

September 3, 2026

WORK SESSION

NEW BUSINESS

Alcohol License Application

On Premises Consumption for Beer, Wine, and Distilled Spirits

- **Location:** 235 Gilmer Ferry Road
- **Applicant:** IEH Ball Ground LLC | DBA The Butcher and Bottle

The Butcher and Bottle

STEAK • SEAFOOD • SPIRITS

HISTORIC BALL GROUND

BGA

1883

LIVE • GATHER • DINE

Sunshine Life

Home ~ Garden ~ Gifts











BARREL HOUSE COFFEE CO



JW COLLECTION

JW COLLECTION
LUXURY HOMES 1-9



JW COLLECTION

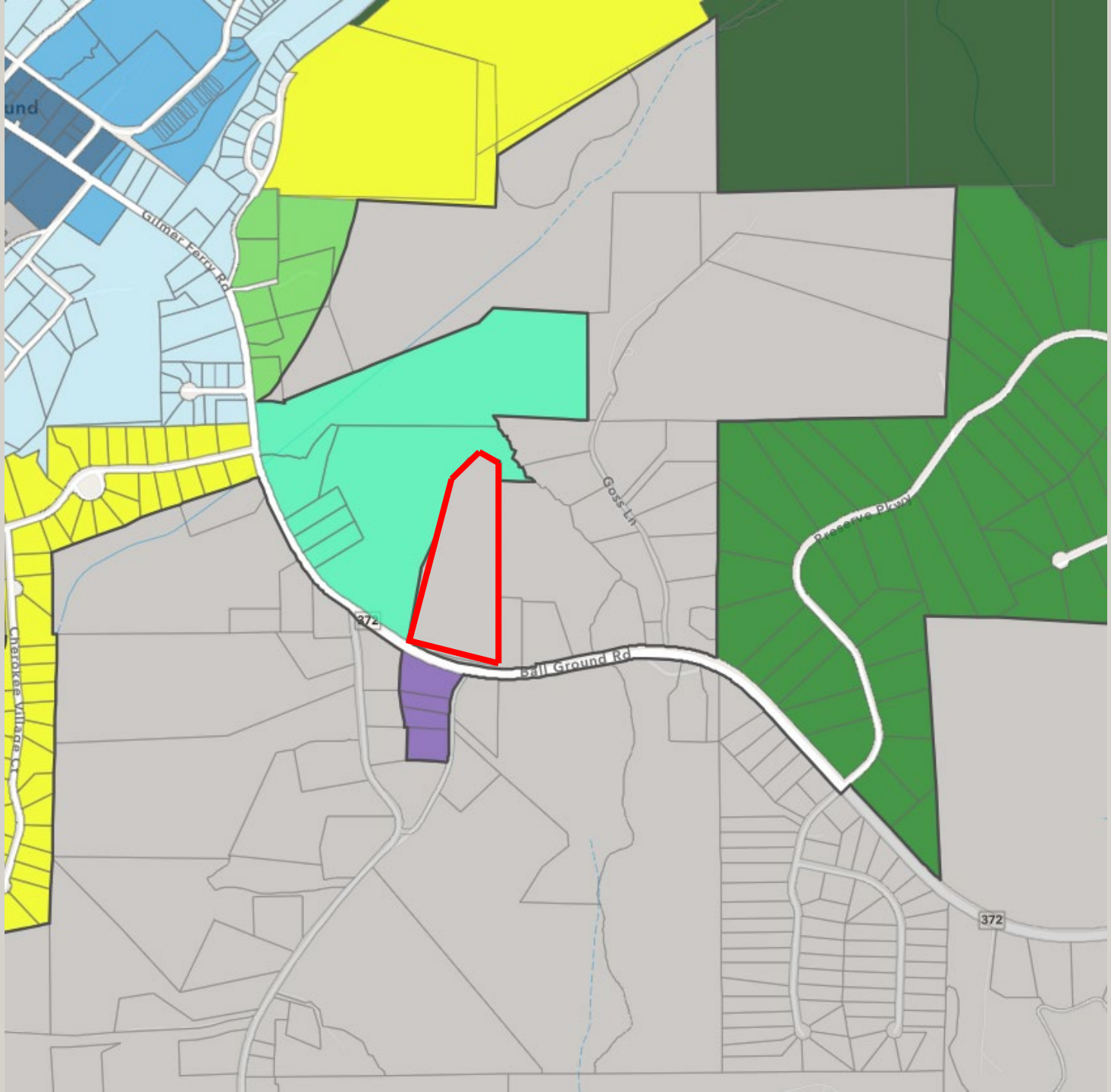
LIVE WORK LUXURY
TOWN HOMES LW1-LW4



LIVE • GATHER • DINE ✦ HISTORIC BALL GROUND, GEORGIA

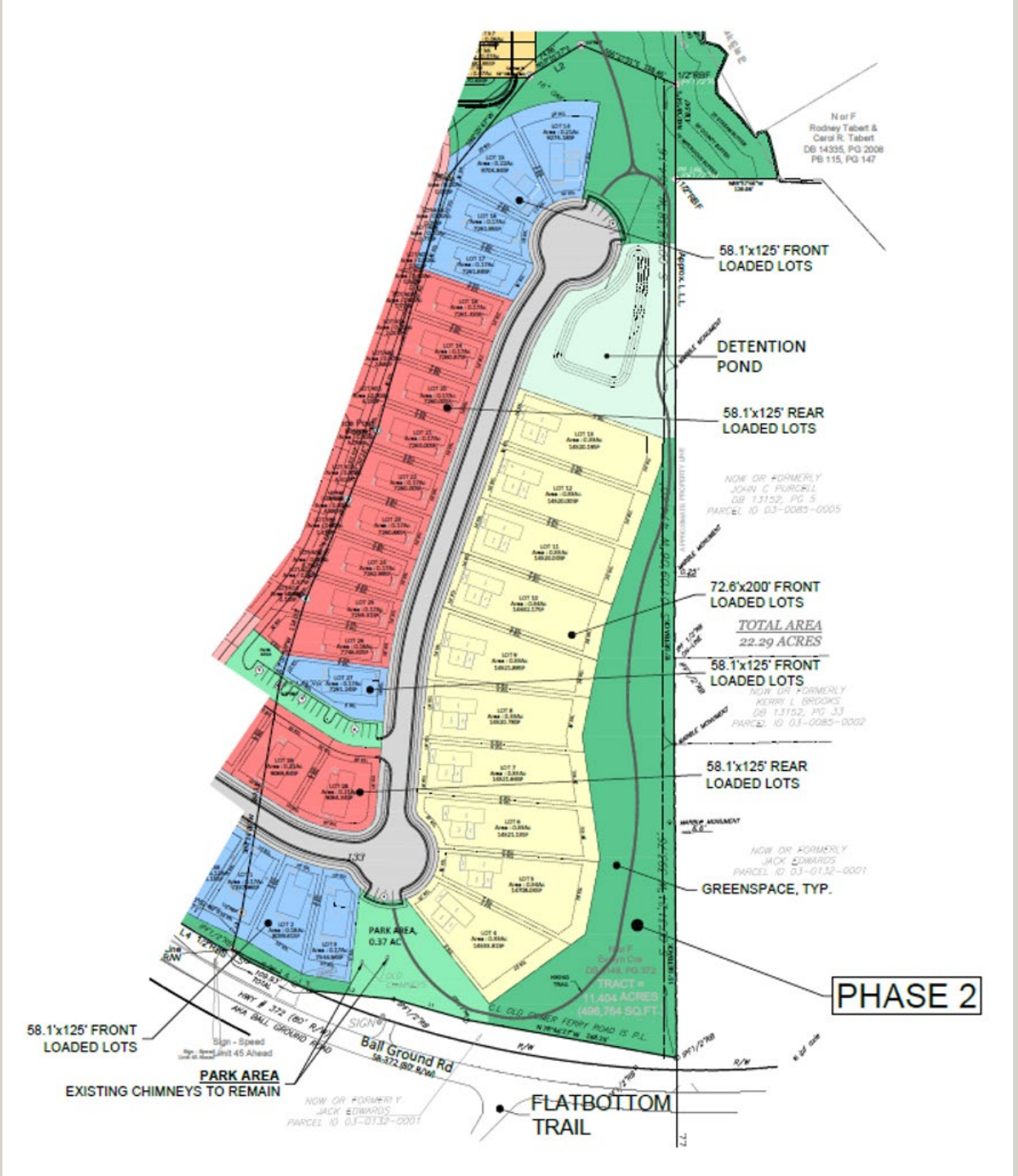
Annexation Case #2025-A-05

- **0 Ball Ground Road**
  - 11.45 acres
  - Proposed 29 Lot SFR Detached Subdivision (Gilmer Ferry Phase II)
  - Connects internally to Gilmer Ferry Phase I (previously rezoned)
  - Currently Zoned R-40
  - Requesting Traditional Neighborhood Development (TND)
  - Concurrent Variances for:
    - Rear Loaded Garages (37.9%), 80% required
    - Side Setbacks (5'), 10' required


Gilmer Ferry Rd
Goss Ln
Preserve Blvd
372
Ball Ground Rd
Cherokee Village Ct
372



Revised Site Plan submitted 8/20/26



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

Staff Recommended Conditions (if approved)

1. Developer shall develop the property in substantial conformity to the site plan submitted August 20, 2026, 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 twenty-nine (29) 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 eleven (11) homes shall be constructed with rear-loaded garages as depicted on the site plan, representing approximately 37.9% of the total lots.

b. 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.

