

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-ga.gov

MINUTES

September 14, 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 September 14, 2026 Council Meeting to order at 6:00 p.m.

Pledge of Allegiance:

Mayor Good led all in the Pledge of Allegiance.

Establish Quorum:

Administrator Jones stated a quorum was present. All Councilmembers were in attendance.

Presentations:

There were no Presentations on the Agenda.

Review / Approval of Minutes:

1. August 10, 2026 Minutes

Administrator Jones stated there was an amendment to the August 10, 2026 Minutes. Councilmember Puckett-Pike moved to approve the August 10, 2026 Minutes with the amendment. Councilmember Teagle seconded the motion. The motion passed unanimously.

Public Hearing:

1. Zoning Variance- Karim Dodhia (Sharpsburg Village)- Parcel #136 1117 005 located at the intersection of McIntosh Trail and Highway 54.

Karim Dodhia spoke briefly on his request for variance to the zoning ordinance and his request to use building materials that were not in compliance with the Zoning Ordinance.

Mayor Good opened the floor for public hearing for those in support of and opposition to the variance request to speak. No one spoke in favor of or in opposition to this variance request.

Mayor Good closed the public hearing and called for a motion. Councilmember Edge moved to approve the variance request as presented. Councilmember Teagle seconded the motion. The motion passed unanimously.

2. Sign Variance- Karim Dodhia (Sharpsburg Village)- Parcel #136 1117 005 located at the intersection of McIntosh Trail and Highway 54.

Karim Dodhia gave a brief presentation on his variance request from the sign ordinance. The variance consisted of the following requests:

- a) Two signs be allowed at the property, not just one since the property will have two stand-alone buildings.
- b) One of the signs, a monument sign, will conform to the town's sign ordinance and has no need for a variance.
- c) The second sign is to be a sign for a gas station that exceeds the height allowed by the sign ordinance.

Mr. Dodhia stated that the gas station sign would be similar in height to those located at Fischer's Crossing and Thomas Crossroads.

Councilmember Garlington spoke about how this variance request could set a precedence for future requests.

Mayor Good opened the floor for public hearing for those in support of or in opposition to the variance request. No one spoke in favor of or in opposition to the variance request.

Mayor Good closed the public hearing and called for a motion. Councilmember Teagle moved to approve the variance request as presented. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

3. 2026 Comprehensive Plan- Town of Sharpsburg

Regional Planner Amy Goolsby, of Three Rivers Regional Commission, spoke of the procedures that were taken, in the preparation of the 2026 Comprehensive Plan.

Councilmember Tom Teagle, who chaired the Steering Committee for the 2026 Comprehensive Plan, spoke about the goals of the plan- namely, to make it a workable and achievable plan that best fits the needs of the town. He added that the plan references some reports, in the appendix, that the town did not participate in creating, but that was required for the completion of the plan. He concluded that he is happy with the plan as presented.

Mayor Good opened the floor to those who were in favor of or in opposition to the plan. No one spoke either in favor of or in opposition to the Comprehensive Plan.

Administrator Jones stated that a Resolution would be presented at the October meeting for the adoption of the plan.

No vote was taken on this matter.

New Business:

1. First Reading- Ordinance 26-05: Amendment of Chapter 10 of the Code: Alcoholic Beverages, including authorization of the licensing of distilled package sales of alcoholic beverages and license fee for annual renewal.

Administrator Jones stated that this ordinance addressed the direction given at the last Work Session meeting. As it is a first reading, the vote adopting the ordinance would be made at the October meeting.

Discussion followed on the 6,500 square feet minimum, and it was clarified that- as a minimum- the applicant could choose to have more than 6,500 square feet.

No direction was given to amend the ordinance, and no vote was taken on this matter.

Old Business:

There were no items of Old Business on the Agenda.

Public Comments:

Courtney Livingston: Ms. Livingston gave support to the concept of an antique store in Sharpsburg. She spoke about the need for such a store and its popularity.

Melynda Baldwin: Ms. Baldwin spoke about her desire to open an antique store on McIntosh Boulevard. She spoke about the need, the types of customers it would attract, and how it would enhance the town's expectations for festivals and events. It was noted that for this to be achievable, she would have to apply to rezone her property from Residential to Commercial and to apply for variances since the building she had in mind may not comply with the town's Zoning Ordinance. It was also stressed that Council reserves the right not to rezone the property and reserves the right not to grant a variance, but that Council was open to consider these matters further.

Polling of Council:

Puckett-Pike: Councilmember Puckett-Pike stated that the antique store spoken of by Ms. Baldwin could comply with the town's 2026 Comprehensive Plan, and she liked the concept of an antique store that could have festivals.

Garlington: Councilmember Garlington agreed with Councilmember Puckett-Pike. She added that it may be a suitable time to review the town's Zoning Ordinance and Sign Ordinance since the ordinances are both too cumbersome while, simultaneously, too restrictive.

Administrator's Report:

Meeting Dates: Administrator Jones stated that the 2026 Comprehensive Plan is being sent to the Department of Community Affairs (DCA) for review, and upon approval, a resolution will be presented for the town to adopt the Comprehensive Plan. He stated that it is a good idea to move the October meeting from October 5 to October 12 to allow the DCA to complete its review. He also added that the November meeting would have to move from November 2 to November 9 to accommodate the General Election. Council agreed to move the October meeting date from October 5 to October 12, and to move the November meeting date from November 2 to November 9. No vote was taken on this matter.

Department of Treasury: Administrator Jones stated the town had received a letter from the United States Department of Treasury stating that the department had reviewed its ARPA spending and reporting, and per that review, the Department of Treasury was satisfied that the town had met all its obligations.

Executive Session: Administrator Jones stated one legal matter needed to be discussed in Executive Session.

Mayor's Report:

There was no Mayor's Report given.

Executive Session:

Legal: Councilmember Teagle moved to adjourn into Executive Session to discuss a legal matter. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

The Council adjourned into Executive Session at 6:48 p.m.

Councilmember Teagle moved to return to Official Session. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

The Council returned to Official Session at 7:01 p.m.

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

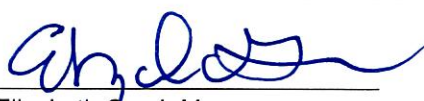
SPLOST 2019 Account: Councilmember Puckett-Pike authorized the Town Administrator to close the SPLOST 2019 Bank Account and to open a new SPLOST 2019 Bank Account. Councilmember Teagle seconded the motion. The motion passed unanimously.

Adjournment:

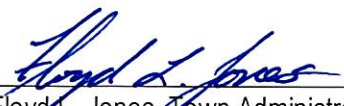
Councilmember Edge moved to adjourn the September 14, 2026 Council Meeting. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

The September 14, 2026 Council Meeting adjourned at 7:03 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 12th day of October 2026.


Floyd L. Jones, Town Administrator