

SHARPSBURG TOWN COUNCIL

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



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-qa.gov

MINUTES

March 2, 2026
6:00 p.m.

Welcome to the meeting of your 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 March 2, 2026 Council Meeting to order at 6:00 p.m.

Pledge of Allegiance:

Mayor Good led all in attendance in the Pledge of Allegiance.

Establish Quorum:

Administrator Jones stated all Councilmembers were present, establishing a quorum.

Presentations:

There were no presentations on the agenda.

Review / Approval of Minutes:

1. Approval of February 2, 2026 Minutes

Councilmember Puckett-Pike moved to approve the February 2, 2026 Minutes. Councilmember Edge seconded the motion. The motion passed unanimously.

Public Hearing:

There was no Public Hearing on the Agenda.

New Business:

1. Resolution 2026-04: State Route 54 Fayette / Coweta Connectivity Study

Administrator Jones briefed Council on a request provided by Fayette County and the City of Peachtree City for a connectivity study. Discussion followed on the recent history of a connectivity study funded by Peachtree City in 2020, a resolution adopted by Peachtree City in 2024 stating the city opposed connectivity, and another Peachtree City resolution adopted in 2026 pledging to meet the full local match in the amount of \$140,000 for a connectivity study. Additional discussion concerned how much to fund.

Councilmember Teagle moved to adopt Resolution 2026-04: State Route 54 Fayette / County Connectivity Study and to fund said study with \$199. Councilmember Garlington seconded the motion. The motion passed 3-2 with Councilmembers Edge and Puckett-Pike voting in opposition.

2. Special Use Request: Sharpsburg Baptist Church- Annual Yard Sale

Administrator Jones reported that the church was conducting its annual yard sale and had completed its Special Use Permit for Council approval. He stated this event is like other events over the years, and no issues had been reported from previous events. He recommended this event be approved. He also mentioned that Council had waived all fees for Sharpsburg Baptist Church, in 2025, for Special Use events. He asked if Council was going to waive all fees for 2026 as well.

Councilmember Teagle moved to approve the Special use Request and to waive all fees for Sharpsburg Baptist Church's Special Use Events for calendar year 2026. Councilmember Edge seconded the motion. The motion passed unanimously.

3. Bank OZK: Collateral Release Letter

Administrator Jones stated that Collateral Release Letters had, in previous years, been signed as a matter of routine by previous staff. He stated that a Collateral Release Letter was approved by Council in 2024 for the Town Administrator to sign. He said this type of agreement is a routine agreement and asked for on-going authorization to sign Collateral Release Letters without obtaining specific Council approval each time. Council agreed so long as the Town Administrator would notify it at the next available Council meeting.

Councilmember Edge moved to authorize the Town Administrator to sign the Collateral Release Letter on an ongoing basis and to have the Town Administrator notify the Council at the next available meeting after the letter is signed. Councilmember Teagle seconded the motion. The motion passed unanimously.

4. Appointments to the Sharpsburg Downtown Development Authority

Administrator Jones briefed Council on the Downtown Development Authority and of three members whose terms had expired and needed to be either reappointed or replaced. It was noted that Mike Barrett and Tony Brown did not want to remain on the Downtown Development Authority, but that Sherri Brown did want to remain on the Downtown Development Authority. Town Attorney Sears stated Council could make and vote on appointments during the meeting, and a resolution would be provided at the next meeting for formal adoption. Mayor Good nominated Alessandri Edge to replace Tony Brown on the Downtown Development Authority. Polly Garlington nominated Lynn Harrison to replace Mike Barrett on the Downtown Development Authority.

Councilmember Garlington moved to appoint Lynn Harrison and Alessandri Edge to the Downtown Development Authority and to reappoint Sherri Woods to the Downtown Development Authority. Councilmember Teagle seconded the motion. The motion passed unanimously.

Old Business:

1. Second Reading: Ordinance 2026-01- Occupational Tax

Administrator Jones stated this is the second reading of Ordinance 2026-01- Occupational Tax. In the first reading held in February 2026, Council directed that the Occupational Tax be reduced by \$100, however, all businesses pay a minimum of \$25 for Administrative Fees. He stated that Ordinance 2026-01 effects the reduction as directed.

Councilmember Edge moved to adopt Ordinance 2026-01- Occupational Tax. Councilmember Teagle seconded the motion. The motion passed unanimously.

2. Second Reading: Ordinance 2026-02- Amendment of Chapter 10 of Code: Alcoholic Beverages, including amendment to Retail Consumption Dealer (distilled spirits, malt beverage, and wine) license fee for annual renewal.

Administrator Jones stated this is the second reading of Ordinance 2026-02, and per Council direction given in February 2026, it changes the Retail Consumption Dealer license fee for annual renewal from a two-tiered fee structure to a single fee structure, that single fee being \$2,500. This change is in line with other jurisdictions around Coweta County.

Councilmember Teagle moved to approve Ordinance 2026-02. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

Public Comments:

There were no Public Comments.