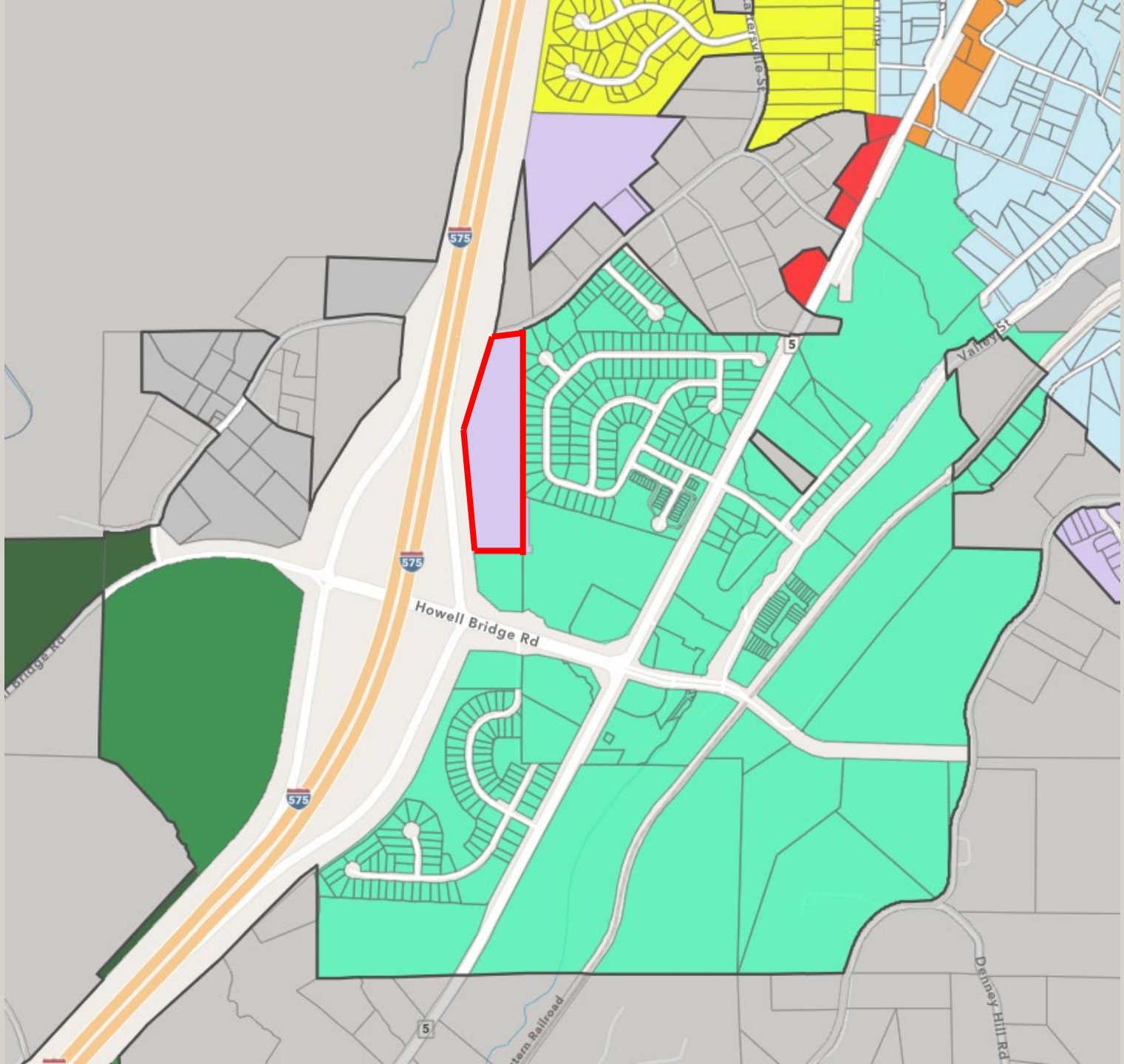
19. The developer shall construct a six-foot (6') wide sidewalk along the entire southern boundary of the subject property. This sidewalk shall tie into and align with the sidewalk previously approved and constructed as part of Gilmer Ferry Phase 1. The sidewalk shall be completed in accordance with City standards and shown on all site development plans.

