52%
Marble Tree	Single Family Detached	88	45	43	51%
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	3	136	1%
1882 at Old Canton	Single Family Detached	17	10	7	59%

Malone's Pond

- Single Family Detached
- Zoned CC-R
- 66 units
- 52% permitted (34)





Marble Tree

- Single Family Detached
- Zoned TND
- 88 units
- 51% permitted (45)



Valley Park

- Townhomes
- Zoned TND
- 27 units
- 41% permitted (11)





Ball Ground Brook

- Townhomes
- Zoned TND
- 43 units
- Recently paved roadways



The Ridge at Farmers Crossing

- Single Family Detached
- Zoned CC-R
- 13 units
- 38% permitted (5)



Heritage at Farmers Crossing

- Townhomes
- Zoned CC-T
- 17 units
- 100% permitted

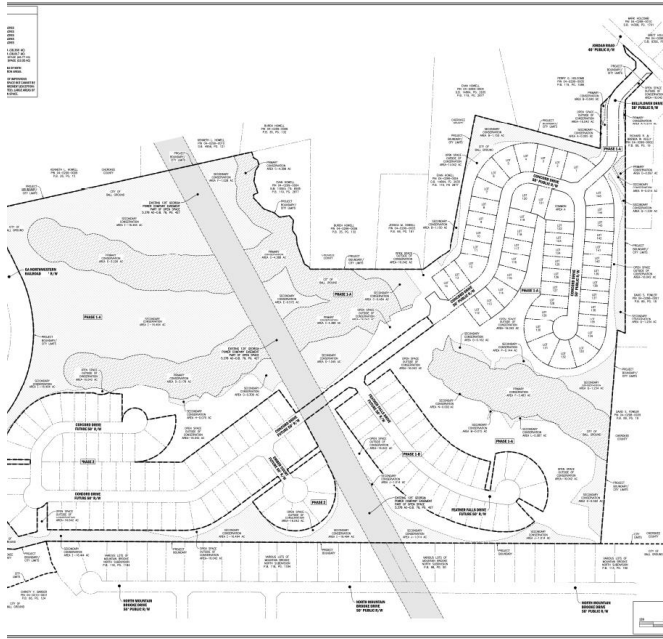


SECTION "RF201" RUSTIC FARMHOUSE



Pulte Homes – Bleckley Station

- Single Family Detached
- Zoned R-30
- 139 Units
- 1% permitted (3)
- Phase 1B Plat recently approved (33 Lots)



1882 at Old Canton

- Single Family Detached
- Zoned CC-T
- 17 units
- 59% permitted (10)





367

Approved
Units Under
Construction

125

Units
Permitted

242

Permits
Remaining

New Development Summary

Other Updates and Future Projects

- Ball Ground Mosaic under construction again.
- Sidewalk Inventory completed. Gaps now being analyzed.
- No Thru Truck application deployed on City's GIS page.
- Trail Mapping completed. New website showcasing Roberts Lake Trail to be deployed by June.



City Managers Report



BUILDING PERMITS



NEW HOME CONSTRUCTION ONLY

MONTH	2025	2026
JANUARY	6	2
FEBRUARY	7	3
MARCH	9	4
APRIL	2	2
MAY	0	
JUNE	4	
JULY	12	
AUGUST	5	
SEPTEMBER	1	
OCTOBER	10	
NOVEMBER	3	
DECEMBER	6	
		(13)
TOTAL	65	11

ACCOUNT BALANCES – END OF MARCH 2026

▶ General Fund:	\$ 2,008,673
▶ SPLOST:	\$ 190,276
▶ FIRE	\$ 866,831
▶ Impact Fees:	\$ 245,588
▶ Utilities:	\$ 1,102,976
▶ Total:	\$ 4,414,344
▶ April will be emailed when available	

MARCH 2026

Revenue/Expense

Fund	FEBRUARY Revenue	FEBRUARY Expense	YTD Revenue	YTD Expense
General Fund	\$337,560	\$224,298	\$2,319,509	\$1,690,533
SPLOST	\$184,922	\$37,483	\$541,985	\$510,961
Utilities	\$187,275	\$227,666	\$1,990,355	\$1,694,461
Impact Fee	\$9,228	0	\$133,569	15
Totals	\$718,985	\$489,447	\$4,985,418	\$3,895,970

