

City of White Georgia
City Council Meeting
June 1st, 2026

Present at the council meeting were Mayor Curtis Powell, Councilmembers Stephanie Nicholson, DJ Bennett, Karissa Noland, and Jean Swank, City Clerk Robin Cochran, and City Attorney Debra Golymbieski.

Mayor Powell called the meeting to order at 7:00 p.m. and began with the pledge of allegiance. Councilmember Nicholson gave the invocation.

Mayor Powell moved to the review and approval of the agenda for June 1st and asked for a motion. Councilmember Bennett made a motion to approve the agenda, and it was seconded by Councilmember Swank. Motion carried with a 5-0 vote.

Mayor Powell moved to the approval of the minutes from May 4th. Floor open for discussion. None heard so a motion was requested. Councilmember Nicholson made a motion to approve the minutes, and it was seconded by Councilmember Noland. Motion carried with a 5-0 vote.

Mayor moved on to the 2nd Public Hearing portion of the meeting concerning the rezoning of property located at 3173 Hwy 411. Powell stated that the developers will get the opportunity to present during the hearing.

*Taylor White from the Northwest GA Regional Development spoke on the advantages and/or disadvantages of the rezoning. His findings were clear that the rezoning follows the comprehensive plan and will work within the current land use map.

At this time the Mayor opened the hearing for public comments and reminded each side (for or against) they had 10 minutes total to speak but their time could be amended by council vote. Each speaker has 3 minutes, and the applicant can take as much time of the 10 minutes as needed. The applicant can also reserve time for rebuttal. If either side is given more time the same amount of time will be granted to the opposite side.

*Powell recognized Ms. Jeanne Ruud with TOYO (Housing, Transportation and Healthcare) who spoke in favor of the rezoning. She pointed out all the benefits the development would offer the TOYO employees and that roughly 152 are signed up for a program with TOYO to get assistance to purchase a home. Ruud is certain this will reduce the turnover rate at TOYO as well as offer a better work/home life balance for the employees. She also stated that the project was affordable for all of the workforce in White and Bartow County.

*Bradley Barnett and Michael Brooks are the developers of the townhome project, and they presented information of the use of this additional property. Barnett stated that he was working with TOYO tires to provide additional resources. He stated the project started at 144 lots and now with the addition of the adjacent property in order to provide a second entrance into the development. Barnett stated they picked up about 30 lots with a final count between 176 and 178 depending on the size. He reported that engineering has been working on plans for 1 car garage homes as well as 2 car garage homes varying the size of the units based on demand. Barnett stated they will be working with DOT as far as the entrance off Hwy 411 with a turn lane/deceleration lane is planned.

Mayor Powell continued with the sign in sheet stating there were some names scratched out and the citizens confirmed they didn't wish to speak on the rezoning. He asked if anyone else wanted to speak during the hearing either for or against the rezoning. Hearing none, he closed that portion of the meeting. Powell then allowed the council to ask questions. He asked Mr. Brooks about the ingress/egress on Hwy 411 and reminded him that TOYO traffic is heavy in the mornings. Barnett answered by stating removal of an end unit or two would allow more room at the entrance to landscape as well as provide a deceleration lane. Barnett stated they have to do what GDOT requires. Powell stated yes, they are the authority on state roadways. Brooks stated the deceleration lane will help with the traffic trying to turn left into the subdivision. Powell continued by asking if they would consider a right in right out on Hwy 411 and the left turn at Wesman's. Brooks stated that right in right out will not get approved by GDOT due to the shared drive with the gas station. He said that he can't make people only turn right out of the entrance. Barnett stated they would do everything they could even proposing a left turn out and a right turn out stating they have enough room. He said all the ideas were good, but GDOT has the final say. Barnett wants to do what's reasonable. Councilmember Bennett asked how many more cars will these additional homes add. Barnett explained the number of cars would vary per unit. He reminded the council about the shuttlebus that TOYO has promised. The conversation continued about the number of cars per house among the mayor and council. Powell stated that most residents will use the entrance closest to their home. Barnett stated that there will be more cars. Bennett continued by saying most cars are just passing through from Ranger or I75. Barnett reminded the council that the TOYO employees are interested in living close to work. Councilmember Swank asked again what they were approving tonight was about 32 more homes. Brooks stated that the key point was to offer a second entrance for safety purposes. Bennett said that the second entrance is a good idea but not sure about the additional townhomes. Someone asked about improvements to Old Cass/White Rd to which Barnett stated that was a county road and that would be up to them. Powell stated they will exit the easiest way. The conversation about how to get out of the subdivision, the shuttle, and the impact on the traffic continued. Powell stated that the Public Comment section is over but that the council could continue with their questions. Councilmember Swank asked if they would be working with the other businesses to make sure everyone is good with the plans. Barnett stated he has spoken and will work with

all the businesses adjacent to the property. Someone asked if he has spoken with the Shell Station manager. Barnett stated that he had been in the store several times and left his card. Mayor Powell opened up the discussion amongst the council. Councilmember Bennett stated that he would like to table the vote on the rezoning until July 6th meeting so that everything can be reviewed. Councilmember Nicholson seconded the motion. Motion carried with a 4-1 vote with the Mayor voting against.

Mayor Powell moved on to Public Comments. Several citizens signed up to speak about the flooding in their homes in Whispering Pine subdivision.

