CITY OF BUCHANAN

Minutes of Work Session

October 19th, 2026

Mayor: Steve Holcombe

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

Department Heads: City Clerk Sherry Taylor, Police Chief David Ratner, and Public Works Director Horatio Bell.

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

Jana Gentry: Mrs. Gentry updated the council on the library. Mrs. Gentry reported that the Friends of the Library held another successful barbecue fundraiser. Mrs. Gentry also shared that the library had a great time hosting the Haralson County firefighters, who brought their fire trucks for children to see up close as they shared safety advice. She announced that the library's next event will be Spin Art. Additionally, she advised that the library will be closed on Monday, October 26, for staff training.

William Burden: Mr. Burden expressed concerns regarding speeding and requested that speed breakers be installed on Wesley Camp Road to address traffic safety concerns. He stated that he resides at 510 Wesley Camp Road and witnesses the traffic activity daily. He also reported that he had spoken with the other residents of Wesley Camp Road, who agreed with the proposal.

Mayor Holcombe: Mr. Holcombe asked Mr. Burden where he would propose the speed breakers be installed.

William Burden: Mr. Burden stated that anywhere between his lower property line to his neighbor's house would slow traffic down.

Horatio Bell: Mr. Bell expressed his agreement with the request to install speed breakers on Wesley Camp Road. He suggested using the same type of rubber speed breakers that have been installed on other roads in the city.

Mayor Holcombe: Mr. Holcombe asked Mr. Burden to provide written documentation confirming that the residents of Wesley Camp Road agree with the proposed installation of speed breakers and that there is no opposition to the request.

William Burden: Mr. Burden thanked the council and stated he would get a petition completed and turn it in to city staff.

Mayor Holcombe: Mr. Holcombe asked for a motion to amend the agenda by adding Parnell Insurance to the work session. Angie Hood made a motion to amend the agenda by adding Parnell Insurance to the work session. Ron Moser seconds the vote. Motion carried 4-0.

Allen Parnell: Mr. Parnell, with Parnell Insurance, presented the council with worker's compensation renewal quotes. Mr. Parnell reported that the insurance renewal is scheduled for

November 2nd and distributed packets containing the renewal details. He stated that the city had a favorable year with no claims. Although the payroll increased by 30%, the payroll figures were updated to reflect the previous year's audit. Despite the increase, the city's insurance premium decreased by $65.00 compared to last year. Mr. Parnell attributed the decrease primarily to the city's claims-free year. He confirmed that the city will remain with its current insurance carrier, as he obtained quotes from other providers and none offered better rates. He also noted that the current carrier had continued to provide coverage during the previous year when the city experienced claims.

Mayor Holcombe: Mr. Holcombe thanked Mr. Parnell and stated the renewal would be voted on in the regular meeting.

Departmental Updates

Horatio Bell, Public Works Director: Mr. Bell provided the council with an update on activities within his department. Mr. Bell reported that this month, the department repaired two main water leaks on Westmoreland Lake Road, as well as two service leaks on Park Heights Street. The crew used the Jetter three times and completed eight utility locates. Approximately 1.75 million gallons of wastewater were processed. A new line was installed at the bus barn due to previous work on Alta Vista. Phase 1 of the Griffin Court subdivision sewer project is complete, except for the final manhole tie-in. Phase 1 of the stormwater work is expected to be completed by the end of the week. He also stated they are repairing pipes at 55 Van Wert Street.

David Ratner, Police Chief: Mr. Ratner updated the council on crimes and statistics. Mr. Ratner distributed handouts providing a breakdown of the month's activities. He reported that the city had 11 arrests during the month and that all individuals had been bonded out. He also stated that he had spoken with Mr. Burden regarding traffic concerns on Wesley Camp Road and would have officers patrol the area during the morning and afternoon to help slow traffic down.

