



**Regular Meeting of the Mayor and City Council  
City of Ball Ground, Georgia  
Ball Ground City Hall ~ 7:00 P.M.**

**Minutes  
February 11, 2016**

**Item 1: Meeting Called to Order by Mayor Rick Roberts**

**Council Members Present:** John Byrd, Mickey O'Malley, Lee Prettyman and Andrenia Stoner

**Council Member Frank Homiller was absent**

**Staff Present:** Michael Chapman, Donna England, Bryon Reeves, Karla Weaver, Darrell Caudill, Eric Wilmarth and Karen L. Jordan

**Item 2: Pledge of Allegiance**

**Item 3: Appearances - None**

**Item 4: Announcements/Informational Items/Project Updates – City Manager  
None**

**Item 5: Approval of January 14, 2016 Minutes**

**Council Member Stoner put forth a motion, Seconded by Council Member Byrd to approve the minutes of January 14, 2016 Meeting Minutes as submitted in writing by the City Clerk.**

**Motion Unanimously Approved**

**Item 6: Old Business – None**

**Item 7: New Business**

**a) Consider Agreement with Patriot Rail to Extend Water Line under the Rail Road at Leo Taylor Drive**

**City Manager Wilmarth explained that the Cherokee County Water and Sewage Authority (CCWSA) partnered with Rooker Construction to extend a 16" from East Cherokee Drive to Leo Taylor Lane to supply water to the LAT Apparel Company. A meter will be installed to establish a connection between the CCWSA and the City of Ball Ground Water System. To extend the line to the new building it must encroach on the railroad right of way which requires a signed agreement between the City of Ball Ground and Patriot Rail. City Manager Wilmarth asked Council Members to authorize him to sign the agreement.**

**Council Member Byrd put forth a motion, Seconded by Council Member Prettyman to authorize City Manager Wilmarth to execute any and all documents related to the right of way agreement with the Patriot Rail.**

**Motion Unanimously Approved.**

**b) Consider Complaint of structure located at 180 Groover Street**

**City Manager Wilmarth stated that a house located at 180 Groover Street appeared to be vacant and abandoned. It also appears to be in conflict with the City Code regarding abandoned and unsafe structures.**

Council Member discussed the condition of the house from a visual perspective since none of the council members had entered the property.

A motion was made by Council Member Prettyman, Seconded by Council Byrd to send proper notice to the property owner stating such condition, describing the condition complained of and specifying the ordinance or parts of ordinances claimed to be violated and requesting permission for the city manager to enter the property to perform an inspection of the structure.  
Motion Unanimously Approved.

- c) Consider Annexation Petition Submitted By:  
Property Owner: Stefanie Joyner  
Address 995 Old Canton Road

Council Member Stoner put forth a motion, Seconded by Council Member O'Malley to table this item of business until the March 11, 2016 Council Meeting.  
Motion Unanimously Approved.

- d) Consider Adoption of Development Codes for Historic Downtown District  
Mayor Roberts stated the Downtown is coming alive with new construction and renovation of existing buildings. To keep the integrity of the Historic District it is necessary to adopt certain design guidelines.

City Manager Wilmarth stated the Design Guidelines were reviewed and approved by the Downtown Development Authority (DDA). The DDA therefore respectfully recommenced the City Council approve the Guidelines as submitted.

The Design Guidelines stated below were presented to Council Members for their consideration.

Council Member Stoner put forth a motion, Seconded by Council Member Byrd to approve the first reading of the Design Guidelines as stated.  
Motion Unanimously Approved.  
A second reading will be considered at the March 11, 2016 Council Meeting.

#### **DESIGN GUIDELINES FOR HISTORIC DOWNTOWN BALL GROUND CENTRAL BUSINESS DISTRICT**

This document presents design guidelines for the construction of new buildings and modifications to existing buildings within the downtown district that are not single family detached residential dwellings. This ordinance is supplemental in nature, and will be used in the absence of more stringent zoning requirements within the district, such as TND. See boundary map exhibit xxx.xxx.

