



BLIGHT OR BRIGHT

THE CITY OF BALL GROUND
NEVER ENDING
JOURNEY

WHAT IS BLIGHT LEGALLY?

- (1) "Blighted property," "blighted," or "blight" means any urbanized or developed property which:
 - (A) Presents two or more of the following conditions:
 - (i) Uninhabitable, unsafe, or abandoned structures;
 - (ii) Inadequate provisions for ventilation, light, air, or sanitation;
 - (iii) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the Governor has declared a state of emergency under state law or has certified the need for disaster assistance under federal law; provided, however, that this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
 - (iv) A site identified by the federal Environmental Protection Agency as a Superfund site pursuant to 42 U.S.C. Section 9601, et seq., or environmental contamination to an extent that requires remedial investigation or a feasibility study;
 - (v) Repeated illegal activity on the individual property of which the property owner knew or should have known; or
 - (vi) The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation; and
 - (B) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.
 - Property shall not be deemed blighted because of esthetic conditions.



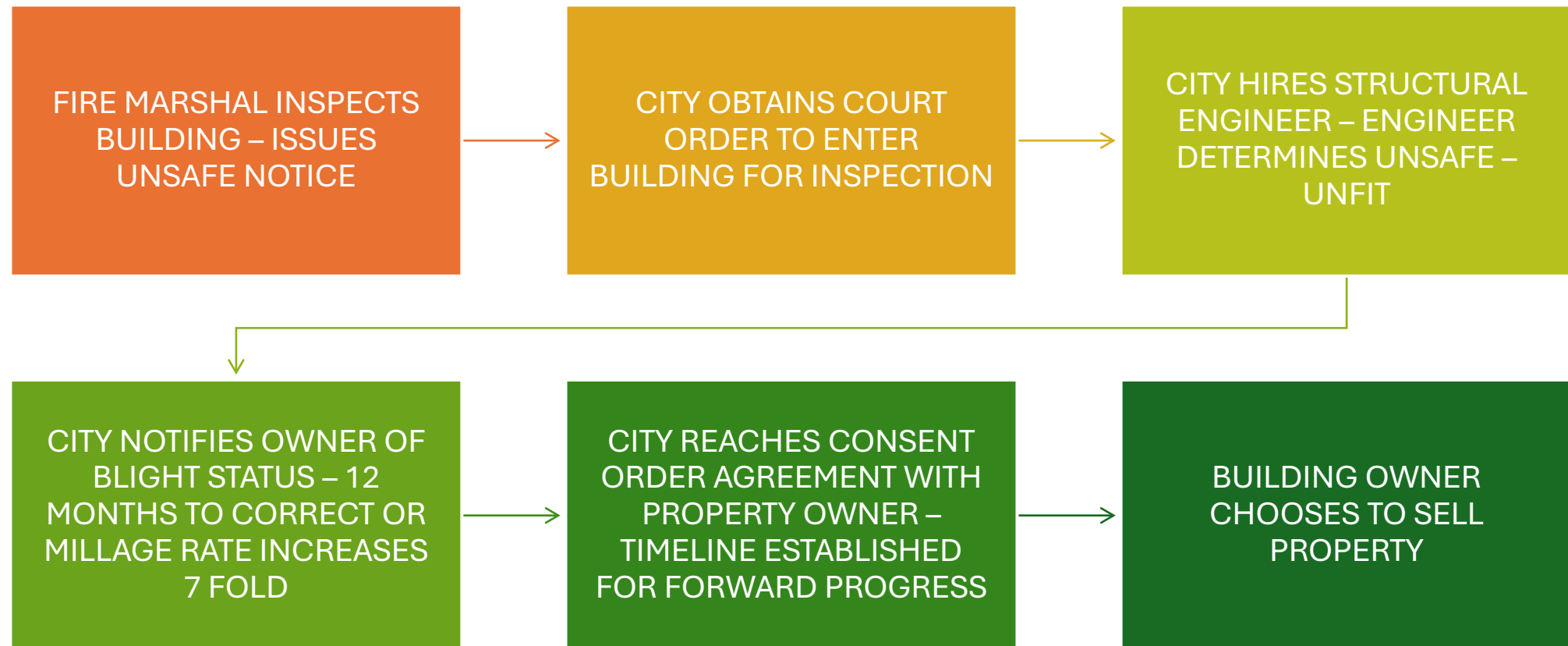
UNINHABITABLE - COMMERCIAL

- Under Georgia law, a commercial building is considered uninhabitable (or "unfit for human habitation or for commercial, industrial, or business uses") when it is dilapidated, not in compliance with applicable codes, or has defects that increase the hazards of fire, accidents, or other calamities.
- Justia Law

UNINHABITABLE - RESIDENTIAL

- Specific Unsafe Conditions:
 - Lack of working plumbing, water, and sewage disposal.
 - Lack of functioning heat and electrical systems.
 - Severe structural issues (leaking roofs, collapsing ceilings, damaged walls).
 - Significant pest or vermin infestations.
 - Presence of environmental hazards like mold, lead paint, or asbestos.
 - Broken doors or windows, and missing locks.