Sherry Taylor, City Clerk: Mrs. Taylor provided an update on the City Clerk's Department. Mrs. Taylor reported that Mrs. Glore submitted the updated Unified Development Code (UDC) to Municode. She noted that it will take some time for the updates to be completed. She also shared that Ms. Streetman is continuing to learn new tasks, and the staff built a scarecrow for the lawn on the square. Mrs. Taylor concluded by announcing that the new Mexican restaurant is scheduled to open next Monday.

Shyanne Streetman, Events Coordinator: Mrs. Streetman reminded everyone that the Pumpkin Caper will be held next Tuesday, October 27th at 5:00 p.m. and the Light up the Night event will be November 28th.

Mayor Holcombe: Mr. Holcombe adjourned the meeting.

Adjourn

CITY OF BUCHANAN

Minutes of Regular Council Meeting

October 19th, 2026

Mayor: Steve Holcombe.

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

Department Heads: City Clerk Sherry Taylor, 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 invocation was led by Gene Fields.

Mayor Holcombe: Mr. Holcombe asked for a motion to amend and approve the agenda with the addition of Parnell Insurance at the beginning and executive session at the end. Matt Cook made a motion to approve the agenda with the amendment. Angie Hood seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to approve the minutes for September 21st, 2026. Ron Moser made a motion to approve the minutes for September 21st, 2026. Sterling Moore seconds the vote. Motion carried 4-0.

Parnell Insurance Renewal Quote: Mr. Parnell reported that the insurance renewal is scheduled for November 2nd and distributed renewal packets. He stated that the city had no claims this year, and despite a 30% payroll increase, the premium decreased by $65.00. After reviewing other quotes, the city will remain with its current insurance carrier, which has continued to provide coverage during previous years with claims.

Mayor Holcombe: Mr. Holcombe asked for a motion to approve the renewal presented for the workers' compensation policy. Angie Hood made a motion to approve the renewal. Ron Moser seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to open the public hearing for a re-zoning request from Johnny Williams. Sterling Moore made a motion to open the public hearing. Matt Cook seconds the vote. Motion carried 4-0. Mr. Holcombe then turned the meeting over to Mayor Pro-Tem, Angie Hood, due to a conflict of interest.

Mayor Pro-Tem, Angie Hood: Mrs. Hood stated the request was to rezone parcel 0075A 0048 to commercial C-2. Mr. Williams was then asked to speak.

Re-zoning application by Johnny Williams, to rezone parcel 0075A 0048, located at 3118 Business 27, to C-2 General Commercial: Mrs. Williams explained that she is requesting to rezone the property from C-1 to C-2 to operate a motor brokerage business. Customers will select a vehicle through a website and set an

amount, and he will bid on their behalf. A $300 fee will be charged, and buyers will be responsible for picking up their vehicles. She clarified that no vehicles would be stored on the property.

Sarah McIntire: Mrs. McIntire asked where the property was located. The applicant clarified the location.

Mayor Pro-Tem, Angie Hood: Mrs. Hood stated that if the rezoning request was approved, no vehicles will be allowed to sit or be sold from the property.

Mayor Pro-Tem, Angie Hood: Mrs. Hood asked for a motion to close the public hearing. Ron Moser made a motion to close the public hearing. Matt Cook seconds the vote. Motion carried 4-0.

Re-Zoning Application for 0075A 0048: Mrs. Hood asked for a motion to approve the re-zoning request for parcel 0075A 0048 to C- 2 General Commercial with the stipulation that no cars will be displayed or sold from the property. Ron Moser made a motion to approve the re-zoning application with the stipulation as quoted. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Pro-Tem, Angie Hood: Mrs. Hood handed the meeting over to Mayor Holcombe.

Mayor Holcombe: Mr. Holcombe asked for a motion to open the public hearing for the annexation request from Elite Engineering. Ron Moser made a motion to open to the public hearing. Matt Cook seconds the vote. Motion carried 4-0.