#### **Characteristics of Downtown Buildings:**

- Buildings aligned with adjacent historic buildings at sidewalk edge;
- One to three-story traditional commercial buildings;
- Masonry construction dominates;
- Expansive ground floor storefront windows, often topped by transom windows, transitioning into predominantly solid upper floors;
- Flat-roof buildings or pitched roof buildings with a minimum 8:12 Pitch using architectural asphalt shingles, or approved standing seam metal roof of an approved color.

**Design Goals:**

- To encourage infill development that is consistent with existing historic commercial buildings;
- To continue the use of traditional building materials found in the area with the exception of tin or light weight metal roofing, which was not an original feature, metal roofing will be of a standing seam nature with colors approved by the City;
- To maintain the traditional mass, size, and form of buildings seen along the street (i.e., as seen from the street, a building should be a rectangular mass that is one-to-three stories in height).
- To design commercial buildings with storefront elements similar to those seen traditionally (i.e., a commercial building should include: recessed entries, display windows, transom windows, cornices or parapets, and vertically oriented upper-story windows).
- To encourage projects that reinforces the retail-oriented function of the street and enhances its pedestrian character.
- To promote friendly, walkable streets (i.e., developments that support pedestrian activity and contribute to the quality of life are encouraged).
- To accurately convey the history of the area by avoiding architectural styles that are not consistent with historic buildings in Ball Ground.

**Materials:**

Building materials of new structures should contribute to the visual continuity of the district. Brick and wood are the dominant materials and their use in new construction is required. Refer to section D of the Ball Ground Master Plan for illustrations of preferred exterior design elements.

**Materials prohibited in the District:**

1. Metal (other than an approved standing seam or architectural metal)
2. Vinyl
3. Aggregate Stone Textures
4. Non-architectural masonry block.

**Materials permitted in the District:**

1. Brick (Standard Size: 3 5/8" x 2 1/4 x 8")
2. Wood
3. Cementitious Siding (such as Hardi-Plank/Hardi-board.)
4. Masonry Block used only on the side and/or rear of the building.
5. Stucco used only as an accent material.
6. Natural Stacked Stone or manufactured stacked stone that is natural in appearance.
7. Marble

**Process Requirements:**

1. Applicant must submit stamped engineered drawings, including building elevations with proposed colors of all exterior materials for all structural changes or new construction.
2. Applicant must submit drawings, including building elevations with proposed colors of all exterior materials for cosmetic changes.
3. If taking advantage of zero lot line development standards, the applicant must submit construction easements for the duration of the project and a perpetual maintenance easement.
4. Plans require the approval of at least two members of the Executive Committee.

The applicant may appeal any decisions of the Executive Committee to the Ball Ground City Council

**Item 8: City Manager Comments**

**Financial Report – City Manager Wilmarth presented an unaudited report of account balances, statement of revenue and expenditures for the month ended January 31, 2016. The report showed cash on deposit totaled 949,326.91**

**City Manager Wilmarth stated staff had been working preparing the 2016/2017 budget. A draft would be submitted to Mayor Roberts for his review and submitted to Council for their consideration at the April Council Meeting.**

**Other Items reported**

- **The Environmental Protection Division will conduct a Sanitary Survey Inspection of the Water System on February 17<sup>th</sup>.**
- **The Water System has an all-time number of customers of 997**
- **The 372 North Sewer Line Extensions is nearing completion.**
- **Old Canton Road Water Line Project design has been approved by the Environmental Protection Division.**
- **Cherokee County Board of Commissioners has issued the notice to proceed with construction of the new Ball Ground Fire Station. Final completion date is March 13, 2017.**
- **Ball Ground City Gym continues to be used almost on daily bases.**

**Public Safety – Chief Reeves presented a written report of the department’s activity for the month ended January 31, 2016.**

**City Manager Wilmarth reported that City Clerk Karen Jordan is currently serving as Treasure of the Georgia Municipal Clerks and Finance Officers Association (GMC-FOA). In two years Ms. Jordan will serve as president of GMC-FOA. During this time, she will be out of the office from time to time attending the different meeting in and around the state. City Manager Wilmarth stated throughout her travels presents an excellent opportunity to promote our city.**