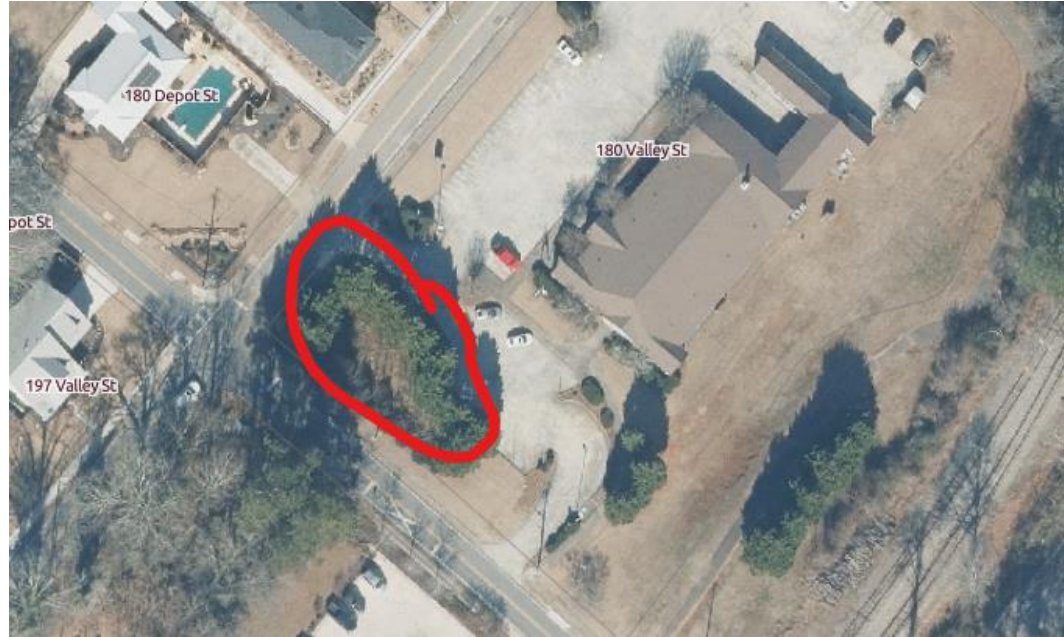
With work session on the 2nd, March end of month is not yet available

