

CITY OF BUCHANAN
Minutes of Work Session
July 20th, 2026

Mayor: Steve Holcombe

Council Members: Angie Hood, Sterling Moore, Ron Moser, and Matt Cook were present.

Department Heads: Deputy Clerk Maizie Glore, Police Chief David Ratner, and Public Works Director Horatio Bell.

Mayor Holcombe: Mr. Holcombe called the work session to order.

Jana Gentry: Mr. Wood informed the council that Mrs. Gentry is running late. Mayor Holcombe informed Mr. Wood that she could present her update when she arrived.

Jada Ross: Jada Ross addressed the Mayor and Council regarding several concerns related to a residential development on Carrollton Street, including compliance with City ordinances governing infrastructure, building permits, subdivision plats, maintenance bonds, and zoning requirements. She also discussed her previous request to place a manufactured home on her property, her interpretation of the applicable zoning process, and her intent to seek a text amendment to the zoning ordinance. Ms. Ross expressed concerns regarding consistency in the application and enforcement of City ordinances, development agreements, neighborhood appearance, and opportunities for resident retention. She requested that the Council consider a resident retention plan, address her concerns regarding ordinance enforcement and equal application of City regulations, and consider amending the zoning ordinance related to manufactured homes. Ms. Ross presented a visual presentation, including photographs/images, in support of her comments. Following her presentation, Ms. Ross asked when she could expect a response to the questions presented.

Mayor Holcombe: Mr. Holcombe thanked Ms. Ross for speaking and stated that the City would consult with legal counsel and provide a response by email. The mayor advised Ms. Ross that her allotted speaking time had expired. The public comment period then concluded.

Jana Gentry: Mrs. Gentry provided an update on library activities and programs. She reported that the library's summer theme, "Unearth a Story," has been well received and included programs focused on dinosaurs, rocks, and fossils. Mrs. Gentry stated that the 2026 Summer Reading Program has concluded, with final reports expected after the end of July. Mrs. Gentry noted that it has been a successful and busy summer for the library. Children's storytime begins in August after school begins.

Departmental Updates

Horatio Bell, Public Works Director: Mr. Bell reported that the department responded to several water system issues, including a service line leak on Perry Lane and a water main leak on Westmoreland Lake Drive. He provided updates on ongoing utility and infrastructure projects, including the Business 27 and Alta Vista utility tie-ins, noting that the project is nearing completion. He also reported that street repairs will be completed in accordance with Georgia

DOT permit requirements. Mr. Bell advised that work related to the restaurant grease trap project is expected to begin following the weekend. He further reported that Public Works personnel successfully completed CPR (cardiopulmonary resuscitation) and AED (automated external defibrillator) training and obtained their certifications.

David Ratner, Police Chief: Mr. Ratner updated the council on crimes and statistics. The department was awarded the Carroll EMC Impact Grant to purchase new laptops for the patrol cars. The Georgia DOT has approved a reduction in the speed limit on Highway 27 between Tallapoosa East and Hamil Road, from 65 mph to 50 mph. He stated that the city plans to announce the change publicly once the new speed limit signs are installed. Mr. Ratner advised that a 30-day grace period will be observed before speed enforcement begins and that advance "Speed Reduced Ahead" signs will be installed by the State. He noted that the Haralson County Sheriff's Office and the Georgia State Patrol will be notified of the change. He also stated that the next transportation priority will be pursuing the installation of a traffic signal at Infra-Metals Way.

Maizie Glore, Deputy Clerk: Mrs. Glore provided an update on the City Clerk's Department. She informed the Council that Mrs. Sherry is feeling better and continues to recover. Mrs. Glore reported that City staff successfully completed CPR (cardiopulmonary resuscitation) and AED (automated external defibrillator) training earlier that day, and the trainers will return on Friday to provide training for the Police Department. Strong House Day is Thursday at 10:45 a.m. She also informed the council that the City's auditors will be on-site the following week and are expected to be working at City Hall for most of the week as they conduct the annual audit.