**Mayor and Council Members congratulation Ms. Jordan on her appointment to the GMC/FOA Executive Board. Mayor Roberts commended Ms. Jordan on her relationship already established with the Georgia Municipal Association and other elected officials around the state.**

**Item 9: Mayor Roberts Comments**

**Mayor Roberts expressed his desire to do a mobile planning retreat. The date and locations of the tour will be determined at a later date.**

**Mayor Roberts informed Council of his attendance at the Georgia Municipal Association (GMA) Mayor’s Day Conference. He commended GMA for their efforts to lobby legislative delegates in the best interest of Georgia Cities and to provide training to elected officials so they can be the best they can be.**

**Mayor Roberts asked Council Members for input to compile a survey to send to city residents for input related to city services, etc.**

**Mayor Roberts announced that he was recently one of six new board members sworn to serve on the Atlanta Regional Commission (ARC). He stated the ARC consists of the county commission chairs from each of the 10 member metro Atlanta counties, mayoral representatives from a city in each county along with the**

mayor of the City of Atlanta and 15 citizen members selected by the board's elected officials. Mayor Roberts stated this is an excellent opportunity to have our city represented in the important ARC.

Mayor Roberts also stated he is currently serving on the Executive Committee of the Metro Mayors Association (MAMA) and recently completed a term on the Georgia Municipal Association Board of Directors, representing the cities of Cherokee and North Fulton Counties.

Council Members commended Mayor Roberts on his service to each of his positions and the spotlight shown on our city because of his dedicated service and participation on each of the respected boards.

**Item 10: City Council Comments**

Council Member O'Malley reported that the demand for use of the City Gym continues to increase.

The Creekview High School Tennis Team is practicing nightly on the tennis courts and has had very positive comments about the facility.

Mayor Roberts commended Council Member O'Malley on his duty of keeping events organized and scheduled for the City Recreational Facilities.

Council Member Prettyman commended the Public Works Staff for their continued work toward ground maintenance and improvements in our parks.

He also commented on the upcoming Summerfest sponsored by the Ball Ground Lions Club. Proceeds from the event will go toward improvements to the Ball Ground City Gym.

Council Members Byrd and Stoner expressed their excitement of the continued growth of our Downtown. Both stated the positive feedback from visitors is overwhelming.

Council Member Stoner stated she is very glad to see the dilapidated house on Stripling Street torn down.

**Item 11: Public Comments**

Ms. Deborah Patterson of 340 Old Canton Road addressed Mayor and Council concerning the traffic congestion in the downtown area. Ms. Patterson referenced a recent incident involving a truck unloading supplies to one of the downtown businesses and her. She stated as she passed the stopped vehicle she encountered another vehicle heading in her direction at which time she swerved back into her lane of traffic hitting the sidewalk curb causing damage to her vehicle tire. She called a local towing company to assist in changing the damaged tire which charged her \$50.00. She stated the damaged tire had to be replaced with a new one costing \$112.00. Ms. Patterson respectfully requested the City reimburse her for the tire damage and replacement. Ms. Patterson also stated she felt the streets through downtown were too narrow, the sidewalks too wide and traffic moved too fast.

Mayor Roberts thanked Ms. Patterson for her comments. No action was taken.

Mr. Jim Taudte of 174 Mt. Moriah Drive stated he recently moved to Ball Ground and what a good experience it has been. He also commented on the Design Guidelines considered earlier in the meeting.

Adelle Mickelson, Chairperson for the upcoming Summerfest Festival gave an update on the event. She stated festival information can be found on the website [www.bgsummerfest.net](http://www.bgsummerfest.net)

**Item 12: Executive Session (If Needed)**

**Item 13: Adjourn**

There being no further business for Council consideration a motion was duly made and seconded to adjourn at 8:15 PM.

The minutes of this February 11, 2016 City Council Meeting approved this 10<sup>th</sup> day of March 2016.

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Mayor A. R. Roberts, III

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Mayor Pro Tem Frank Homiller

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Council Member John Byrd

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Council Member Mickey O'Malley

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Council Member Lee Prettyman

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Council Member Andrenia Stoner

Attest: \_\_\_\_\_  
Karen L. Jordan, City Clerk