

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

August 18, 2026
6:00 p.m.

Call First Steering Committee Meeting to Order:

The August 18, 2026, Steering Committee meeting had a delayed start to allow time for committee members to arrive. The meeting began at 6:25 p.m. without a vote.

Establish Quorum:

A quorum of the Steering Committee was not present. Chairman Tom Teagle and Joe Bridges attended the meeting. The remaining committee members were absent. It was also noted that Sandra Comfort resigned from the Committee on August 11, 2026. Because a quorum was not present, no formal votes were taken during the meeting.

Minutes:

1) Approval of the July 7, 2026 Steering Committee Minutes

The Committee reviewed the July 7, 2026, Steering Committee Minutes and treated that review as a recap of the previous meeting. The members present agreed that the minutes should be approved; however, no formal vote was taken because a quorum was not present.

2) Consideration of Approval of the August 18, 2026 Steering Committee Minutes

Town Administrator Floyd L. Jones noted that this was the final meeting of the Steering Committee and requested that the August 18, 2026, minutes be signed upon agreement of the Committee members. The members present agreed to this approach; however, no formal vote was taken.

Old Business:

1) Recap of July 7, 2026 Steering Committee Meeting

The Committee members considered the review of the July 7, 2026 Steering Committee Minutes as the recap of the meeting.

New Business:

1) Character Areas / Future Land Use Map

The Committee reviewed proposed amendments to the Character Areas and Future Land Use Map materials. For clarity, the discussion below is organized by character area and by the specific component of the source material that was reviewed or amended.

Old Town:

The Committee reviewed the Old Town character area and discussed amendments to its implementation measures.

Implementation Measures

- The fourth implementation measure was noted as being almost complete.
- A sixth implementation measure was added emphasizing the need to connect residents to a multi-use trail and, through that connection, encourage community involvement.

Commercial Development:

The Committee reviewed the Commercial Development character area and discussed amendments to both the definition and implementation measures.

Definition

- Strike the sentence: "Currently the most thriving businesses are gas stations and a dollar store along with other small businesses."
- Add language stating that Commercial Development will add a variety of businesses to meet the needs of the citizens while maintaining development guidelines for commercial development.

Implementation Measures

- Revise the third bullet point to read: "Implement highway planning, traffic enhancements, and parking enhancements."
- Add a fourth bullet point: "Traffic study for the impact of McIntosh Trail crossing into the Town of Sharpsburg."
- Add a fifth bullet point: "Connect Highway-Commercial to Old Town."

Residential Development:

The Committee reviewed the Residential Development character area and discussed amendments to the recommended development patterns, specific land usage, and implementation measures.

Recommended Development Patterns

- Strike the phrase: "a distribution of affordably priced homes through the town."

Specific Land Usage

- Strike the phrase: "of net densities."

Implementation Measures

- Substantially revise the first bullet point to read: "Increase the variety of housing to meet the design guidelines."
- Remove the second bullet point entirely.

Broadband:

Broadband was discussed briefly. No recommendations were provided.

Transportation:

Transportation was discussed briefly. No recommendations were provided.

Five-Year Community Work Program:

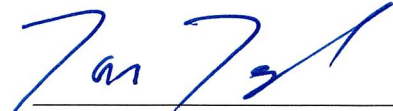
The Five-Year Community Work Program was reviewed and augmented as required.

Adjournment:

The August 18, 2026, Steering Committee meeting concluded at 8:05 p.m. No formal vote was taken because a quorum was not present.

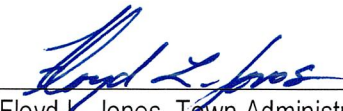


Floyd L. Jones, Town Administrator



Tom Teagle, Chairman

The foregoing minutes were signed upon agreement of the Steering Committee members present, without a formal vote, based upon the understanding recorded in these minutes.



Floyd L. Jones, Town Administrator