Rezoning Case #2025-R-05

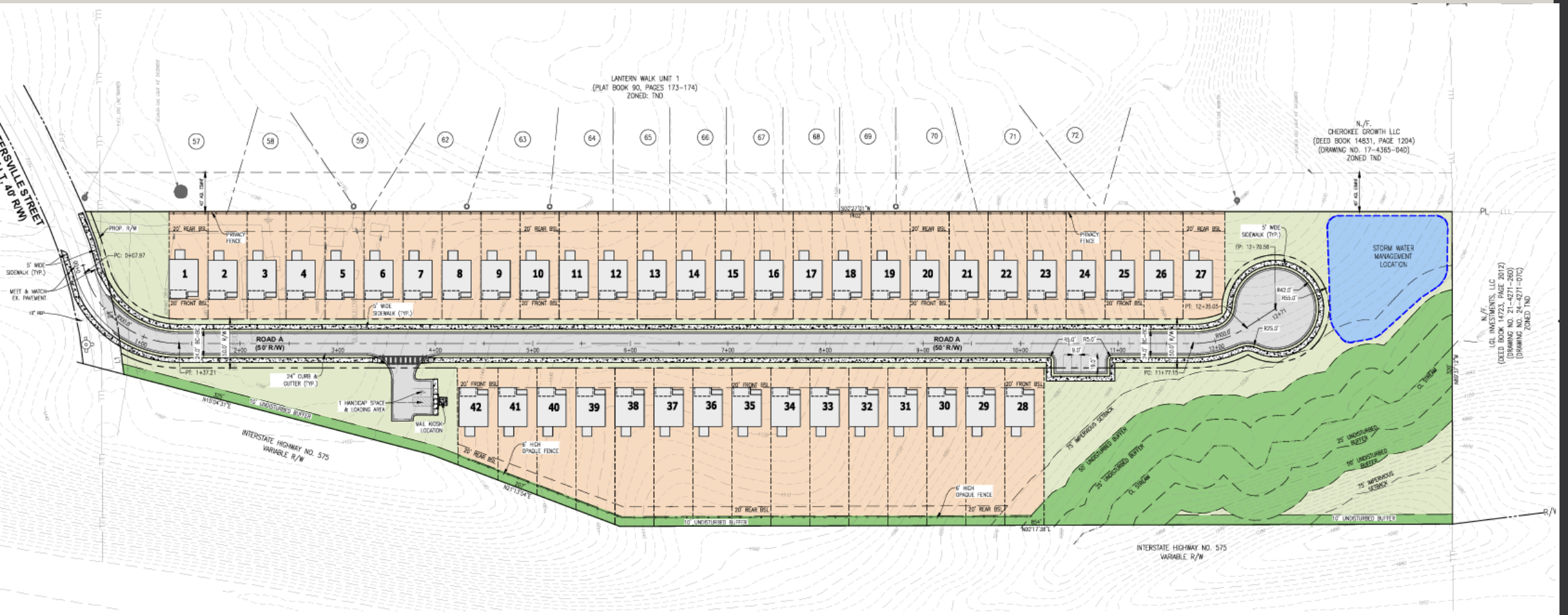
- Concurrent request with 2025-A-05

Change in Conditions Request #2026-V-01

- 1065 Cartersville Street
  - 9.12 acres
  - Proposed 42 Lot SFR Detached Subdivision
  - Currently Zoned RZL (Residential Zero Lot Line)
  - Requesting Change in Conditions from Case #2024-R-03
    - Changes to conditions 1, 2, 4, & 8


575
5
Howell Bridge Rd
Valley St
Denney Hill Rd





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	49.01'	N83°09'51"E
L2	43.10'	N78°16'27"E

Change in Conditions Case #2026-V-01

Note: Changes to existing ordinance in red.

Staff Recommended Conditions (if approved)

1. Developer shall develop the property according to the site plan that was prepared by Greyden Engineering dated August 10, 2026 and submitted as part of this application, 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. Developer shall not develop/construct more than 42 new single family residential for sale units across the entire site.

3. The development may not be "build-to-rent."

4. Deleted.

5. 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.

6. 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.

Change in Conditions Case #2026-V-01

Staff Recommended Conditions (if approved)

7. The developer shall provide a five (5') foot wide sidewalk on each side of the new, internal roadway and a five (5') foot wide sidewalk within the public right-of-way of Cartersville Street extending to and tying with the existing sidewalk at 991 Cartersville Street. These sidewalks must be completed prior to the City's acceptance of infrastructure. If staff determines that the sidewalk connection to 991 Cartersville Street is infeasible due to matters related to stormwater or matters related to obtaining property or easements, the developer can pay into the City's sidewalk fund.