*Reha Pragad, Daniel Shind, William Austin and Zackary Smith all spoke about the issues they are having with flooding with about 4 or 5 houses when it rains due to clogged pipes. Mayor Powell said he rode out to the subdivision and they have come up with a plan to dig out ditches and install larger pipe and will be installing it immediately. The problem has been occurring for the last 10 years according to Mr. Smith. Powell stated the other side will be totally redone to eliminate the problem. Smith stated that the problems all started when the sewer was installed in 2016. He suggested the pipe be removed and the ditch dug out. Powell stated that this will be taken care of quickly.

*Mrs. Nicholson, who represented the Shell Gas Station, asked questions about the liquor license and the process. Powell suggested that she follow up with the city clerk. Nicholson continued with stating why the fees are higher than Cartersville and Powell stated that schedule was redone with the new ordinance.

Mayor Powell moved on to department reports:

*Robin Cochran, City Clerk, reported that all the information for the audit was turned into the auditors and we should have results by end of the month. Cochran reminded everyone that the Republican Primary Runoff early voting.

*Brad Loyd, Police Chief, gave the department stats for May:
Traffic Stops – 39, Accidents – 2, Agency Assists – 2, Calls for Service – 61, Citizen Contacts – 268, Business Escorts – 145, Arrests -1, Business Checks – 303, Citations – 23 and Warning – 45. Loyd reported that the police trucks had been delivered.

*Shawn Chastain, Public Works Director, reported that we were close to our yearly water tank inspection and he would have quotes to present soon. Chastain passed out topical maps of the subdivision to show where the problem in Whispering Pine subdivision is coming from. He stated there are trees in the way, sections of the pipe are missing, and lots of debris inside. He suggested we needed 160' of pipe in order to resolve the flooding and would have to pour the driveways back that will need to be dug up. Chastain stated 7 trees would need to be removed in order for the work to be done. He gave a price for the project of

\$11,050 which includes pipe, concrete, tree removal and all supplies. He stated this will solve a lot of the flooding issues they are having in the subdivision. Chastain presented photos of the flooding from the heavy rains. He stated that several companies, including Comcast, had run their line through the pipe instead of burying it.

*Councilmember Swank asked if he had spoken with Comcast. He stated yes. Chastain continued by saying that we could pull the pipe out and ditch it but he's not certain that the property owner would be on board and the right of way area has not been measured. Some of the trees are not within the right of way but Chastain has spoken with the homeowners about removal.

*Councilmember Bennett asked if the tree removal was included in the cost estimate. Chastain said it was and hopefully the cost would be lower. Councilmember Nicholson asked once this is repaired what's to keep companies from putting their lines through the ditch? Chastain stated that's not the problem. Nothing can keep them from doing it. He stated again it will not solve the problem 100% but it will help the situation. Powell suggested we use the 2014 Splost Funds for this project. Councilmember Nicholson made the motion to approve the drainage project using the 2014 Splost funds up to \$21759 and was seconded by Councilmember Bennett. Motion carried with a 5-0 vote.

*Councilmember Swank asked if Chastain had permission to use the remainder of the funds if he finds other issues. Powell stated the motion had that covered. Nicholson asked about Brenda Scott property on Little Street. Chastain stated that is was really bad. Nicholson asked if this was fixed would it cause other problems elsewhere. Powell thanked Chastain for getting all this information together and planning to address it.

Mayor Powell moved on to unfinished business:

1. Approval of the City of White-Bartow County IGA – Powell stated we are still waiting on some answers from Aubrey Hines Corp. Powell made a motion to table this item till a date TBD. The motion was seconded by Councilmember Swank. Motion carried with a 5-0 vote.

Mayor Powell move on to new business:

1. Approval of the Resolution to adopt the 2026 update to Bartow County Hazard Mitigation Plan. Councilmember Bennett made the motion to approve the resolution to adopt the updated 2026 Barto County Mitigation Plan. Councilmember Swank seconded the motion and motion carried with a 5-0 vote.

Mayor Powell recommended that the council go into Executive Session to talk about personnel issues as suggested by our city attorney. Councilmember Bennett spoke up and asked they

could do comments first. Powell made a motion to have Mayor and Council comments to be done before the start of the proposed Executive Session. Councilmember Swank seconded the motion and motion carried with a 5-0 vote.

Councilmember Bennett stated that hooking up to the Bartow County water system is a temporary situation. He stated we want to use this opportunity to do everything we can to find our own water source. He stated we don't know if we will find any, but we are going to try. Mayor Powell stated we are not going to sit idly by. A citizen asked about recent PFOS results. Powell stated the last one was done in April and we should get results soon. Councilmember Nicholson reminded citizens that the water has not changed, it was the governing standards that changed. Powell stated there are treatment options. Swank stated we had problems finding new wells so we will connect temporarily to the county. She continued by stating we would use the grant money for this search, and the end result is to find clean water. Powell asked for a motion to go into Executive Session. Councilmember Bennett made the motion, and it was seconded by Mayor Powell. Motion carried with a 5-0 vote and the session started at 8:04 p.m.

Powell reported that no votes were taken during the Executive Session. Councilmember Swank made a motion to end Executive Session and Councilmember Bennett seconded the motion. Motion carried with a 5-0 vote and the session ended at 8:32 pm.

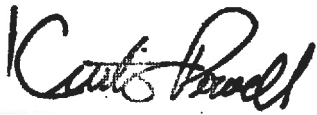
Mayor Powell asked for a motion to adjourn the meeting. Councilmember Nicholson made a motion to adjourn, and Councilmember Bennett seconded the motion. The motion passed with a 5-0 vote. The meeting ended at 8:35 p.m.

Respectfully submitted,



Robin Cochran
City Clerk

Attest:



Curtis Powell, Mayor