

STEERING COMMITTEE

Tom Teagle; Chairman
Joe Bridges
Maxwell Britton
Sandra Comfort
Kathleen Kennard
Denver Payton
April Yarbrough



TOWN OF SHARPSBURG, GEORGIA

Floyd L. Jones; Town Administrator
Brad Sears; Town Attorney
Angie Moore; Community Center Coordinator

Sharpsburg Town Hall
105 Main Street
Sharpsburg, Georgia 30277
www.sharpsburg-ga.gov

MINUTES

May 12, 2026
6:00 p.m.

Call First Steering Committee Meeting to Order:

Chairman Teagle called the Steering Committee to order at 6:03 p.m.

Establish Quorum:

All Committee Members were in attendance. Town Administrator Jones and Community Center Coordinator Moore were also in attendance. Town Administrator Jones requested all written communications among Committee Members be copied to him for Open Records compliance purposes.

Introduction of Committee Members:

Each of the Committee Members introduced themselves.

Introduction of Three Rivers Personnel:

Introductions were made by Amy Goolsby and Stephanie Wagner, both of whom are Regional Planners with Three Rivers Regional Commission.

Purpose of Comprehensive Plan:

1. Purpose of the Comprehensive Plan

- a. Housing and Economic Development were discussed as optional elements in the development of the Comprehensive Plan.
- b. The Comprehensive Plan must be updated every five years. When this plan is updated, it will be for the years 2026-2046.
- c. The plan is intended to guide the long-term growth, appearance, and development of the Town of Sharpsburg.
- d. Without a plan, town decisions and actions may appear arbitrary.
- e. The Comprehensive Plan should function as a living document that complements the Town's ordinances and codification project.
- f. Committee Members discussed concerns regarding the practicality of certain goals contained in the previous Comprehensive Plan.
- g. Committee Members emphasized that future goals should be realistic, attainable, and measurable while still allowing for long-range planning over the next twenty years.

- h. The Comprehensive Plan is required by the Georgia Planning Act and is required to remain as a qualified local government.

2. Core Planning Topics Identified

- a. Needs and Opportunities
- b. Goals and Policies / Community Vision
- c. Character Areas and Future Land Use Mapping
- d. Broadband Expansion
- e. Transportation
- f. Community Work Program

Process:

1. Needs and Opportunities- Growth, Infrastructure, and Development Needs:

- a. Committee Members discussed the impact of residential growth, including new developments such as Twelve Parks subdivision and other ongoing investments in the area.
- b. Sewer infrastructure was repeatedly identified as the most critical issue affecting the Town's future growth and development potential.
- c. Several Committee Members stated that development opportunities are limited without expanded sewer access.
- d. Updated zoning regulations and coordinated planning were identified as important tools for managing growth.
- e. Committee Members expressed the need for improved coordination and communication with Coweta County, Coweta County Public Works, and the Georgia Department of Transportation (GDOT).
- f. Concerns were raised about future widening of the state highways encompassing the Town, namely Highway 154, Highway 54, and Highway 16.
- g. Additional concerns were raised about the eventual connection of TDK Boulevard in Fayette County to McIntosh Trail in Coweta County. Should that connection be made, it would send large trucks directly into Sharpsburg as the trucks are trying to get to State highways. Several Committee Members expressed concern that widening projects without increased connectivity could negatively impact the Town's small-town character.
- h. Recent communication with GDOT was more positive than in previous years since GDOT is beginning to place a greater emphasis on safety matters.

2. Needs and Opportunities- Connectivity, Walkability, and Safety

- a. Strong emphasis was placed on improving pedestrian connectivity throughout the town.
- b. Needs identified included sidewalks, pedestrian crossings, safer highway crossings, and overall walkability improvements.
- c. Specific discussion included creating safer crossings to destinations such as Sharpsburg Pizza and Pub and the Post Office, as well as improved connectivity to East Coweta High School. Some discussion included the possibility of having a roundabout, instead of a three-way stop, installed at the intersection

- south of East Coweta High School that may enhance traffic safety, reduce the frequency of sheriff's deputies directing traffic through the school year, and serve as a gateway to the Town of Sharpsburg.
- d. Committee Members expressed a desire for a more connected and well-rounded community featuring landscaping, safety improvements, and pedestrian-friendly design.

3. Needs and Opportunities- Economic Development and Business Recruitment

- a. Committee Members discussed the importance of attracting businesses that would strengthen the Town's economic base.
- b. The idea of creating an 'anchor business' or attraction was raised to increase visitation and economic activity.
- c. Suggestions included an amphitheater, arts-related attractions, entertainment venues, or destination restaurants.
- d. Discussion included the possibility of establishing themed districts such as restaurant districts or art districts.
- e. Economic pressures and regional market activities were identified as major factors influencing the Town's future growth.

4. Needs and Opportunities- Comments from Committee Members

- a. **April Yarbrough:** Chairwoman of the Sharpsburg Downtown Development Authority (DDA) stated that the DDA has been evaluating many of these same issues. She noted that attracting sustainable businesses remains a challenge and suggested focusing on businesses that create repeat customer traffic, such as appointment-based services. She emphasized the need for strategic and international business recruitment and stated that market forces will continue to drive change within the Town.
- b. **Kathleen Kennard:** Shared an example from Ellijay, Georgia, where a renovated barn venue hosting tribute bands had become a successful tourism draw. She suggested Sharpsburg could pursue similar entertainment or cultural attractions.
- c. **Joe Bridges:** Expressed appreciation for the Town's leadership and its work with Historical Concepts. He referenced prior discussions regarding underground utilities and streetscape improvements and discussed considerations regarding the future appearance and design of Town Hall.

5. Community Engagement and Public Input

- a. Committee Members discussed distributing surveys to approximately 130 town addresses to gather citizen feedback.
- b. It was also suggested that surveys be made available on the Town's website so that both residents and visitors interacting with the Town could provide input.
- c. The importance of community participation in shaping the Comprehensive Plan was emphasized.

Future Meeting Schedule:

July 7 and August 11, 2026 are the next meeting dates for the Steering Committee. No meetings will be held in June due to conflicting schedules.

The intention is to have all work completed by September 2026 for the first reading of Town Council, and to have a resolution by Town Council in October 2026.

Adjournment:

Committee Member Yarbrough moved to adjourn the Steering Committee meeting. Committee Member Britton seconded the motion. The motion passed unanimously.

The first meeting of the Steering Committee adjourned at 7:34 p.m.

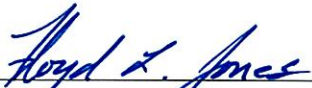


Floyd L. Jones, Town Administrator



Tom Teagle, Chairman

The foregoing minutes were duly approved at an official meeting of the Steering Committee, in Sharpsburg, Georgia, on the 7th day of July 2026.



Floyd L. Jones, Town Administrator