8. Privacy fencing shall be installed behind units 1-27 to buffer the adjacent, existing homes. Fencing shall be no less than 6' in height and no greater than 8' in height. Fencing shall be constructed of solid wood, shall be fully opaque without gaps between boards, shall not feature barbed wire or chain link, shall be fixed to the ground with 4" x 4" wooden posts set in concrete. Fencing shall be installed prior to the issuance of any building permits for lot 1 - 27.

9. 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.

Change in Conditions Case #2026-V-01

Staff Recommended Conditions (if approved)

10. 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 ten (10%) percent.

11. The applicant shall obtain curb cut permit from Cherokee County, the jurisdiction with authority on this segment of roadway.

12. 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.

13. Signage at the entrance point shall be ground based, monument style. The entrance areas shall be landscaped, maintained, and themed to the architecture and style of the community. City staff will review and approve all signage in accordance with Division 112 of the Ball Ground Code of Ordinances.

Change in Conditions Case #2026-V-01

Staff Recommended Conditions (if approved)

14. Developer shall activate greenspace by constructing nature trails, installing bench seating, and providing wayfinding signage. to be reviewed and approved by staff during the plan review stage. Greenspace activation must be completed prior to the final certificate of occupancy.

15. 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.

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 the 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.

Change in Conditions Case #2026-V-01

Staff Recommended Conditions (if approved)

18. The developer must provide at least 5 guest parking spaces no smaller than 9' by 18' at the northern end/Cartersville Street side of the development and at least 5 guest parking spaces no smaller than 9' by 18' near the southern end of the development. These guest spaces shall be provided in addition to any parking spaces or drop-off/pick up areas related to the mail kiosk. All guest parking spaces shall be installed prior to the first certificate of occupancy.

19. 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.

20. The developer shall contribute $1000 per lot to Cherokee County, GA government for future improvements to Cartersville Street as identified in the February 27, 2025 "In-House Concept Memo for Cartersville Street Maintenance and Safety Improvements." Contribution shall be made in full prior to the first issuance of a building permit.

21. As requested by the Cherokee County School System, developer/owner shall provide a mitigation fee of $600 per lot, to be submitted prior to issuance of each building permit.

Cloudpermit Contract Agreement

- Requesting approval of the contract agreement with Cloudpermit
- Staff has evaluated several vendors, Cloudpermit was determined to be the most responsible and responsive
- Contract is for 1 year
- Contract cost is $10,100, including setup and license fees.
  - Budget line item is for $15,000

Cloudpermit
United States

Cloudpermit Contract Agreement

What is Cloudpermit?

- Online system for permits, licenses, and zoning
- Apply, pay, inspect, and approve in one place
- Portal to view applications, status, and documents

Why do we need this?

- Currently using a pen and paper method
  - Unsustainable method as a city grows
- Centralized location for ease of access by applicants and staff
- Frees up staff time to more efficiently process applications

Cloudpermit

United States

Cloudpermit Contract Agreement

Step 1
Build Software

Staff works with vendor to tailor system to our needs

Step 2
Implementation

Staff starts using system to process applications

Step 3
Transition

Applicants use system to apply

Timeline to be provided once established with vendor

Cloudpermit
United States

Cloudpermit Contract Agreement

Staff will still be here to answer questions, assist with applications, and process payments in-person during the transition period.

For those needing assistance or without a computer, we will still have the ability to take paper applications and in-person payments.

