

MINUTES
PUBLIC MEETING
BARTOW COUNTY COMMISSIONER
June 4, 2025 - 10:00 a.m.

MINUTES:

- Commissioner Taylor approved the minutes of the May 14th Public Meeting as presented.

ALCOHOL LICENSES:

- Alcohol License # AL25-00006 for the upcoming Runningman Festival Special Event was approved.

APPOINTMENTS:

- Melinda Lemmon was appointed as the third Bartow County representative on the Bartow-Floyd-Polk Joint Development Authority.

COURT SERVICES

- Commissioner Taylor approved and authorized a Juvenile Court Services Agreement with Kristy Glover to provide services as a Group Facilitator for Juvenile Court's Family Treatment Court "Celebrating Families" Program.

ENGINEERING - MPO - ROADS

- Commissioner Taylor accepted right-of-way on East Valley Road for a large lot split to two 2-acre tracts.
- Six Georgia Power Clearing Easements were approved to allow trees and underbrush to be cleared along county-owned property and right-of-way located on U.S. Hwy. 411, Stamp Creek Road and Cass-White Road.
- Upon recommendation by the County Transportation Department, Commissioner Taylor awarded a contract to Vanasse Hangen Brustlin, Inc. (VHB) for Engineering Design Services related to the County's planned SR293/Burnt Hickory Road/Mac Johnson Road Intersection Improvements.
- A contract for a signal installation on US 411 at the Burnt Hickory Connector was awarded to GTG Traffic Signals, LLC [contract amount - \$398,342.50]. This is a joint effort with the County and the developer that is working to construct a RaceTrac Convenience Store at the intersection.
- A Georgia Department of Transportation right-of-way acquisition agreement was approved and authorized as presented in order to move forward with right-of-way acquisition for the Cass-White Road Phase 2 Project. [GDOT has agreed to reimburse Bartow County up to \$4,736,000.00 for right-of-way acquisition along the section of Cass-White Road from Busch Drive to Great Valley Parkway.]
- Commissioner Taylor authorized a contract with O.R. Colan Associates, LLC to provide appraisal and acquisition services for two parcels at the Stiles Road/Euharlee Road Roundabout project.
- Commissioner Taylor authorized a Real Estate Purchase Agreement and Easement Agreement with LOR White Ranch, LLC for the purchase of 1.02 acres of needed right-of-way and .81 acres of temporary construction easement on Cass Pine-Log Road in order to improve the entrances to the adjacent Q-Cells Development. County Administrator Peter Olson stated that Q-Cells will reimburse the County for the cost of the purchase.

PARKS AND RECREATION

- At the request of the County Parks and Recreation Department, a Memorandum of Understanding with Kennesaw State University was approved and executed that will allow KSU students to intern with the Bartow County Parks and Recreation Department under KSU's Applied Learning Experience Program.

ZONING APPLICATIONS:

- Z-25-00015; an application by Freeman Investments, LLLP (tabled from the May Public Meeting) requesting to rezone 122 acres on Gaines Road (Tax Parcel # 0068-0172-011) from A-1 to Business Park Development (BPD) for a non-crypto Data Center to be developed and a Georgia Power Substation. 1) Speaking on behalf of the applicant, Attorney Lester Tate stated that the application was approved by the Planning Commission to rezone the property to R-8 for 10,000 sq. ft. lots for residential housing. He asked to change the zoning to a Business Park Development. They have a potential buyer that would put a Data Center there. It is not a crypto facility. There were several complaints posed to the Planning Commission related to the residential housing development. This really satisfies those complaints. There is no taxing on the schools, no traffic, no sewer and water demands. A data center is a relatively small operation. This property is perfectly situated to accommodate a Data Center. On one side is I-75 and on the other side, Georgia Power is installing a substation on land they are acquiring from the Freeman Family Trust. The Data Center property is 75 acres, the substation is approximately 40 acres. Commissioner Taylor approved the application with the following conditions, stating this is a less intrusive zoning for this property:
 - A Data Center is the only allowed use;
 - Any Crypto-type facility is prohibited;
 - The development of a Data Center shall follow the requirements detailed in Section 3.2 of the Zoning Ordinance (Definition of Data Center).
- Z-25-00019; an application by Cathy Raines requesting to rezone 3.31 acres at 101 and 105 Cass Pine Log Road (Tax Parcel #'s 0069A-0005-001 and 0069A-0005-002) from A-1 to C-1 and amend the Future Land Use Map from Rural Estate to Commercial in order to bring the properties into compliance with surrounding commercial and industrial properties. The Planning Commission recommended approval with a 5-0 vote. There were no registered speakers. Commissioner Taylor approved the request to rezone the properties as presented.
- Z-25-00022; an application by Keith and Jeanette Carlile requesting to rezone 5.088 acres at 230 Tant Road (Tax Parcel # 0006-0140-003) from A-1 to C-1 with a Conditional Use Permit to allow for an outdoor storage lot. There were a number of speakers at the Planning Commission meeting that spoke against the request. The Planning Commission recommended denial with a vote of 5-0. Mr. Carlile, who resides at 6 West Drive SE, spoke to request the Commissioner's approval of his application to rezone the property for the planned use of an outdoor storage lot. They wanted to do something with less impact to the area. They followed all the guidelines of the rezoning requirements. The turning lane coming off of 411 onto Alford Road is 498 feet long. The intersection itself is 192 feet wide. Most of the apposing that lives on Alford Road have 35-40 ft. campers, RV's, boats, trailers, horse trailers, etc. Most they will use for the lot is 228 feet coming off 411. It will be concrete or paved coming off Alford Road, and accessed with a card. There will be security lights in place. However, after hearing Mr. Carlile's petition to rezone the property, Commissioner Taylor stated that he understood Mr. Carlile's need to do something with this property, but the Planning Commission did a lot of work on this application. He denied the application as recommended by the Planning Commission but told Mr. Carlile he is welcome to come back with a different request/use for this property.
- Z-25-00023; an application by Jacquelyn O'Bryan requesting a Conditional Use Permit be allowed on 3.12 acres of C-1 property located at Rowland Springs Road (Tax Parcel # 0091-0307-014) in order to establish an outdoor storage facility. The Planning Commission recommended approval with a 5-0 vote. There were no registered speakers. Commissioner Taylor approved the request as presented.

- Z-25-00018; an application by Zinnia Energy Center, LLC requesting to rezone a total of 36.5 acres located on Wynn Loop at US Highway 411 (Tax Parcel #'s 0049-0020-006 and 0049-0020-007) from C-1 to I-1 with a Conditional Use Permit to use the property for a battery storage facility. The Planning Commission recommended approval of the application with a number of conditions. 1) Representing the applicant, Mr. Adam Baker, 11 South Gilmer Street, Cartersville, addressed the Commissioner with details of the planned facility, stating that they are good with all the conditions proposed. Under the current C-1 zoning, there could be motel, a distribution center, a machine shop. All of these would require less setback, less buffers and generate a lot more traffic. The facility would utilize approximately 260 megawatts of power. Power demands are through the roof. Georgia Power is requesting things like this. About a third of the site is greenspace. This will generate approximately \$2 million a year in property taxes and have virtually no impact on County services. This is a \$250 million investment in the community. 2) Mr. Carl Walker, 712 Old Cartersville Road, Dallas, owns property adjacent to the proposed site (Tax Parcel # 0049-0018-047). Mr. Walker spoke in opposition, stating that there are too many unknown factors associated with this facility. What happens if a fire breaks out or there is a chemical spill? The presentation didn't really show how close these houses are to this facility. Mr. Baker addressed Mr. Walker's fire risk concerns, stating that they have met with Bartow County Fire about the facility. The fire risk profile for this facility is less than that of a single-family home. The developer will have fire monitoring systems throughout the project. The closest house is a football field away from this facility. There is a natural fire break around the facility. Commissioner Taylor approved the application with the following conditions:

1. Applicant's "Conditions of Approval" as submitted with the application:
 - 200' buffer from adjacent residential parcels.
 - 40' front yard setback and a 20' rear yard setback.
 - Sound barriers for noise mitigation around all inverter and transformer skid pads
 - All lights on site downward firing and shielded.
 - Equipment screened and fenced from adjacent property to restrict unauthorized access. Screening shall consist of a minimum 8-foot opaque fence with the addition of shrubbery, trees or an earthen berm.
 - Industrial zoning will be for the purpose of a Battery Energy Storage System facility only.
 - 8' noise barriers will be installed along the southern perimeter of the site.
 - Facility will implement dark sky-friendly lighting solutions.
 - Maximum enclosure height not to exceed 10' excluding foundation and 15' with foundation.
 - Within twelve (12) months after any termination, surrender or expiration of the project, developer shall remove the project. A decommissioning bond will be posted to secure the future removal.
 - All batteries integrated within the project shall be listed under UL 1973. The battery energy storage system shall be listed in accordance with UL 9540, either from the manufacture or by field evaluation.
 - Prior to issuance of a building permit, applicant will submit an Emergency Response Plan as an appendix to the project application and provide site-specific training to the Bartow County Fire Department and emergency personnel.
 - All vegetation within the project area and within the buffers on the site will be maintained according to a Landscape Management Plan submitted to the County along with the building permit.
2. Project to be developed in accordance with the Concept Plan submitted.
3. Noise barriers shall be installed adjacent to all residential zoned properties.

- Z-25-00020; an application by Taurus DC SPE LLC requesting to rezone and change the Land Use Map for 876.57 acres on Taff Road (Tax Parcel #'s 0032-1184-001, 0032-1122-001, 0032a-003-002, and 0032b-003-006) from A-1 zoning to BPD [Business Park Development] and change the Land Use Map from Agricultural to Industrial for the purpose of developing a Data Center. The Planning Commission recommended approval with a number of conditions. Representing the applicant, Mr. Scott Peters, 1100 Peachtree Street, Atlanta, presented the applicant's plan for the development of the Data Center. The property is located south of Plant Bowen. There are a significant amount of power lines that come across the property and also high fiber data in the area, which makes this site an excellent location for a Data Center. They will add a berm in addition to landscaping. The project will be constructed according to the County's requirements. This is a Digital Realty project. It is not a Crypto center. 2) Ms. Gail Cochran, 38 Pine Grove Road, Cartersville owns property off Hwy. 113 and sits directly between Georgia Power and this Data Center. She asked about the need for lots of huge power transmission lines and if Georgia Power will take any of her property to satisfy the need for additional power lines. Mr. Peters stated that all the power will come off the existing lines and into the substation at the corner of Brandon Farm Road and Taff Road. There will be no need to run any additional power lines because there is a sufficient number of existing lines running through the site and to the property already. 3) Ms. Patty Everett, 11 Apple Barrel Way, Taylorsville, spoke in opposition to the application stating that she just doesn't want it. You're going to turn a beautiful pasture in this. If this was pretty, they wouldn't need to plant trees and put a berm around it and try to hide it. There was one already approved in today's meeting, so we already have one. Commissioner Taylor stated that these Data Centers are different customers. Ms. Everett stated that she feels that it will affect property values. There were no other speakers for the application. Commissioner Taylor approved the application with the following conditions:
 - The following Business Park uses permitted by Section 7.18.3 of the Zoning Ordinance are prohibited:
 - Distribution Facilities
 - Manufacturing, Fabricating, Processing or Assembling of Products or Equipment
 - Manufacturing
 - Outdoor Storage (except during construction)
 - Radio or TV Towers
 - Research Laboratories and Biomedical Laboratories
 - Retail Uses
 - Warehousing and Wholesale Trade and Distribution
 - Buffers as depicted on the Conceptual Site Plan shall be maintained and no buildings shall be granted a certificate of occupancy until any buffers adjoining such building are in place and improved as depicted on the Site Plan;
 - The total square footage of all buildings to be constructed on the property shall be limited to 8,300,000 square feet;
 - Primary access to the improvements shall be from Taff Road. Any access from Floyd Creek Church Road shall be limited to secondary uses, including emergency vehicle access;
 - The development shall utilize water efficient HVAC technology and the utilization of public water for equipment or building cooling shall be subject to approval by the Bartow County Water Department;
 - The development shall comply with all requirements as specified in the definition of a Data Center as set forth in Section 3.2 of the Bartow County Zoning Ordinance.

There was no other business to address. The meeting adjourned at 10:37 a.m.

Signature on File
Kathy Gill, County Clerk

APPROVED:

Signature on File
Steve Taylor, Sole Commissioner

7-9-2025
Date