Mayor Holcombe: Mr. Holcombe asked for a motion to adjourn the meeting. Ron Moser made a motion to adjourn the meeting. Matt Cook seconds the vote. Motion carried 4-0.

Adjourn

CITY OF BUCHANAN
Minutes of Regular Council Meeting
July 20th, 2026

Mayor: Steve Holcombe.

Council Members: Angie Hood, Ron Moser, Sterling Moore, and Matt Cook were present.

Department Heads: Deputy Clerk Maizie Glore, Police Chief David Ratner, and Public Works Director Horatio Bell.

Mayor Holcombe: Calls the meeting to order. The Pledge of Allegiance was led by Mayor Holcombe, and the innovation was led by Gene Fields.

Mayor Holcombe: Mr. Holcombe asked for a motion to approve the agenda. Ron Moser made a motion to approve the agenda. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to approve the minutes for June 15th, 2026, and July 17th, 2026. Matt Cook made a motion to approve the minutes for June 15th, 2026, and July 17th, 2026. Ron Moser seconds the vote. Motion carried 4-0.

Proposed Unified Development Code: Mr. Holcombe stated that consideration of the proposed Unified Development Code has been tabled due to the extension of the zoning moratorium until September 22, 2026. He noted that the extension was approved by the Mayor and Council at the July 17th meeting to allow additional time for review and discussion.

Development Agreement with Frank Norment Homes, LLC: Mr. Holcombe asked for a motion to table this item until the next council meeting for further review. Angie Hood made a motion to table this item until the next council meeting for further review. Ron Moser seconds the vote. Motion carried 4-0.

Open Public Hearing: Mr. Holcombe asked for a motion to open the public hearing. Sterling Moore made a motion to open the public hearing. Angie Hood seconds the vote. Motion carried 4-0.

Annexation application submitted by Morris Communities LLC to annex and rezone parcel 0060 0072 to R-12 Low Density Residential: Mr. Holcombe stated that this item has been tabled due to some questions regarding the ownership rights of the property.

Rezoning application submitted by Frank Norment Homes, LLC to rezone parcel 0074 0075B to HDR High Density Residential: Stephen Sapp, owner of Frank Norment Homes, presented his proposed rezoning application for a residential

development. Mr. Sapp explained that the property has limited access due to roadway ownership and access restrictions, which led to the proposed development of four attached townhome units. He stated that the project is intended to provide new, affordable housing opportunities within the city. Mr. Sapp described the proposed units as approximately 1,400-1,500 square feet, two-story, three bedrooms, two- and one-half-bath homes with garages. Council members asked questions regarding the size, layout, and anticipated price range of the units, and Mr. Sapp responded accordingly.

Public Comment: During Public comment on the rezoning application, Gary Garner asked about the location of the proposed road or driveway. Mr. Sapp responded to the public comment indicating the location of the proposed entrance. Additionally, Jada Ross asked whether concerns previously raised regarding the Griffith Court development would be addressed before additional rezoning applications were considered. Mayor Holcombe stated that the city would provide an official response to the questions previously submitted.

Close Public Hearing: Mr. Holcombe asked for a motion to close the public hearing. Angie Hood made a motion to close the public hearing. Matt Cook seconds the vote. Motion carried 4-0.

Rezoning application submitted by Frank Norment Homes, LLC to rezone parcel 0074 0075B to HDR High Density Residential: Mr. Holcombe asked for a motion to approve the rezoning application to rezone parcel 0074 0075B to HDR High Density Residential. Ron Moser made a motion to approve the rezoning application to rezone parcel 0074 0075B to HDR High Density Residential. Angie Hood seconds the vote. Motion carried 4-0.

Executive Session: Mr. Holcombe asked for a motion to go into executive session for personnel. Angie Hood made a motion to go into executive session for personnel. Sterling Moore seconds the vote. Motion carried 4-0.

Executive Session-Personnel

Mayor Holcombe: Mr. Holcombe asked for a motion to come out of executive session. Ron Moser made a motion to come out of executive session. Angie Hood seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to adjourn the meeting. Ron Moser made a motion to adjourn the meeting. Matt Cook seconds the vote. Motion carried 4-0.

Adjourn