STORM WATER DETENTION

CITY HALL PROTECTION

VALLEY/DEPOT INTERSECTION PROTECTION

WATER/SEWER LINE PROTECTION



CURRENT SITUATION

TOTAL POND FAILURE







CURRENT SITUATION

Proposed Parking – Additional Detention Required

DRAINAGE BASIN

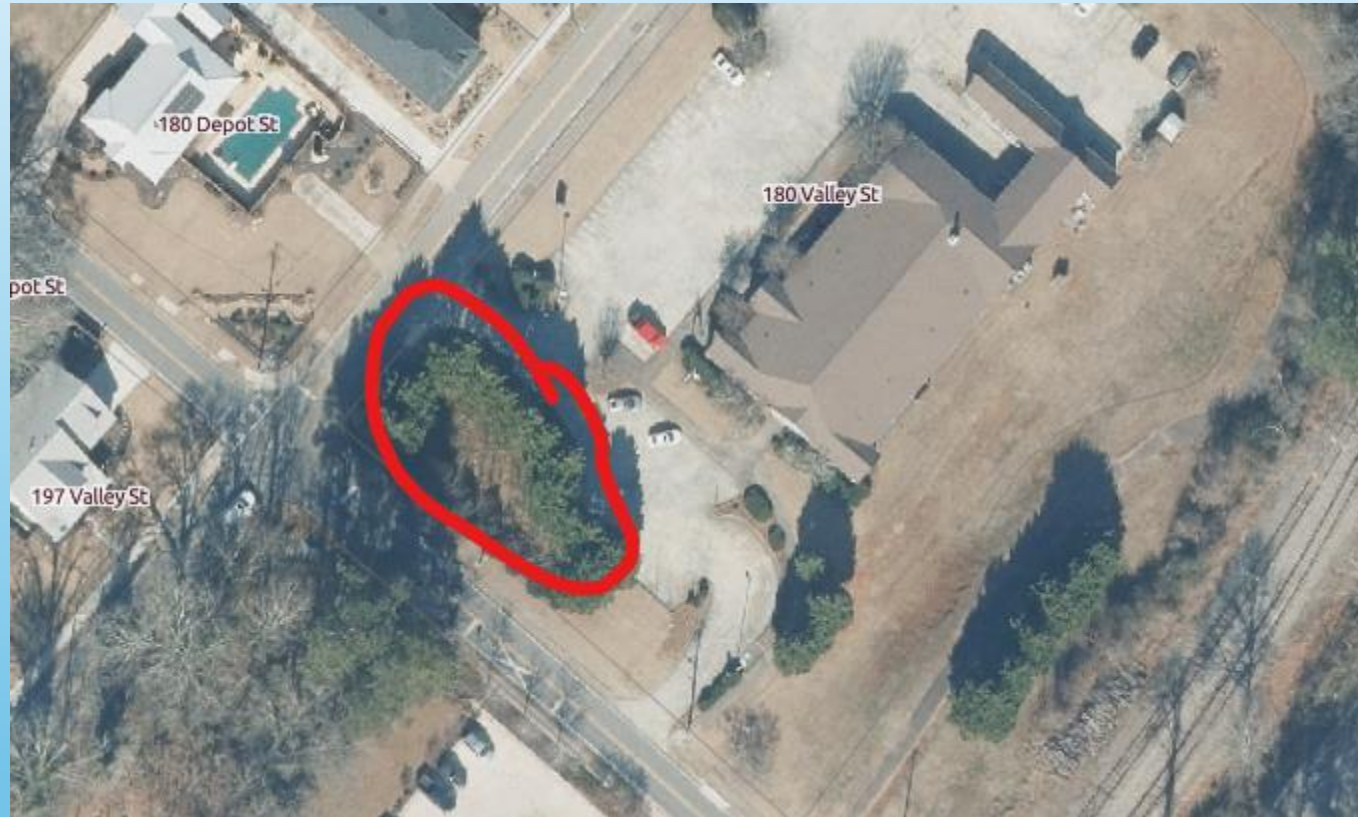


REPLACE STORM DRAIN UNDER VALLEY ST



Est. \$65,000

OBTAIN COURT ORDER – REPAIR PO POND



Est \$30,000 – Eventual Reimbursement

INTENDED COURSE OF ACTION

REPLACE STORM DRAIN ACROSS VALLEY –
MUCK DITCH

REPLACE STORM DRAIN FROM DITCH TO
POST OFFICE CATCH BASIN

CONSTRUCT DETENTION POND

ATTACH DETENTION POND TO NEW STORM
DRAIN TO POST OFFICE CATCH BASIN

PAVE VALLEY ST (SCHEDULED FOR 3RD
WEEK OF MAY/1ST WEEK OF JUNE

PLAN FOR PAYMENT

STORM DRAIN REPLACEMENT ACROSS
VALLEY AND RESURFACING VALLEY (T-
SPLOST)

DETENTION POND (STORM WATER -
MIGHT HAVE TO BORROW \$10,000
FROM GF)