BALL GROUND EXAMPLE



Other Finding 04/25/2022 \$0.00

Standard: :

With the following conditions of the building. This location falls under the attention of the Fire Codes below...

Per International Fire Codes 111.1 , 111.1.1 , 111.1.2

There are major concerns with the safety of the individuals inside the building.

The basic safeties such as fire extinguishers and clear exit paths, and clear exits, but also the major ones such as the Structural deterioration of the floor and roof.

Comments:

{ 2018 International Code set}

111.1 - General: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

{ 2018 International Code set}

111.1.1 - Unsafe conditions: Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

{ 2018 International Code set}

111.1.2 - Structural hazards: Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

National Code:

Total Fees \$0.00

Page:







- Severe sagging/deflection of the first and second level floors was observed likely due to the
- excess loading of the floor due to the significant material storage throughout the subject
- building. In our opinion, the first and second floor wood framing is beyond repair. NOVA
- recommends the deteriorated and overloaded 1st and 2nd floor wood frame be demolished
- and reconstructed in kind. It is likely that the perimeter load bearing masonry walls can be
- reused with minor repairs. The roof framing will require removal of underside finishes and a
- follow up structural inspection.
- It is our opinion that the building is in an unsafe structural condition and shall be taken out of
- service until adequate wood frame repairs can be accomplished. The required structural
- repairs should be designed by a professional engineer experienced in restoration.



DETAILS

18 MONTHS START TO FINISH

COST TO CITY APPROXIMATELY \$20,000

IT DOESN'T HAPPEN OVERNIGHT

REAL PROPERTY – OWNED BY REAL PEOPLE AND PROTECTED
BY OUR CONSTITUTION

BALL GROUND BLIGHT ORDINANCE RECORD

ENACTED FOUR TIMES

THREE OF THE FOUR WERE SUCCESSFUL IN ACHIEVING
COMPLIANCE or DEMOLITION

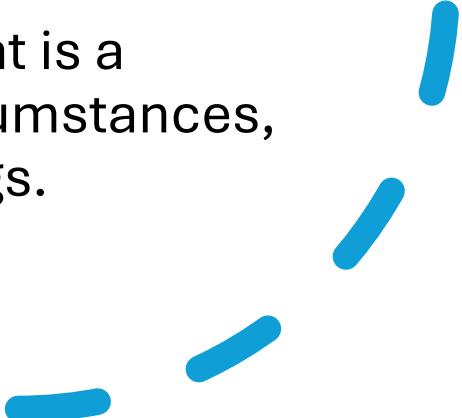
ONE FAILED BECAUSE THE BASIS WAS ESTHETICS

NONE REACHED THE SEVEN FOLD MILLAGE RATE STATE
(1 purchased and restored – 1 burned – 1 torn down)

NONE WERE OCCUPIED HOMES

NUISANCE /
PROPERTY
MAINTENANCE

Key Aspects of Georgia Nuisance Law

- **Definition:** A nuisance is anything that causes injury, damage, or inconvenience to another. It must be a condition that would annoy a reasonable, ordinary person, not just someone with sensitive tastes.
 - **Types of Nuisance:**
 - **Private Nuisance:** Damages a specific individual or limited number of people in their enjoyment of land.
 - **Public Nuisance:** Damages all persons who come within its sphere of operation, such as a health hazard or obstruction of a public highway.
 - **Nuisance Per Se:** An act or structure that is a nuisance at all times and under all circumstances, regardless of its location or surroundings.
- 

EXAMPLES



Excessive water runoff or, in some cases, stagnant water.



Excessive noise, odor, or smoke.



Junk vehicles, overgrown vegetation, or dangerous, abandoned, or rotting materials.



Attractive Nuisances (e.g., unsecured pools or trampolines) that pose risks to children.

PROPERTY MAINTENANCE CODE

CAN BE MORE ABOUT ESTHETICS

GRASS HEIGHT

LACK OF PAINT

WORN/TATTERED AWNINGS

ACCUMULATION OF DEBRIS

A scenic landscape at sunset or sunrise. The sky is filled with soft, pink and orange clouds. In the foreground, there are silhouettes of trees and a fence. In the middle ground, there is a large body of water reflecting the light from the sky. The overall mood is peaceful and serene.