Annexation application by Elite Engineering, LLC on behalf of RLI, LLC, to annex and rezone parcel 0075 0003, located off Tallapoosa Street and Highway 120, to R-20 Residential Estate- Mr. Jones, representing the property owner and working with Elite Engineering, provided information regarding the annexation request. He stated that approximately 30 acres of the overall property would be annexed into the city so the entire project could be located within the city limits. He noted that some of the property may be zoned commercial in the future; however, the current request is for annexation only. He offered to answer questions and provide additional information as needed.

Mayor Holcombe: Mr. Holcombe clarified that Mr. Jones was aware that upon annexation into the City, the property would default to R-20 zoning and if annexation was approved it would have to be rezoned in the future. Mr. Holcombe also asked what his ideas would be like for future commercial property.

Public Comment, Jonathan Jones: Mr. Jones stated that the future commercial use of the property has not yet been determined and that growth will need to occur first. He mentioned that several potential developers have expressed interest, including those

considering a gas station, dry cleaner, storage facility, or shopping center. He clarified that these are only preliminary inquiries intended to generate interest in the property.

Mayor Holcombe: Mr. Holcombe then asked how this development will affect the Jackson Chapel Cemetery.

Public Comment, Jonathan Jones: Mr. Jones stated that the property is near the Jackson Chapel Cemetery but does not encroach on it. He explained that, to the best of his knowledge, federal and state cemetery laws would protect the cemetery from disturbance. He also stated that a buffer would be installed around the cemetery. Additionally, he noted that a significant portion of the property, approximately 35 acres, would remain green space to provide separation between homes and help maintain privacy.

Public Comment, Sarah McIntire: Mrs. McIntire, of 80 Tallapoosa Street, spoke on behalf of herself and several neighboring residents regarding the proposed development. She stated that she had written statements from neighbors to provide to City staff. Mrs. McIntire expressed concerns regarding increased traffic on Tallapoosa Street, road width, pedestrian and child safety, construction vehicle access, and potential GDOT restrictions on the proposed property entrance. She also raised concerns about existing water and sewer infrastructure, drainage, potential property damage, school capacity, property values, property taxes, and the potential impact on Police and Fire Department staffing. She encouraged the City to consider updating its homestead exemption and stated that she supports growth but believes development should occur gradually, with commercial uses separated from residential areas. She emphasized the importance of considering the effects of development on existing residents and City infrastructure.

Public Comment, Allison Palmer: Mrs. Palmer stated that she lives on a street adjacent to the proposed annexation and expressed concerns about the development's impact on residents and traffic. She questioned whether the project would include a large commercial area or a significant number of rental homes. She noted that, during the Planning and Zoning meeting, residents expressed that they had moved to the area to avoid crowded conditions and did not want homes built too close together. Mrs. Palmer also expressed concerns about the impact on the Fire Department. She stated that she had spoken with the department and was advised that additional staffing and another fire truck would be needed to serve the proposed development. She described Tallapoosa Street as a dangerous location for accessing Highway 120 and questioned why development plans had not yet been presented if the project was beneficial to the community. She also raised concerns about the location of power lines and stated that she did not believe the proposed development was a good fit for the area.

Public Comment, Jonathan Jones: Mr. Jones stated that growth would come to the city because of its existing infrastructure, and the City Council would determine whether to approve future development. He emphasized that the current request is for annexation only, not rezoning. He noted that approximately 60 acres are already within the City and zoned R-20, meaning homes could be built on that property under the existing zone. Mr. Jones explained that the intent is to develop fewer than 112 homes on half-acre lots, reducing the original proposal from 142 lots and lowering the development density by approximately 30%. He acknowledged traffic concerns and stated that construction access would be from Highway 120 rather than Tallapoosa Street. He added that the master plan would be provided to City staff, but no zoning request has been submitted at this time.

Angie Hood: Mrs. Hood question if there would be an entrance from Highway 120.

