

# TOWN OF SHARPSBURG

TOWN COUNCIL MEETING  
A & O Bridges Community Center  
105 Main Street, Sharpsburg GA  
August 11, 2025

## MINUTES

**6:00PM**

### **Call Council Meeting to Order:**

Mayor Good called the August 11, 2025 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 a quorum was present although Councilmember Garlington was absent.

### **Presentations:**

There were no Presentations on the Agenda.

### **Review/Approval of Minutes:**

#### **1. Approval of July 14, 2025 Minutes**

Councilmember Teagle moved to approve the July 14, 2025 Minutes. Councilmember Edge seconded the motion. The motion passed 3-0-1-1 with Councilmember Puckett-Pike abstaining from the vote and Councilmember Garlington being absent.

### **Public Hearing:**

#### **1. Consideration of Resolution 2025-08: Establishing 2025 Millage Rates**

Administrator Jones stated that the Resolution called for a full rollback of the millage rates at the direction of Council. No one spoke in favor of or in opposition to the proposed millage rates.

Councilmember Edge moved to adopt Resolution 2025-08 setting the millage rate at 1.616 mills at a full rollback. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

Attorney Sears spoke about the upcoming Floating Local Option Sales Tax (FLOST) that will be on the November ballot. He explained FLOST is meant to offset property taxes, however, there is confusion on how to best implement FLOST should be approved by the voters. He stated this will result in decisions by the Council on how to proceed after the November general election and during the time when the town is establishing its 2026 Budget.

## **New Business:**

### **1. Special Use Permit: Sharpsburg Baptist Church- “Concert on the Green”**

Administrator Jones stated the church’s request appeared to be a standard request and as basic as possible. He recommended approval of the request.

Councilmember Edge moved to approve the church’s Special Use Permit for the Concert on the Green. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

### **2. First Reading: Re-Zoning Ordinance 2025-02**

Administrator Jones introduced Mr. Jason Walls and Mr. Karim S. Dodhia to the Council. He reported that Mr. Dodhia had applied to rezone four parcels from their current R-1 Residential zoning to a proposed Traditional Highway Commercial (TCH) zoning.

Mr. Jones stated that this was a first reading and an opportunity for Mr. Dodhia and Mr. Walls to discuss the proposed use of the properties should they be rezoned, and he added that no vote would take place on this proposal until September 8, 2025.

Mr. Jones added that direction is needed from Council on how to proceed. He explained there are two options they can take. The first option was to proceed with simple consideration of a rezoning and, should it be approved, for the applicants to return later to apply for a variance. The second option was to proceed with the rezoning with the condition that the applicants proceed with development per conceptual site plan as presented as Exhibit B. Mr. Jones stated that he had a conversation with Councilmember Garlington earlier in the day and she had expressed taking the first option of only considering the rezoning and having the applicants come later to request a variance.

Attorney Sears provided clarity on what was needed and added that if the direction given by Council was to proceed with conditional approval, then the applicants would need to adhere to their conceptual plan. If the applicants do not stand to the conceptual plan as part of the condition, then they would have to return and restart the rezoning process.

Council asked questions of and listened to answers from Mr. Dodhia and Mr. Walls on their concepts for the properties.

Council directed that the second option of considering the rezoning with conditions be pursued and for the matter to come to Public Hearing on September 8, 2025. Attorney Sears added that the applicants can amend their proposal until the day of publishing the agenda should they choose to do so. The vote will be on the rezoning request and the final conceptual plan presented to Council on September 8, 2025.

Council did not vote on this matter.



### **Old Business:**

There were no items of Old Business on the Agenda.

### **Public Comments:**

No one spoke during Public Comments.

### **Polling of Council:**

There was no information or discussion during Polling of Council.

### **Administrator's Report:**

- **Safety Coordinator Training:** Administrator Jones reported that Town Hall will be closed from August 19 – 20, 2025 since he would be in Macon for required training. Council agreed on this matter.
- **Coweta County Service Delivery Strategy Meeting:** Administrator Jones reminded the Council that they had been invited to the Coweta County Service Delivery Strategy Meeting to be held on September 18, 2025, from 10 a.m. to 11:45 a.m., at the Training Room of the Newnan Station location. He asked those council members who planned to attend to let him know since, should a quorum attend, he would have to provide public notice of the meeting.
- **Qualifying for Election / Re-Election:** Administrator Jones reported that qualifying for Election / Re-election for Council Posts 2 and 4 will be Monday through Wednesday, August 18-20, 2025. The times for qualifying on these days are Monday and Tuesday from 8:30 a.m. to 4:30 p.m. and on Wednesday from 8:30 a.m. to noon. All qualifying will take place at the Coweta County Elections Office. He added that those running for election / re-election will also have to file Ethics documents with the Town of Sharpsburg.
- **Voter Adjudication Panel:** Administrator Jones stated that after qualifying for election / re-election concludes next week, there may or may not be an election. He explained that if only one person qualified for each post, then there is no need for an election. However, if more than one person does qualify for either of the available posts, then there would be a need for an election. He said if there is an election, then the town would need to provide two residents who are not on the ballot, not related to anyone on the ballot, and has no conflict of interest with anyone on the ballot to serve on a Voter Adjudication Panel. He said he had also spoken to Coweta Elections and confirmed that the residents could be elected officials so long as they met the described criteria.

### **Mayor's Updates:**

No Mayor's Updates were provided.

### **Executive Session:**

There was no Executive Session.

**Adjournment:**


Councilmember Teagle moved to adjourn the August 11, 2025, Council meeting. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

The meeting was adjourned at 6:45 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 8th day of September 2025.

  
Floyd L. Jones, Town Administrator

