



**Public Hearing of the Mayor and City Council
City of Ball Ground, Georgia
Ball Ground City Hall ~ 6:00 P.M.**

**Minutes
November 18, 2021**

The City of Ball Ground Mayor and City Council held a public hearing on Thursday, November 18, 2021, at 6:00 PM in Council Chambers. The purpose of this hearing is to solicit comments on the extension of the Valley Overlay District. An application to extend the boundary of the Valley Overlay District to include 11.16 acres in a 48.2-acre parcel located on Old Dawsonville Road has been submitted to the City Council for consideration.

Mayor Pro Tem John Byrd call the public hearing to order.
Mayor Roberts was absent due to a death in the family.

Council Members Prettyman and Stoner was present.
Council Member O'Malley was absent due to a family emergency.

Staff Members Present: Darrell Caudill, Donna England, Chris Luly, Eric Wilmarth, Chief Bryon Reeves, and City Clerk Karen Jordan

Mayor Pro Tem Byrd explained the purpose of the hearing was to allow Mr. Woody Snell, the developer of proposed 48-acre development to speak and to receive public comments concerning the project.

Mr. Snell and Jackie Archer presented a power point presentation of the proposed project on behalf of property owner Stan Fitts. Mr. Snell stated Mr. Fitts has assembled 48 (+/-) acres adjacent to his present home. Of the 48 (+/-) acres 37 of those acres are inside the city limits. Mr. Fitts wishes to annex the 11.16 acres not inside the city limits to make the entire tract of property inside the city limits and included in the Valley Overlay District.

The 48(+/-) acres would be developed into a 66-unit gated community. Lots would vary in size with overall density of 1.37 units per acre. Houses would be high end farm type architecture varying from 3,000 to 6,000 sq. ft and ranging in price form \$650,000. to one million. Mr. Snell stated that unlike other developments in the area the roads and house would be built so as not to disturb the natural environment.

Chris Luly, Director of Planning and Zoning stated, there were two things the City Council would be considering. One the annexation of 11.16 acres. The second is the extension of the Valley Overlay District to include the 11.16 acres. He further commented that if the City Council denied the request to annex the property and include in the Valley Overlay District, the developer could still proceed with the proposed project.

Mr. Luly stated that this development is on the low end of density as defined in the City's Comprehensive Plan and is less dense than the Mountain Brook, Sage Hill, and Lantern Walk Developments and closer to the core of the city.

Mary Luchan expressed concerns about the additional traffic from the proposed development on Old Dawsonville Road. She also questioned why the proposed development needed to be included in the Valley Overlay District.

John Hermann expressed concerns about the increase in traffic on Old Dawsonville Road and stated he looked forward to hearing council's solution to his concerns.

Austin Turner stated traffic is a big issue on Old Dawsonville Road.

John Gregory expressed concern as to how the development would affect the property values in Mountain Brook. Mr. Gregory also asked if there was a way to convey to the builders to build more than one entrance on Old Dawsonville to the development.

No further comments.

The public hearing was adjourned.



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

**Minutes
November 18, 2021**

Item 1: Meeting Called to Order by Mayor Pro Tem John Byrd

Oath of Office administered by City Clerk Karen Jordan to newly elected Council Member, Post 3 - Vicki Benefield. Mrs. Benefield will serve the remaining term of Frank Homiller, who resigned in July.

Item 2: Pledge of Allegiance

Item 3: Approve Agenda

Council Member Prettyman put forth a motion, Seconded by Council Member Stoner to approve the November Agenda with the following amendments:
Table Items 8(a) and 9(a) and add Items (f) and (g).
Motion Unanimously approved.

Item 4: Appearances - None

Item 5: Public Comments - None

Item 6: Announcements/Informational Items/Project Updates – City Manager

December 3, 2021 – The 8th Annual March of the Toys for Toys Parade for Toys for Tots

Item 7: Approval of October 14, 2021, Council Meeting

Council Member Prettyman put forth a motion, Seconded by Council Member Byrd to approve the minutes of the October 14, 2021, City Council Meeting.
Motion Unanimously Approved.