Cloudpermit

United States

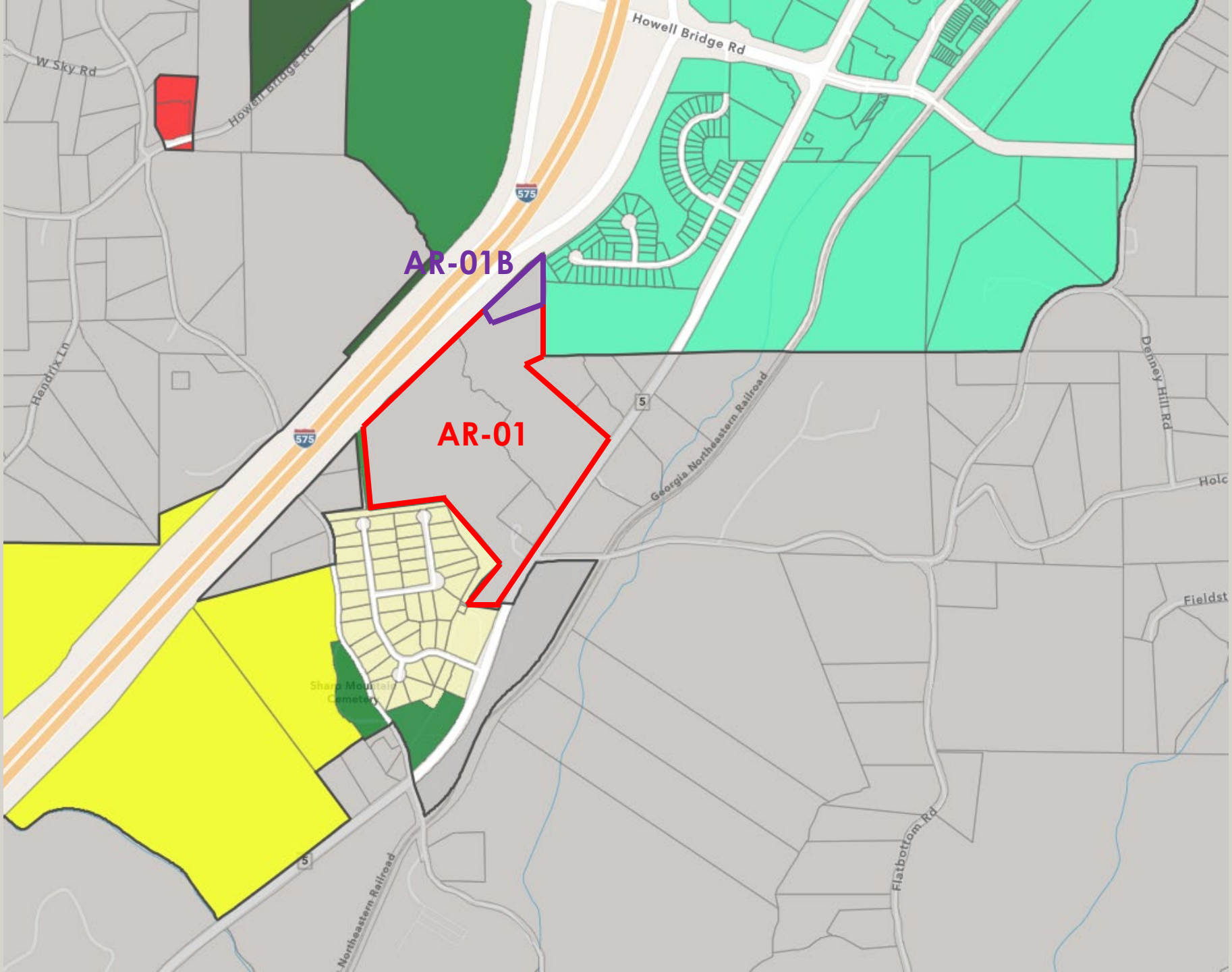
Annexation and Rezoning Case #2026-AR-01 & 01B

2026-AR-01

- 0, 7381, and 7583 Ball Ground Highway
  - 40.26 acres
  - Proposed 160,000 square feet of industrial/warehouse space
  - Currently Zoned Estate Residential (R-80, County)
  - Requesting Light Industrial (LI, City)

2026-AR-01B

- 1583 Ball Ground Highway
  - 2.00 acres
  - No proposed change (GA Power Line and easement)
  - Currently Zoned Estate Residential (R-80, County)
  - Requesting Light Industrial (LI, City)


AR-01B
AR-01
Howell Bridge Rd
W Sky Rd
Howell Bridge Rd
Hendrix Ln
575
575
5
Georgia Northeastern Railroad
Denney Hill Rd
Fieldst
Flatbottom Rd
5
Northeastern Railroad


AR-01B
AR-01



VICINITY MAP - N.T.S.

N/F
C TAYLOR
ZONED R-80

N/F
ROGER D BAILEY
TIN: 03N01 077
PIN: 03-0211-0003
ZONED R-80

N/F
C G TAYLOR
ZONED R-80

N/F
7595 BALL GROUND HWY LLC
TIN: 03N01 078
PIN: 03-0211-0004
ZONED R-80

N/F
LDS FARMS LLC
TIN: 03N01 048
03N01 048A
03N01 049
PIN: 03-0149-0002
03-0212-0002
03-0211-0009

N/F
J STEPHAN
TIN: 03N01 047
PIN: 03-0213-0004
ZONED: R-80

SAGE HILL SUBDIVISION
PB110 PG45
ZONED: R-15

PROPOSED STORMWATER FACILITY

PROPOSED ASPHALT

EXISTING STRUCTURES

BUILDING A
80,600 SF
ANTICIPATED USE: U

BUILDING B
80,600 SF
ANTICIPATED USE: U

12' INGRESS/EGRESS EASEMENT

75' TECH RIDGE BUFFER

50' ZONING BUFFER

25' SBSL

LANDSCAPE BUFFER

BALL GROUND HWY (150' ROW) A.K.A. SR 5

NORTHRIDGE ROAD

L.L 212

L.L 221

24 HOUR CONTACT:
JOHN LOYD
770.868.7591

80 40 0 80 160
(IN FEET)
1 inch = 80 ft.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

EXISTING INFORMATION IS BASED ON GIS. PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

Annexation and Rezoning Case #2026-AR-01 & 01B

AR-01 Staff Recommended Conditions (if approved)

1. The development shall substantially conform to the site plan (Exhibit B) prepared by Crestline Engineering and dated May 6, 2026, with revisions required by conditions of approval and the Zoning Ordinance as reviewed and approved by the Community Development Director.

