

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

July 7, 2026
6:00 p.m.

Call First Steering Committee Meeting to Order:

Chairman Teagle called the July 7, 2026 Steering Committee meeting to order at 6:00 p.m.

Establish Quorum:

Administrator Jones stated a quorum was present. All Committee members, except for Denver Payton, were present at the meeting.

Minutes:

1) Approval of the May 12, 2026 Steering Committee Minutes

Committee Member Maxwell moved to approve the May 12, 2026 Steering Committee Minutes. Committee Member Yarbrough seconded the motion. The motion passed 6-0 with Committee Member Payton not present.

Old Business:

1) Recap of May 12, 2026 Steering Committee Meeting

Chairman Teagle stated that the May 12, 2026 Minutes adequately recapped the previous meeting. No additional comments or votes were taken on this matter.

New Business:

1) Town Vision

The following Vision Statement was presented:

The Town of Sharpsburg is a small town with big ideas. Through sound planning and leadership, Sharpsburg will provide an environment for economic growth while maintaining the small town feel. The Town of Sharpsburg and its citizens will do their best to provide a safe, pleasant living and working community that is realistic given the town's resources and capabilities.

Discussion followed regarding the proposed Vision Statement.

Committee Member Bridges moved to adopt the proposed Vision Statement. Committee Member Yarbrough seconded the motion. The motion passed 6-0 with Committee Member Payton being absent.

2) Comprehensive Plan Elements

a. SWOT Analysis (Appendix Page 1)

The Committee Members reviewed the SWOT analysis that provided Strengths, Weaknesses, Opportunities and Threats for the town as identified during the 2021 Comprehensive Plan.

Strengths: Committee Member Yarbrough stated that additional strengths since 2021 included the activation of the Sharpsburg Downtown Development Authority. Committee Member Bridges added other strengths was that Sharpsburg had a good, solid, and active government.

Weaknesses: Committee Member Bridges noted that there is an apathic involvement by the town citizens, the town is limited to its small budget, and there is no real infrastructure to encourage growth. He added that there is an opportunity to engage the citizens, and as infrastructure is approved and added that then current weaknesses can be turned into opportunities.

Opportunities: The Committee agreed to remove the phrase "helping homeless citizens" from the opportunities.

Threats: No changes were made to the identified threats.

The Committee agreed to the changes provided above and did not vote on these items.

b. Goals and Policies- Vision (Pages 5-7)

Needs and Opportunities Document:

A two-page document, drafted by Chairman Teagle and titled Needs and Opportunities, was provided to the Committee members. This document contained eleven identified needs and opportunities. During the discussion, a twelfth issue was added, namely, to promote a relationship with first responders to bring greater safety to the Town of Sharpsburg.

The Committee reviewed the Goals and Policies that were identified in the 2021 Comprehensive Plan, item by item, and made changes as desired. Committee Member Bridges mentioned that many of these goals could be achieved by infrastructure since infrastructure is the key for all the goals to be met.

The following changes were made to the Goals and Policies

Goal #1: Promote economic expansion and quality development throughout the Town of Sharpsburg.

Policies 1.1 through 1.6 remain unchanged.

Policy 1.7 changed to read: Promote Sharpsburg in partnership with Coweta County.

Policy 1.8 remains unchanged

Policy 1.9 is stricken entirely.

Goal #2: Manage land use, infrastructure, and resources efficiently.

Policy 2.1 is stricken entirely.

Policy 2.2 is re-written as follows:

Adopt and enforce ordinances that promote quality growth, the protection of private property rights, and traditional character, and proper use of resources.

Policy 2.3 is left unchanged

Policy 2.4 strikes the words "and protect environmentally sensitive areas."

Policy 2.5 remains unchanged

Policy 2.6 is re-written as follows:

Support household recycling efforts

Policies 2.7 and 2.8 remain unchanged

Policy 2.9 replaces the word "developers" with "consultants"

Policies 2.10 and 2.11 remain unchanged.

Goal #3: Promote the availability of quality, safe housing options in the Town of Sharpsburg

Policies 3.1 through 3.4 remain unchanged. It is noted there is no Policy 3.3.

Policy 3.5 is stricken entirely

Policies 3.6 and 3.7 remain unchanged.

Goal #4: Maximize transportation network efficiency, connectivity and safety

All policies, specifically Policies 4.1 through 4.4, remain unchanged.

Goal #5: Strive to obtain the highest level of quality of life for every citizen of the Town of Sharpsburg.

Policies 5.1 through 5.5 remain unchanged.

Policy 5.6 is stricken entirely.

New Policy 5.7 reads: Promote outreach to the Sharpsburg community on an annual basis.

New Policy 5.8 reads: Partner with first responders to promote public safety.

The changes were discussed by the Committee and agreed upon, but no vote was taken on updates to the Goals and Policies and detailed above.

3) Next Meeting- August 11, 2026

- a. Character Areas / Future Land Use- Map
- b. Broadband
- c. Transportation
- d. Community Work Program

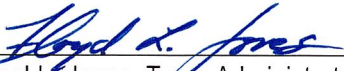
The Committee did not discuss the items regarding the next meeting since those items will be discussed on August 11.

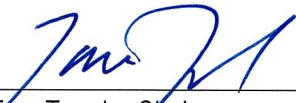
No vote was taken on this matter.

Adjournment:

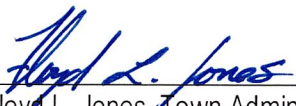
Committee Member Yarbrough moved to adjourn the July 7, 2027 Steering Committee meeting. Committee Member Maxwell seconded the motion. The motion passed 4-0 since Committee Member Payton was not present and Committee Members Bridges and Kennard had left the meeting.

The July 7, 2026 Steering Committee meeting adjourned at 7:45 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 3rd day of August 2026.


Floyd L. Jones, Town Administrator