Item 8: Old Business

a) Consider Second Reading of Annexation Application 2021-A07
Applicant: Rob Hosack – 255 & 275 Old Dawsonville Road (04N04-030 & 04N04-031)
This item of business tabled.

b) Consider Second Reading of An Ordinance Allowing an Increase in License Fee on Insurers and to Impose a Gross Premiums Tax on Insures

Council Member Stoner put forth a motion, Seconded by Council Member Benefield to approve the second reading of this ordinance.
Motion Unanimously Approved

Item 9: New Business

a) Consider Application to Extend the Valley Overlay District include 11.16 acres in a 48.2 Acre Parcel Identified as Map & Parcel 04N04-030 and 04N04-032. (255 & 275 Old Dawsonville Rd.)
This item of business tabled

- b) **Consider Ratification of Submittal of Public Safety Officials and First Responders Supplement Grant for \$5,396.00**

City Manager Wilmarth stated the State of Georgia has provided an opportunity to apply for a grant to provide all first responders in the State with a one-time salary supplement of \$1,000.00. The City of Ball Ground has been approved to receive \$5,000.00, with an additional \$396.00 to cover the employer share of FICA.

**Council Member Stoner put forth a motion, Seconded by Council Member Prettyman to approve the ratification of submittal of Public Safety Officials and First Responders Supplement Grant
Motion Unanimously approved.**

- c) **Consider Ratification of Submittal of State Grant for \$1,290,153.00 for Sewer System Improvements**

City Manager Wilmarth stated the funds will be used to fund improvements to the City Sewer System. The upgrades include increasing the size of the force main beginning at the Sage Hill Subdivision to just south of Airport Drive. Upgrade to the sewer lift stations at Howell Bridge Road and Sage Hill Subdivision would also be include in this project.

**Council Member Stoner put forth a motion, Seconded by Council Member Benefield to approve the ratification of submittal of State Grant for Sewer System improvements of \$,1,290,153.
Motion Unanimously Approved.**

- d) **Consider Authorization to Open Checking Account (Construction Account)**

City Manager Wilmarth stated the account will be used to receive and disburse funds for the construction of the new police department facility.

**Council Member Prettyman put forth a motion, Seconded by Council Member Stoner to approve the opening of a checking account to receive and disburse monies for the construction of new police facility.
Motion Unanimously Approved.**

- e) **Consider Authorizing Appraisals for Potential Land Swap (Straighten Property Line between Brackett Property and Calvin Farmer Park property**

City Manager Wilmarth requested council authorize an appraisal for a potential land swap to straighten property boundaries between Calvin Farmer Park (city owned property) and the Eddie Brackett property. He stated the swap would make it easier for owners in the future and would also provide the city with ownership of a storm water structure at Groover Street. In the swap the city would relinquish 1,799 sf of land in exchange for 1,800 sq feet of land.

**Council Member Stoner put forth a motion, Seconded by Council Member Benefield to approve the hiring of a company to perform an appraisal to straighten property boundary between Calvin Farmer Park (city owned property) and Brackett Property.
Motion Unanimously Approved.**

- f) **Consider a Resolution to Request the Atlanta Regional Commission assign highest priority to Project PI Number 0002525 Ball Ground Truck Bypass from the 2021 TIP solicitation process.**

Council Member Stoner put forth a motion, Seconded by Council Member Prettyman to approve Resolution 2021-R07 to request Project PI Number 0002525 be given highest priority for funding and construction by the Atlanta Regional Commission.

Motion Unanimously approved.

- g) **Consider a Resolution to Oppose Efforts by the Georgia Forestry Association (GFA) to Increase Weight Limits of Timber Haulers**

Council Member Stoner put forth a motion, Seconded by Council Member Prettyman to approve Resolution 2021-R08 opposing the efforts of the Georgia Forestry Association to increase the weight limits of timber haulers.

Motion Unanimously Approved.

Item 10: City Manager Comments

City Manager Wilmarth provided Council Members with an unaudited report of Account balances, and statement of revenue and expenditures for the month ended October 31, 2021. Accounts on deposit totaled \$1,952,165.88.

City Manager Wilmarth gave an update on several Capital Improvement Projects that have been complete and those that are ongoing.

The Canton Moose Lodge recently honored First Responders from both Cherokee and Pickens' Counties at its annual Community Service Awards Banquet. Officer Matt Young received the award of Officer of the Year for Ball Ground.

Chris Luly, Director of Planning and Zoning gave a presentation on how information can be found on the city website concerning pending and approved annexations, rezoning and variances cases.

Item 11: Mayor Roberts Comments

Item 12: Council Comments

Council Member Prettyman expressed his appreciation to Chief Reeves and his department for the work they do to keep the city safe.

Item 13: Executive Session If Needed

Item 13: Adjourn

There being no further business for Council consideration, Council Member Stoner put forth a motion, Seconded by Council Member Prettyman to adjourn the meeting.

Motion Unanimously approved.

The minutes of this November 18, 2021 City Council Meeting approved this 9th Day of December 2021.