Polling of Council:

Church Street: Councilmember Teagle asked Council to consider making Church Street one way from Terrentine to Highway 16, and Church Street one way from Terrentine to Highway 54. He stated there are traffic problems on the road, and it is too narrow for passing each other in opposite directions. Council discussed this matter and decided a traffic study should be conducted on Church Street and other town streets before decisions are made on this request.

Administrator's Report:

The following items were brought up by the Town Administrator:

- Update to the Comprehensive Plan: Three Rivers Regional Commission will attend the April meeting to discuss what efforts and steps need to be taken to update the town's Comprehensive Plan. The intent is to have the updated Comprehensive Plan adopted by October 2026.
- During the month of February, the piping under the kitchen sink in the Community Center failed, causing some flooding in the kitchen. This piping failed a little over a year ago and he had made repairs to it. This new failure needed professional assistance. Fitzgerald and Sons Plumbing came and made the needed repairs. The cost for the repairs was \$328.
- In February, the town received another Local Maintenance Improvement Grant (LMIG) in the amount of \$6,843.81. This new grant money, combined with available grant money received in 2025, means the town has \$12,877 in grant funds for road improvements. He stated that LMIG funds pay for 70% of a project but the other 30% is paid by the jurisdiction. He stated that in July 2025, Council had approved road repairs in the amount of \$10,024.75, utilizing \$6,034 from LMIG and \$4,000 from SPLOST 2019. Given the new infusion of grant funds, he asked for the funding to be amended by utilizing \$7,017.33 from LMIG and \$3,007.43 from SPLOST 2019- approximately \$1,000 savings to the SPLOST 2019 funds.

Councilmember Teagle moved to approve the amended funds as requested. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

- The Town has a potential restaurant coming to it. The location of this restaurant would be directly adjacent to a church. The restaurant also wants to run food trucks and be able to sell alcohol from them. He stated that current ordinances do not allow alcohol to be sold in either manner desired. He asked Council if it wanted to consider making changes to the ordinances to allow for the sale of alcohol in these circumstances. Council discussed the matter but decided not to consider changes until it was certain the restaurant was coming.
- The town is going to advertise and go through the process of adopting a new Zoning Map Ordinance to accurately reflect the updates to zoning that were made last year.
- The town will hold a Special Referendum Election on the November ballot for the purpose of voting on the question of whether or not the governing authority of the Town of Sharpsburg, Georgia shall be authorized to issue licenses for the package sale of distilled spirits within the town limits of Sharpsburg.
- Karim Dodhia, the owner of the rezoned property at the corner of McIntosh Trail and Highway 54, states his plans for building are approximately 95% complete. He anticipates having plans available to Council in April.
- Former Mayor Blue Cole sent an email about Public Works requests for the town. Each of the requests was discussed on how to best meet the identified requests.
- At the February Council meeting, several maintenance items were approved by Council. Some of the maintenance work has been completed, and almost all of it will be completed during the month of March. Some larger maintenance items may take a little longer to complete.
- Mayor Good and the Town Administrator are attending a breakfast on Wednesday, March 4, 2026 with other Mayors and Administrators from jurisdictions around Coweta County to collaborate and build relationships from the ongoing good of all of Coweta County and its municipalities.
- The town has received another bill from Blossman Gas Company for \$600. So far, the town has been billed \$2,220.75 for propane. This is unusual since the cost reflects a refill of the propane tank three times this year. In previous years, the tank only got filled up once a year. He said two companies have come to the town to test the tank and the furnaces. No leaks or abnormalities have been discovered to date.
- There will need to be an Executive Session to discuss a legal matter.

Mayor's Report:

There was no Mayor's Report.

Executive Session:

Councilmember Edge moved to adjourn into Executive Session to discuss a legal matter. Councilmember Teagle seconded the motion. The motion passed unanimously. Council adjourned into Executive Session at 7:00 p.m.

Councilmember Edge moved to return to Open Session. Councilmember Teagle seconded the motion. The motion passed unanimously. Council returned to Open Session at 7:33 p.m.

Executive Session Affidavit: Councilmember Edge moved to authorize the mayor to sign an Executive Session Affidavit stating a legal matter was discussed in Executive Session. Councilmember Teagle seconded the motion. The motion passed unanimously.

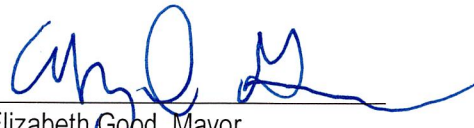
Adjournment:

Councilmember Edge moved to adjourn the March 2, 2026, Council meeting. Councilmember Teagle seconded the motion. The motion passed unanimously.

The March 2, 2026 Council meeting adjourned at 7:34 p.m.

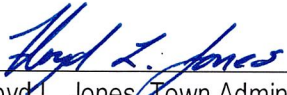


Floyd L. Jones, Town Administrator



Elizabeth Good, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the 6th day of April 2026.



Floyd L. Jones, Town Administrator