2. Any loading docks shall be to the side or rear of the primary structures and not visible from the road.

3. Gravel areas, if provided, shall be confined by landscaping timbers, concrete curbing, masonry walls, or other materials, as reviewed and approved by the Community Development Director.

4. Dumpster enclosures shall be provided and shall be finished in brick or stone matching the primary structures. Enclosure gates shall be opaque and finished with wood or metal, subject to review and approval by the Community Development Director. Dumpsters shall be provided to the side or rear of the primary structures and not visible from the road.

5. One access point shall be permitted onto Ball Ground Highway and shall feature a deceleration lane designed in accordance with best practices for the roadway capacity and speed for Ball Ground Highway. Said access point shall be aligned with the existing intersection at Northridge Road.

Annexation and Rezoning Case #2026-AR-01 & 01B

AR-01 Staff Recommended Conditions (if approved)

6. The applicant shall work with the city to determine intersection improvements at the intersection with Northridge Road, including, but not limited to, roadway widening, the provision of protected left turn lanes, and alignments, subject to review and approval by the City's transportation engineering review.

7. Driveways shall be constructed at a minimum width of 24 feet as measured from back-of-curb with sufficient turning radii to accommodate fire apparatus.

8. The developer shall coordinate with the City of Ball Ground and Cherokee County Fire Marshal to provide adequate fire protection, including water supply, hydrant placement, and water flow testing.

9. A lighting plan shall be submitted with the development plans, subject to review and approval by the Community Development Director. All exterior lighting shall utilize cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. No cone of light shall be directed towards any property line.

Annexation and Rezoning Case #2026-AR-01 & 01B

AR-01 Staff Recommended Conditions (if approved)

10. A 50' wide zoning buffer shall be provided along the Ball Ground Highway right-of-way. Said buffer shall retain the existing row of trees along Ball Ground Highway as a variable undisturbed strip within the 50' wide zoning buffer. Behind said strip, a staggered double row of evergreen trees shall be provided, spaced in accordance with the minimum recommended spacing for the species utilized. Perpendicular crossings for access and utilities are permitted, but shall be located to have minimum impact on the buffer. The planting plan shall be subject to review and approval by the Community Development Director.

11. A 75' wide undisturbed buffer shall be provided along the Interstate 575 right-of-way.

12. All other buffers or landscape strips required by the Zoning Ordinance shall be provided as applicable.

13. A 6' wide sidewalk shall be provided along the entire frontage of Ball Ground Highway. The sidewalk shall be located within the right-of-way, but in no case shall be closer than 10' to the edge of pavement of Ball Ground Highway. 14. A crosswalk and associated accessible ramps shall be provided at the access point.

14. A direct pedestrian connection shall be provided from the sidewalk to the primary entrance of the building.

(No conditions recommended for 01B)

Annexation and Rezoning Case #2026-AR-01 & 01B

Order of Procedure

1. Consideration of Annexation for 2026-AR-01B
2. Consideration of Rezoning for 2026-AR-01B
3. Consideration of Annexation for 2026-AR-01
4. Consideration of Rezoning for 2026-AR-01

Please note: Public Hearing for these items will be held 10/1/26 at 5PM prior to final vote.

STAFF REPORTS



Police Activity & Information

AXON Camera's & Taser 10







Coming soon !!!



Community Development Updates

SUBDIVISION	TYPE	APPROVED UNITS	PERMITTED	REMAINING	% PERMITTED
Malones Pond	Single Family Detached	66	38 (+1)	28	57%
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**	**144**	**498**	**22%**



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	1
SEPTEMBER	1	
OCTOBER	10	
NOVEMBER	3	
DECEMBER	6	
TOTAL	65	30

Other Updates and Future Projects

- Permitting System – In Progress
- Evaluating Data Center Moratorium and City Center-Transitional
- Next Year:
  - Zoning and Development Ordinance Revisions
  - Comprehensive Plan

