

SHARPSBURG TOWN COUNCIL

TOWN OF SHARPSBURG, GEORGIA

Elizabeth Good, Mayor
Cynthia Puckett-Pike; Post 1
Alex Edge; Post 2
Tom Teagle; Post 3
Polly Garlington; Post 4



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

WORK SESSION MINUTES

July 20, 2026
6:00 p.m.

Welcome to the meeting of your Town of Sharpsburg Town Council! Your participation in Town government is appreciated. All regularly scheduled Town Council meetings are open to the public and are typically held on the 1st Monday of each month at 6:00 p.m.

Call Council Meeting to Order:

Mayor Good called the July 20, 2026 Work Session Meeting to order at 6:03 p.m.

Pledge of Allegiance:

Mayor Good led all in the Pledge of Allegiance.

Establish Quorum:

Town Administrator Jones stated a quorum was present. Councilmember Edge was not present for this meeting.

New Business:

1. Discussion concerning Package Sale of Distilled Spirits

Mr. Karim Dodhia spoke to Council about his building projects for the intersection of McIntosh Trail and Highway 54. He spoke about the potential of having an alcohol store at that intersection and the vision for his development.

The purpose of the Work Session was to lay the groundwork on issuing licenses for Package Sales in the Town of Sharpsburg, should the referendum be approved by its voters in November 2026. Discussion was held on six key questions. Those questions involved the following: 1) Numbers of Stores in Sharpsburg; 2) Permitted Areas for the Stores to be Constructed / Located; 3) Distance between Stores; 4) Building Size Requirements; 5) Minimum Wholesale Inventory and 6) Building Configuration Restrictions.

On each of these questions, information was provided and discussed on how the following jurisdictions have answered these questions: City of Senoia, City of Newnan, Coweta County, Spalding County and Griffin, Georgia.

Council discussed and decided on the following criteria for the numbers of alcohol stores and their licensing as follows:

Maximum License Cap: One (1) store for every 10,000 residents.

Permitted Areas / Zoning: Alcohol Stores must front on Highway 54 and be zoned as Traditional Highway Commercial (THC).

- Distance Spacing Buffers:** As only one store is likely, there was no definition of spacing between stores. However, the store must meet all State of Georgia requirements pertaining to homes, churches, schools, alcohol treatment centers, and housing authorities.
- Building Size Requirements:** Council decided to answer this question later after more time to consider. Consideration of building size requirements ranged from a minimum of 5,000 square feet to 7,500 square feet. Mr. Dodhia suggested it may be better at 6,500 square feet.
- Minimal Wholesale Inventory:** The minimal wholesale inventory is \$500,000.
- Building Configuration Restrictions:** Council decided that the store could either be a standalone building or in a strip mall.
- License Fee:** The License Fee was set at \$5,000.
- Other Conditions:** Applicant needs to have a new build or construction of the store is to begin with twelve (12) months of the issuance of the license.

Toward the end of the discussion on this matter, some discussion was also held after Mr. Dodhia suggested that the alcohol store could be a drive-thru alcohol store. He mentioned there were a few in the State of Georgia, and its uniqueness to the area would make the store a further draw to the area.

Council did not vote on these matters but did provide directions to the Town Attorney on how to proceed.

Film Ordinance:

Councilmember Garlington briefly spoke about the recently proposed film ordinance, stating she had reviewed some neighboring jurisdictions' ordinances. Brief discussion was held about the proposed film ordinance. No vote or direction was made on this matter.

Playground:

Mayor Good stated that the playground is scheduled to be delivered and set up next week. No vote or decision was made on this matter.

Adjournment:

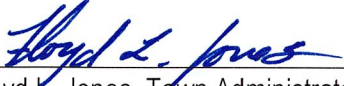
Councilmember Teagle moved to adjourn the July 20, 2026 Work Session Meeting. Councilmember Garlington seconded the motion. The motion passed 4-0 with Councilmember Edge not being present.

The July 20, 2026 Town Council Work Session Meeting adjourned at 7:36 p.m.


Floyd L. Jones, Town Administrator


Elizabeth Good, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the 10th day of August 2026.


Floyd L. Jones, Town Administrator