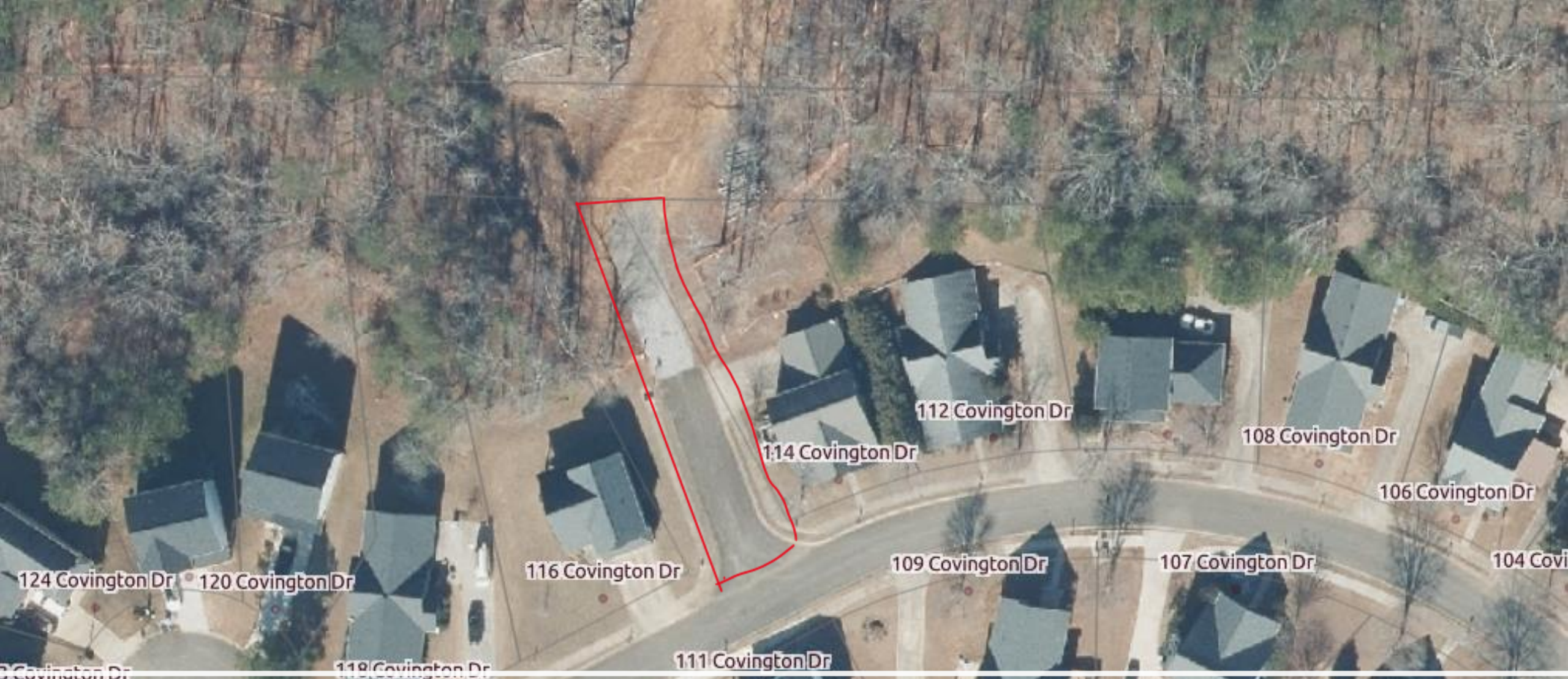
REPAIRS TO POST OFFICE POND
(GENERAL FUND RESERVES- EVENTUAL
REIMBURSEMENT FROM LIVING
TRUST/ESTATE) – CANNOT EXECUTE
UNTIL COURT ORDER RECEIVED

FUTURE DETERMINATIONS NEEDED (NOT TONIGHT)

DOES THE HOUSE GO OR
STAY?

\$53,000 IN REMAINING
FUNDS – HOW TO ALLOCATE

- 20 CAR PARKING AREA?
- HOUSE REMOVAL AND SOME PARKING?
- HOUSE REPAIRS?