A FEW EXAMPLES OF OUR SUCCESSSES







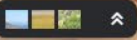
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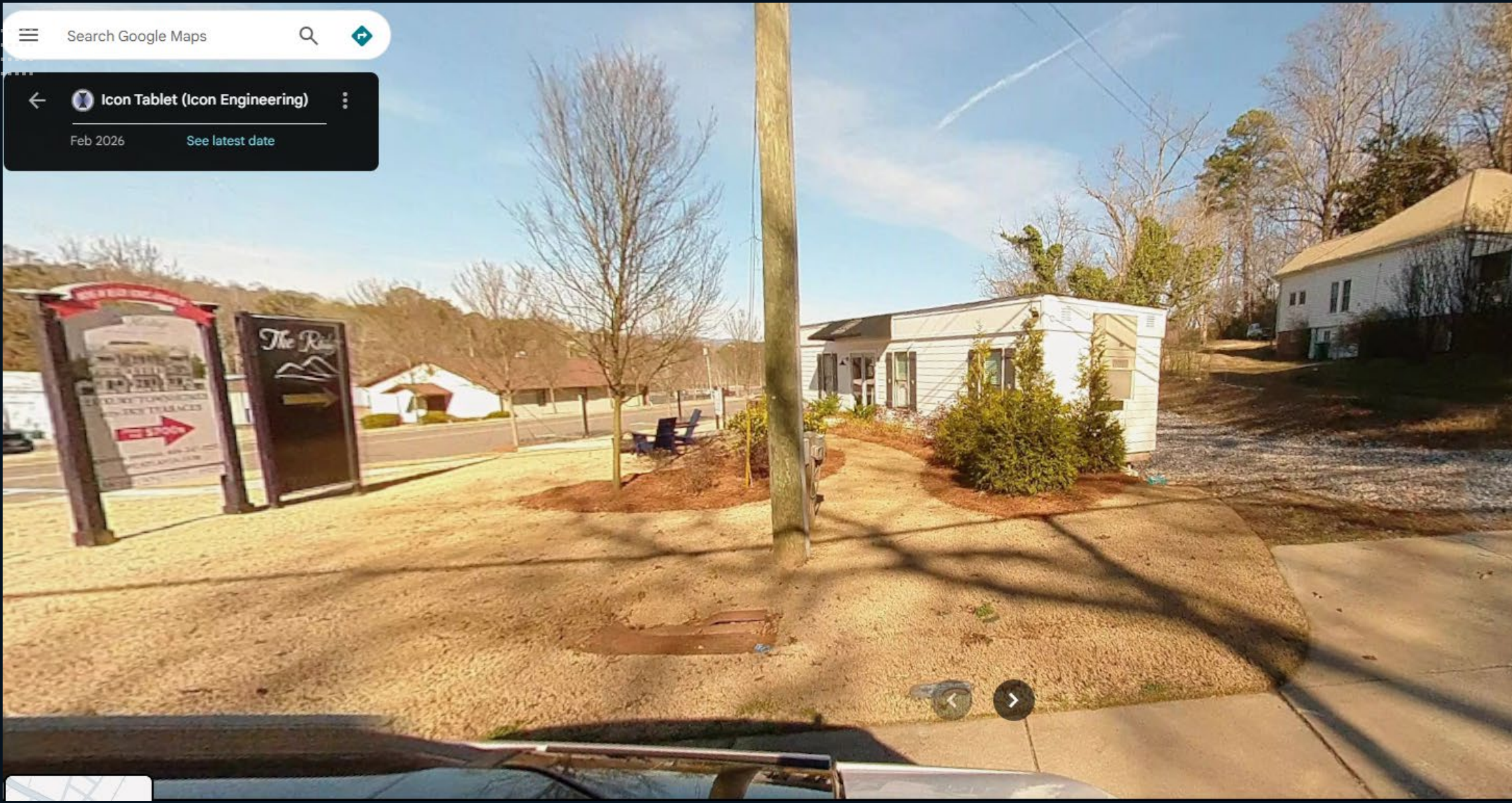




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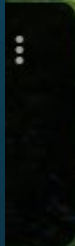
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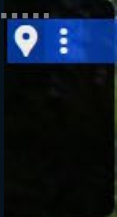