Public Comment, Jonathan Jones: Mr. Jones stated that, if approved by GDOT, access to the property would be limited to a right-turn entrance due to insufficient sight distance to the north. He explained that this access point could help reduce traffic impacts on Tallapoosa Street. He also stated that the developers would comply with all access and roadway requirements established by GDOT.

Mayor Holcombe: Mr. Holcombe asked for a motion to close the public hearing for the annexation application by Elite Engineering. Sterling Moore made a motion to close the public hearing. Angie Hood seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to approve or deny the annexation application by Elite Engineering, LLC on behalf of RLI, LLC, to annex and rezone parcel 0075 0003, located off Tallapoosa Street and Highway 120, to R-20 Residential Estate.

Carey Pilgrim, City Attorney: Mr. Pilgrim stated that, although the current request is for annexation, the property would receive its default R-20 zoning upon entering the City. He explained that any use permitted under R-20 zoning could be allowed and emphasized that there is no guarantee the property would be rezoned for the proposed development in the future.

Annexation application for 0075 0003: Mr. Moser made a motion to approve the annexation application by Elite Engineering, LLC, on behalf of RLI, LLC, to annex and rezone parcel 0075 0003. Angie Hood seconds the vote. Motion carried 3-1. Sterling Moore voted in opposition.

Mayor Holcombe: Mr. Holcombe asked for a motion to open the public hearing on the annexation application by Elite Engineering, LLC, to annex and rezone parcel 0075 0047C, located off Infra-Metals Way, to R-20 residential Estate. Matt cook made a

motion to open the public hearing on the annexation application. Ron Moser seconds the vote. Motion carried 4-0.

Annexation application by Elite Engineering, LLC, on behalf of Super Deals Parks & Homes, LLC, to annex and rezone parcel 0075 0047C, located off Infra-Metals Way, to R-20 residential Estate- Mr. Jones stated that the property owner is requesting annexation for future residential development. He explained that the owner builds custom homes and intends to connect to the City's water and sewer services. Although the exact type of residential development has not been determined he predicts 5-10 homes will be built, Mr. Jones stated that R-20 zoning would likely meet the owner's needs. He noted that the property is adjacent to the City and that water and sewer services would be available if annexed into the city.

Angie Hood: Mrs. Hood asked Public Works Director, Horatio Bell, if sewer and water would be available to this property.

Horatio Bell: Mr. Bell states that the property currently has water but does not have sewer. However, it is possible to do so by connecting pipes to the sewer since the line is located right across from the property.

Mayor Holcombe: Mr. Holcombe asked the applicant if he had spoken to the county regarding the proposed idea of a county complex being built near this property.

Public Comment, Jonathan Jones: Mr. Jones stated that he had spoken with the County regarding the location of the proposed government building and confirmed that the parcels would not touch each other. He added that the five-acre parcel would not be ideal for the property owner's plans, but they are open to working with the County.

Public Comment, Frank McIntire: Mr. McIntire asked for clarification regarding the location of the property. Mr. Holcombe explained it was located right across the street from Infra-Metals on the left-hand side.

Mayor Holcombe: Mr. Holcombe asked for a motion to close the public hearing. Ron Moser made the motion to close the public hearing on the annexation request. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to approve or deny the annexation application by Elite Engineering LLC, on behalf of Super Deals Parks & Homes, LLC, to annex and rezone parcel 0075 0047C, located off Infra-Metals Way, to R-20 residential Estate. Angie Hood made a motion to approve the annexation application and rezoning application. Sterling Moore seconds the vote. Motion carried 4-0.

Mayor Holcombe: Mr. Holcombe asked for a motion to go into executive session. Ron Moser made the motion to go into executive session. Sterling Moore seconds the vote. Motion carried 4-0.

Executive Session

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. Sterling Moore 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. Matt Cook seconds the vote. Motion carried 4-0.

Adjourn