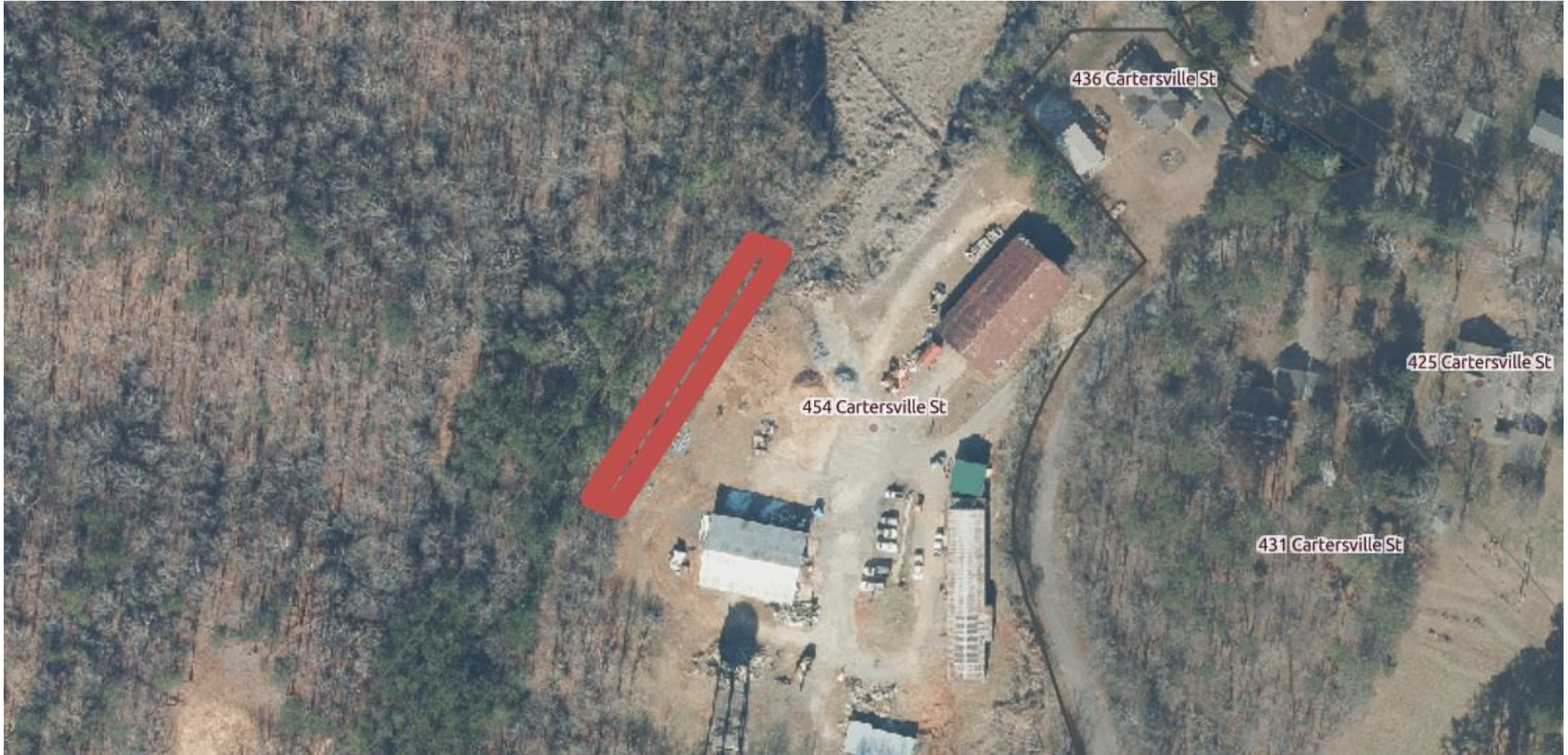
OLDE MILL PHASE 3 ACCESS - LAND USE



TERMS

- **DEVELOPER CLEARS PROPERTY**
- **DEVELOPER INSTALLS FENCE ON PROPERTY LINE AFTER FILLING**
- **DEVELOPER REPLANTS NEW FILLS SLOPE AS A BUFFER**
- **DEVELOPER PAYS CITY \$40,000 FOR PLACING FILL ON CITY PROPERTY (CHECK RECEIVED NOT DEPOSITED)**
- **\$40,000 USED TO IMPROVE SECURITY AT PUBLIC WORKS**

FILL DIRT ON CITY PROPERTY



DOWNTOWN PARKING POTENTIAL NEW LEASE



TERMS IN NEGOTIATION

- CITY INSTALLS CURBING ALONG BUILDING TO PROTECT BUILDING
- CITY INSTALLS NEW ASPHALT PARKING SURFACE
- CITY EXPANDS LEASE TO STORAGE CONTAINER AND ROCK AREA AFTER RENOVATIONS OF EXISTING BUILDING
- CITY CARRIES ADDITIONAL INSURANCE
- CITY ABSORBS COST IN EXCHANGE FOR FIVE YEARS FULL ACCESS WITH NO MONTHLY LEASE PAYMENT
- OWNER HAS OPT OUT AT ANY TIME BUT HAS TO REIMBURSE CITY ON A 60 MONTH AMORTIZATION
- SPLOST ELIGIBLE ON 5 YEAR DEPRECIATION SCHEDULE

HISTORIC PAST



BRIGHT FUTURESM