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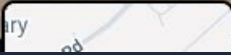
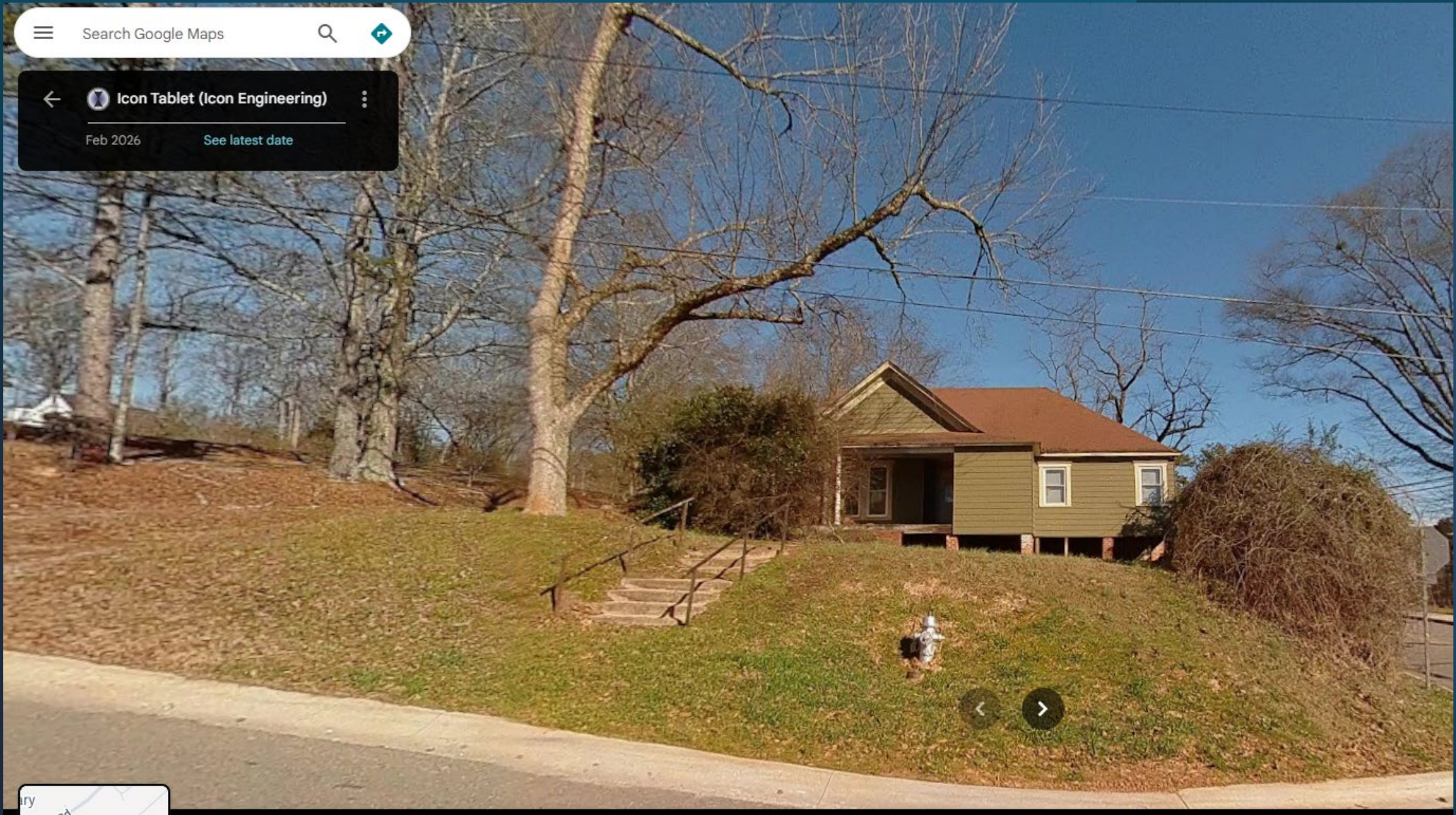


A scenic landscape at sunset or sunrise. The sky is filled with soft, pinkish-orange clouds. In the foreground, there are silhouettes of trees and a dark, grassy hill. In the middle ground, a large body of water reflects the warm light of the sun, which is low on the horizon. The overall mood is peaceful and contemplative.

A FEW EXAMPLES OF OUR FAILURES

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QUESTIONS



- IS THIS SOMETHING YOU ARE WILLING TO INVEST IN?
- IS THIS A PRIORITY
- WHAT ARE YOU WILLING TO CONTRIBUTE?
- ARE YOU WILLING TO TALK TO RESIDENTS/PROPERTY OWNERS?
- DO YOU PREFER THE CARROT OR THE STICK
- ARE YOU SO COMMITTED THAT RE-ELECTION IS NOT A PRIORITY



ROLL OUT THE RED CARPET – NOT THE RED TAPE – IT ACTUALLY WORKS



ZONING OVERLAYS – SIMPLIFY THE PROCESS FOR THE INVESTOR



INCENTIVES – WATER/SEWER CAPACITY FEES – WAIVE DEVELOPMENT FEES – WAIVE PERMIT FEES



CREATE RELATIONSHIPS AND GROW THEM