Future Projects

Development Regulations

Work on development standards and processes, minor zoning edits for clarity

~Q1 2027

Comprehensive Plan

Community engagement on how we see our city in the future

~Q2 2027 to Q1 2028

Zoning Amendments

Use feedback to adjust zoning standards, edit development standards to match

~Q2 2028 and beyond

Feedback from the community every step of the way



City Managers Report





140 Valley Street House



Parks and Recreation



Calvin Farmer Park Pavilion



PUBLIC WORKS UPDATES

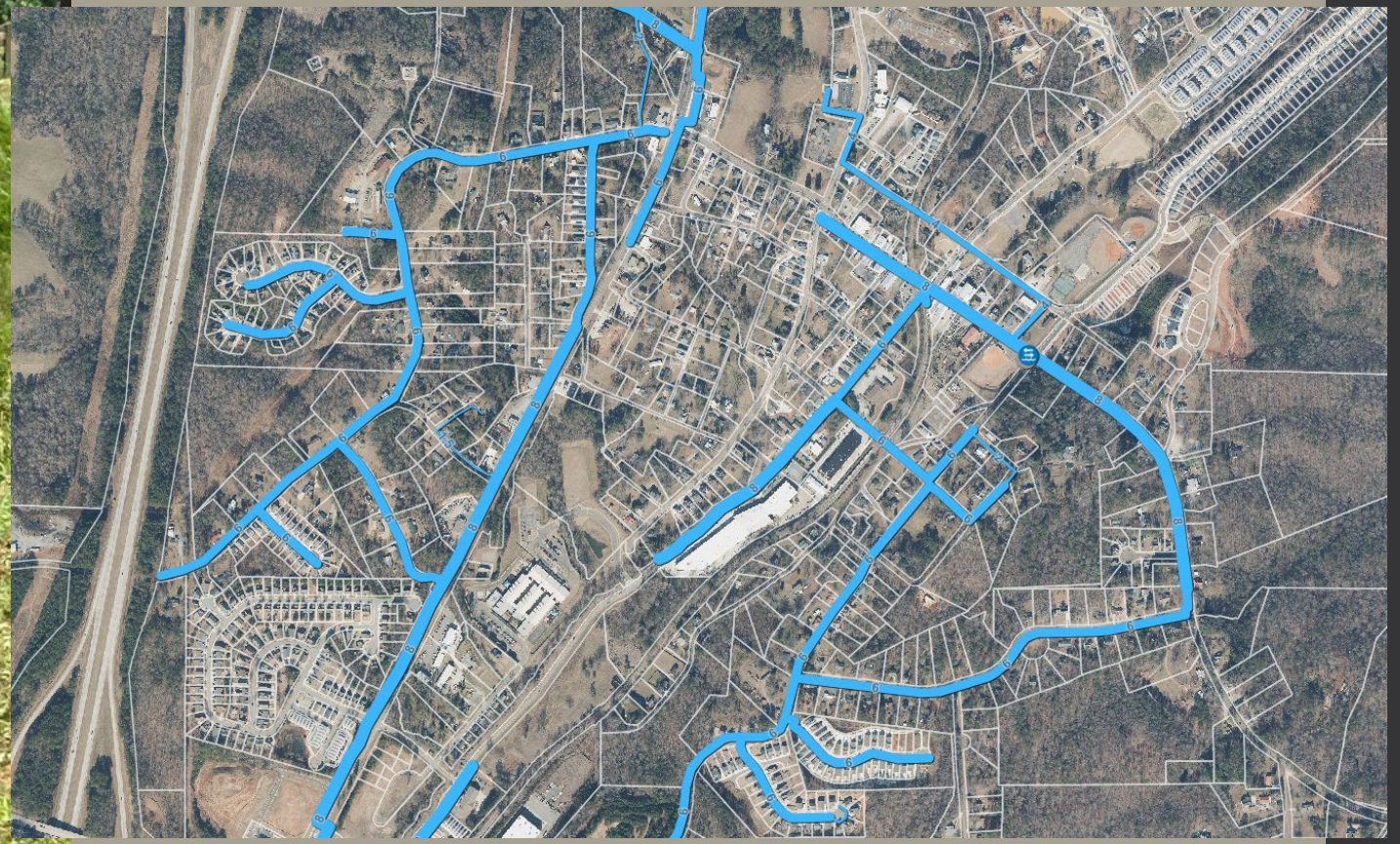




Water Main Break

Maintenance Work & Project Updates







Stand Pipe Renovations

- Slated for October
- No additional cost
- Covered under our Maintenance agreement

Staff Recognition



Michelle Tanner
(5 Years)



David Dean
(31 Years)



Stuart Gonzalez
(11 Years)

HISTORIC PAST



BRIGHT FUTURE℠