

MINUTES
PUBLIC MEETING
BARTOW COUNTY COMMISSIONER
May 14, 2025 - 10:00 a.m.

After calling the meeting to order, Commissioner Taylor approved the minutes of the April 16, 2025 public meeting as presented and announced the following items of business:

ALCOHOL LICENSES:

- AL25-00004; Special Event License for Jose Juarez, Carroll Slough Road
- SL25-00005; Special Event License for Bicycle Ride Across Georgia

Both licenses were approved as presented.

APPOINTMENTS:

- Bartow-Floyd-Polk County JDA member; Commissioner Taylor tabled this appointment until the next public meeting.

COURT SERVICES

- A service agreement with Kristy Glover to provide Family Treatment Court services for Juvenile Court was approved as presented.

ENGINEERING, MPO & ROADS

- Commissioner Taylor approved and authorized a contract with the engineering firm of Axis Infrastructure, LLC for Bridge Rehabilitation Design Services for two bridges on Cass-White Road. This project will require a road closure. The County anticipates the project to get underway in the summer of 2026.
- Additional road rights-of-way were accepted on the following county roads to allow for road improvements and maintenance due to lot splits and future developments:
 - Five additional feet of right-of-way on Big Oak Tree Road from Jesse Blakemore and Sarah Blakemore along parent tax parcel #0019-0073-010.
 - Ten additional feet of right-of-way on both sides of Reynolds Bend Road from Eddie Branton and David Branton along parent tax parcel #0014-0014-001, for a total right-of-way width of 60 feet.
 - Ten additional feet of right-of-way on both sides of Timberwood Road from Robert Maier along parent tax parcel #0067-0178-001, for a total right-of-way width of 60 feet.
 - Ten additional feet of right-of-way on Bates Road from Terry Eggert along parent tax parcel #0095-1181-002.
 - Five additional feet of right-of-way on both sides of Rock Fence Road from Springbank, LLC along parent tax parcel #0023-0023-001 for a total right-of-way width of 60 feet.
- Commissioner Taylor approved and authorized a Relocation Agreement with Georgia Power in the amount of \$118,168.00 to relocate overhead power lines at the intersection of Burnt Hickory Road and Mission Road due to planned intersection improvements.
- Commissioner Taylor also granted an Easement to Georgia Power in order to relocate its overhead distribution lines along Burnt Hickory Road at the intersections of Sugar Valley Road, Mission Road and SR 113.

EXTENSION SERVICE

- Bartow County University of Georgia Extension Agent Paul Pugliese presented a UGA Personnel Funding Agreement to fund the educator position currently held by Katie Martin. This position is partially funded by the local municipalities. Commissioner Taylor approved the agreement as presented.

FIRE & EMERGENCY SERVICES

- Emergency Debris Removal Services Standby Contracts with Ceres Environmental, Southern Disaster Recovery (SDR) were renewed for another one-year term.

HUMAN RESOURCES

- Commissioner Taylor authorized the renewal of the Employee Wellness Program Service Agreement with Engagement Health Group, LLC.

IT

- The previously awarded Cybersecurity Grant was amended to allow an additional user in the Georgia Emergency Management Grants Pro System website portal.
- A Memorandum of Understanding with the Georgia Emergency Management Agency and Office of Homeland Security to create a new user account in the recently awarded Cybersecurity Grant portal was approved as presented.

PARKS AND RECREATION

- Commissioner Taylor authorized an agreement with R.S. Webb & Associates to complete an archeological resource survey for Phase 1 of the Wilderness Camp Mountain Bike Trail Phase III Project at a cost of \$22,150.00.

PROPERTY

- A proposal submitted by Croft & Associates Architectural firm to perform space study and design services for renovations to the Elections Office was approved as presented.
- A De-Annexation request by Paga Mine Properties 8, LLC to de-annex ten parcels totaling 659.52 acres from the City of Emerson was approved and accepted into the unincorporated area of Bartow County.

