



MINUTES
PUBLIC MEETING
BARTOW COUNTY COMMISSIONER
August 5, 2026 - 10:00 a.m.

RECOGNITION

Before presenting official business, Commissioner Taylor welcomed ACCG Representative Nathan Corbitt who presented a Legislative Service Award to Senator Chuck Hufstetler and Representative Mitchell Scoggins for their outstanding service to the citizens of Bartow County.

MINUTES

- The minutes of the July 1st Public Meeting were approved as presented.

ALCOHOL LICENSES

- Approved - Alcohol License #AL26-00005; a license for 997 Cassville, LLC

APPOINTMENTS

- Mr. Boyd Morris, Jr. was appointed to serve another term on the Planning Commission.
- Ms. Mary Beth McDonald was appointed to serve on the Cartersville-Bartow Tourism Council/CVB Board to fill the unexpired term of Mr. David Holt.

COURTS

- Commissioner Taylor approved a Juvenile Justice Incentive Grant to continue to receive funding to provide programs for the Thinking for a Change program to assist High-Risk Youth to make better decisions. [Funding Amount - \$250,000.00]

ENGINEERING - MPO – ROADS

- A Transportation Alternatives [TA] Program Grant was accepted from the Georgia Department of Transportation in the total grant amount of \$800,000.00 to provide Preliminary Engineering Services for the planned SR 293/Cassville Road Corridor Pedestrian Project. The project will be broken down into three phases: 1) The Planters Subdivision to the Hamilton Crossing Roundabout; 2) The Hamilton Crossing Roundabout to Cut Off Road; 3) Cut Off Road to Fairview Street for a total of 5.67 miles of pedestrian sidewalk. The County was awarded \$640,000 of transportation funding from GDOT to be used alongside a local match of \$160,000 to complete the preliminary engineering for the project.
- Commissioner Taylor authorized a grant application to be submitted to the Georgia Transportation Infrastructure Bank administered by the State Roads and Tollway Authority to seek funding for the planned Euharlee Road Widening Project. The proposed improvements are estimated to cost approximately \$3.3 million. The County is requesting \$1.1 million in GTIB grant funding and provide the necessary local match for the project.
- A contract was awarded to the engineering firm of EXP to conduct a traffic infrastructure study of the Center Road Corridor. The Study will be jointly funding with the City of Cartersville.
- Commissioner Taylor accepted additional Right-of-Way along Horseshow Road, Popham Road and Old Tennessee Road into the County Road System in order to provide for road maintenance and improvements.

- Commissioner Taylor authorized the purchase of needed Stream Mitigation Credits from the Georgia-Alabama Land Trust in the total amount of \$661,752.00 in order to move forward with the Cass-White Road Phase II project in a timely manner. The County will be reimbursed from Federal dollars a total of 80% of the total Stream Mitigation Credits purchased.

FINANCE AND GOVERNMENTAL AFFAIRS

- The Bartow County Personnel Policies were amended to include guidelines and procedures for the use of AI Technology by County employees on County owned computers and other devices.
- After a brief presentation by County Administrator Peter Olson, Commissioner Taylor adopted the 2026 Property Millage Rates. The Commissioner adopted the rollback rate, which changed the total digest only about 1-4%. The Incorporated Millage Rate was set at 7.11, down from 7.40. The Unincorporated Millage Rate was set at 6.76, down from 6.87. These numbers represent a steady reduction in the Millage Rates since 2013. He compared Bartow County's millage rates and median home prices to nine other counties of the same size. Bartow County's millage rate remains the lowest. Commissioner Taylor added that Walton County is the same size as Bartow and the same distance from Atlanta as Bartow, but their millage rate is twice as high. The difference is Bartow has a large industrial tax base that we can add to our tax digest. Walton is mostly residential. Bartow has a lot of diversity in our tax digest. Cherokee and Paulding have little to no industry. The County is working with Legislation to increase homestead exemption from \$15,000 to \$30,000 [next year]. This will eliminate the first \$75,000 of fair market value. A lot of bills were proposed last session related to property taxes, but only one passed. It's changing every year. The standard homestead exemption removed \$780,000,000 of fair market value from the digest. With the approval of \$30,000 of homestead exemption, another \$780,000,000 will be removed from the digest. The Floating Homestead Exemption removed \$500,000,000 from the digest. This is a total tax relief of \$2 billion removed from the digest. Mr. Olson also discussed future plans for property tax relief. As Data Centers hit the digest, the County intends to increase homestead tax relief. Switch's first building should hit the digest next year, so we'll get a picture of what that looks like. We hope to continue to decrease the millage rates and focus the tax relief on homeowners.

PROPERTY

- A Lease Agreement with the U.S. Army Corp of Engineers for management of the Macedonia Campground on Lake Allatoona was approved as presented. The County has taken over several campgrounds from the Corp of Engineers with leases, including Camp Pine Acres, George Washington Carver Park as well as some of their other facilities. The County will take a look at what the Corp's master plan allows to see what recreational opportunities we can provide at this site.
- Commissioner Taylor authorized an Intergovernmental Agreement with the City of Kingston to approve the annexation of a three-acre tract into the City of Kingston.
- A Construction Manager at Risk contract was awarded to Pencor Construction, LLC for the Bartow County Elections & Voter Registration Facility Project. The company has done expansion projects for Forsyth and Cherokee Elections Offices, so they understand the complexities of working around the Election Cycles.