ZONING APPLICATIONS:

- Z-25-00012; an application by Greg Clark requesting to rezone a 1.51-acre lot on Highway 140 (Tax Parcel # 0019-0079-029) from A-1 to R-1 for a proposed lot split for a family member. The Planning Commission recommended approval with a 7-0 vote. There were no registered speakers. Commissioner Taylor approved the application as presented.
- Z-25-00013; an application by Tilley Holdings, LLC requesting to rezone 3.3 acres at 2324 Highway 113, Taylorsville (Tax Parcel # 0032-1111-001) from A-1 to C-1 in order to bring the property into compliance with the current use. The Planning Commission recommended approval with a 7-0 vote. There were no registered speakers. Commissioner Taylor approved the application as presented.
- Z-25-00014; an application by Rose Beauchamp requesting to rezone 5.45 acres at 13 JR Road (Tax Parcel # 0100-0036-013) from R-1 to C-1/CU for a convenience store and mini warehouses. The Planning Commission recommended denial with a vote of 7-0. *Speaking for the applicant was Michael McGarity*, 531 Mirramont Place, Woodstock, Georgia 30189. The applicant was approached by the adjoining property owners with an interest in purchasing her property to increase the size of their planned commercial development. Their real estate agent has provided their plan for the commercial development, which includes a number of well-known businesses. The applicant is okay with not

coming off JR Road with an additional entrance. The mini warehouses can possibly go away. There has been a lot of people that have contacted him about developing this property for gardening centers, etc. Another argument was that this development might interfere with the subdivision covenants. However, the covenants expired three years ago. This is not in the middle of the subdivision. It butts up against Highway 20, which is a four-lane highway. We can eliminate the entrance into JR. DOT has granted them an entrance off 20. *Speaker No. 2: Tammy Patterson*, 2 JR Road NE, Cartersville. Ms. Patterson spoke in opposition to the proposed zoning, citing safety concerns and the loss of their sense of security and community. [She owns the first house on the right off JR road and her back yard overlooks a pond that is owned by one of her neighbors, which is home to ducks, geese, cranes, turtles and the occasional beaver. Their neighborhood is very active and friendly oriented. Residents walk their dogs, children play outside, people jog, the kids ride their bikes. The peaceful residential atmosphere is one of the reasons they chose to live there. This commercial development will bring lasting and irrevocable distractions to our way of life. It will increase traffic, invite loitering, bring in unfamiliar foot traffic and fill our quiet streets with noise and congestion. The entrance is already dangerous. If you add commercial traffic, it becomes a recipe for disaster. Our neighborhood is not located anywhere near another commercial development. There are other properties that would be more suitable for this type development.] *Speaker No. 3: Jeff Wood*, 25 Eagle View Drive, Cartersville. Mr. Wood also spoke in opposition, citing safety concerns. [The future development of 20 does not have this property as commercial. They've created roundabouts where the commercial development should go to, the first one being Bells Ferry. JR Road is a dead-end road. It can take up to five minutes to take a right turn off of JR Road currently. This five-acre plot is more than ample to develop as residential and still allow plenty of buffer to the highway.] Commissioner Taylor denied the application.

- Z-25-00015; an application by Freeman Investments, LLLP requesting to rezone 122 acres on Gaines Road (Tax Parcel # 0068-0172-011) from A-1 to R-8 for a Single-Family Residential Development. Speaking on behalf of the applicant, Attorney Lester Tate requested that the application be tabled until the June public meeting to address some other issues they want to address. Commissioner Taylor tabled the application until the next Public Meeting.
- Z-25-00006; an application by Atlas Development, LLC to rezone 630 acres on Barnsley Garden Road was withdrawn by the applicant prior to being presented to the Commissioner.

With no other business to present, the meeting adjourned at 10:24 a.m.

On File
Kathy Gill, County Clerk

APPROVED:

On File
Steve Taylor, Sole Commissioner

6-4-2025
Date