PUBLIC SERVICES

- A Solid Waste Scrap Tire Amnesty Program Grant Application was approved as presented in the amount of \$12,400.00. The event will be held October 24-31, 2026 and will allow residents to bring their tires to the collection site at no charge. There is also no limit to the number of

tires each resident is allowed to bring. This program provides the County an opportunity to encourage citizens to help keep the County clean.

- Commissioner Taylor authorized a contract with Pennant Construction Management in the amount of \$985,000.00 to construct an outdoor Archery Range and 3D Trail on the Cass-Pine Log Greenspace Property. A total of nine proposals was received.

ZONING APPLICATIONS

- Zoning Applications:
 - RZ-26-00033; an application by Talmadge and Lucinda Martin requesting to rezone 0.85 acre lot at 255 Old Highway 41 [Tax Parcel # 0040-0044-001] from A-1 to R-4 in order to subdivide the lot into two tracts. The Planning Commission recommended approval with a 6-0 vote. There were no registered speakers. Commissioner Taylor approved the application as presented.
 - RZ-26-00032; an application by Satwant Singh requesting to rezone 2.74 acres located at Hwy. 140 & Oak Grove Road [Tax Parcel #'s 0019-0079-002, 0019-0079-003 and 0019-0079-004] from A-1 to C-1 and Change the Future Land Use Map from Rural Estate to Commercial in order to allow for a convenience store/gas station. The Planning Commission recommended approval with a 6-0 vote with the recommendation that would prohibit a liquor store or similar use. Speaking on behalf of the applicant, Mr. Laurens Vermaas stated that the applicant is requesting rezoning of 2.74 acres of a 5.6 acre tract. Commissioner Taylor approved the application with the condition that a liquor store or similar use is prohibited at this location.
 - RZ-26-00030; an application by Artisan Kingston Crossing, LLC requesting to rezone 20.10 acres at Hwy. 411 and Hardin Bridge Road [Tax Parcel # 0036-0260-010] from A-1 to PUD for a Planned Unit Development District. The Planning Commission recommendation was tied 3/3. The Zoning Ordinance considers a tie vote a formal recommendation of denial. Mr. Michael Brooks with Goodwyn, Mills, Caywood, 114 Old Mill Rd., Cartersville presented the application on behalf of the applicant. Mr. Brooks stated that the application is to place a mixed-use development on the property with about 3+/- acres of commercial and the remaining will be six apartment buildings consisting of 284 units. The property is within 300 yards of the battery plant. The battery plant is a \$4-5 billion investment in Bartow County, bringing in 3,500-5,000 jobs. As of right now, they're operating at around 1,000-1,500 employees. There is currently an existing apartment complex approximately 4 miles east of the plant, the Walker Ridge Apartments, that is at 99% occupancy and a large majority of their residents are employed at the battery plant. You also have Shaw, QCells and other workforce opportunities in the area. The location of the property is on the Cartersville-Rome Corridor and is a perfect median point between Cartersville and Rome. Affordable housing is an issue. The median Bartow County home is about \$345,000. Median household income is approximately \$75,000-\$80,000. This makes it very difficult for younger families between the ages of 20-30 to purchase a home, with mortgage payments averaging \$2,500-\$2,900 a month. This is about 45-50% of their income. The rent for these apartments will be around \$1,400-\$1,500 a month. According to other industries in the Counties, one of the most difficult things for retention of their employees is the drive into Bartow County to work. Water and Sewer planning has been done with the County Water Department. We will be allowed an easement from the adjacent property owner to connect to the County sewer for this development. The Future Land Use Map identifies this tract as a mixed use residential which is what we are asking for. However, we do ask to rezone the property from an A-1 to a PUD. There currently is no plan for the commercial tract, but possibly a coffee

shop or a primary school, etc. There is a commercial tract directly across the street. The traffic study on the proposed development indicated that access to the development would need to be from Hardin Bridge Road and not from Highway 411 and they would also need to upgrade the existing traffic signal to accommodate the traffic. There are no tax benefits connected with this property currently. Mr. Brooks provided statistical data on the impact this development would have on the supporting schools. Commissioner Taylor denied the request for apartments, stating that the market currently doesn't support more apartments. However, he did approve the rezoning to a C-1 commercial tract. Ms. Darla Cunningham, 71 Lois Lane, Euharlee spoke on behalf of the owner, stating that as a real estate agent, she has spoken with a number of young parents that don't make enough money to buy a house. If their annual income is \$50,000, they can only afford a \$150,000 to \$200,000 home. These apartments are very affordably priced for single parents, retired adults or widowers that don't have the income to support purchasing a home. While there are a number of apartment complexes located in the City of Cartersville, there are not many apartments located in the [rural areas of the] County. Commissioner Taylor did not approve the requested rezoning from A-1 to PUD, but did approve rezoning the property from A-1 to C-1 for commercial use, again stating that there is not an appetite in the community for more apartments, and adding that there are some apartments that are already zoned that have not come out of the ground yet because there doesn't seem to be a market for them.

Having no other business to address, the meeting was adjourned at 10:45 a.m.

On File

Kathy Gill, County Clerk

APPROVED:

On File

Steve Taylor, Sole Commissioner

9-2-2026

Date