

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
JANUARY 06, 2026 – 6:00 PM**

Mayor Craig Guyton called the meeting to order with the invocation, followed by the Pledge of Allegiance.

The following were present: Mayor Craig Guyton, Council Members Tim Abbott, Greg Free, and Jayson Frederick, City Manager James Stephens, and Community & Economic Development Director Katie Gobbi. Council Member Joe Turner was not present.

UNFINISHED AND NEW BUSINESS

Swearing-In of Newly/Unopposed Elected Officials

Mayor Craig Guyton and Council Member Greg Free were sworn in for their new terms. The oath of office was administered by City Clerk, Carolyn Banks. Council Member Greg Free's family was present for the ceremony.

937 Euharlee Road Site Plan - Katie Gobbi

Katie Gobbi, Community & Economic Development Director, presented the site plan for 937 Euharlee Road. The property was rezoned in 2022 from R6 manufactured housing to C1 general commercial and R3 multifamily residential. The 9.2-acre development includes 1.61 acres of commercial space and 97 townhome units, representing a reduction from the originally approved 160 apartment units.

Jonathan Jones with Elite Engineering represented the applicant Rana Ahmed and his partners of Pak Eagle. He explained it was originally zoned for apartments and after evaluation, they would rather reduce the density down and do townhomes. The density is less than what was previously approved. They kept all but the entrance part of the frontage as commercial and they provided the enter partial connectivity road that was requested and required during the original zoning. It is going from the east to the west and dead ending into the property line. He feels they have adhered to the original requirements set forth in the zoning, except for the reduced density, which is a good thing in normal terms.

He provided detailed information about the project:

- The development will feature town homes for rent.
- Mix of 2-and 3-bedroom units.
- Each unit will have a single-car garage and driveway parking for 2 additional vehicles.
- One detention pond located in the southwest corner.
- One primary entrance with deceleration lane.
- E1 sewer system where each unit has individual grinder pumps.
- Central amenity area for passive recreation or playground.
- Construction timeline: LDP submission within two weeks, final plat ready early 2027, first units available summer 2027, full buildout late 2028/early 2029.

Council Members raised several concerns and questions:

Council Member Jayson Frederick and the council expressed concerns about repetitive commercial development (gas stations, Dollar Generals) and emphasized the need for diverse commercial offerings. Mr. Jones suggested a daycare facility would be preferable to another gas station.

Council Member Tim Abbott raised multiple people-centered concerns:

- Requested bus shelter for children waiting for school buses.
- Asked about architectural renderings.
- Emphasized the need for proper maintenance given the poor historical condition of the current mobile home park.
- Requested additional guest parking spaces.

- Expressed hope for affordable rental rates and some for-sale units.

Council Member Jayson Frederick expressed strong concerns about the current poor condition of the existing mobile home park and emphasized that high maintenance standards would be expected for the new development.

The property owner addressed maintenance concerns, explaining that individual investors would own units rather than the current property owner maintaining direct control. Traffic impact discussions included potential DOT requirements for left-turn lanes and sight distance certifications. Twenty-six current mobile home residents would receive at least 60-day notice before relocation, exceeding the 30-day legal requirement.

Public Comments

John Winnenberg, resident, supported the development but expressed concerns about traffic access during peak hours and whether DOT studies would account for future development in adjacent neighborhoods.

Ricky Johnson, resident, asked about property tax implications. City Manager James Stephens confirmed each of the 97 units would be taxed individually based on assessed value.

Marshall Aiken, resident suggested encouraging the school system to provide bus service within the development and requested maintenance of the commercial area during development.

Announcement

Mayor Craig Guyton announced that he visited Council Member Joe Turner at the rehabilitation facility and swore him in for his next term, with Marshall Aiken who was present and served as a witness.

Adjournment

With no further discussion, the work session was adjourned at approximately 7:00 pm.

CITY OF EUHARLEE CITY COUNCIL MEETING MINUTES JANUARY 06, 2026 – 7:00 PM

Mayor Craig Guyton called the City Council Meeting to order at 7:00 pm.

UNFINISHED AND NEW BUSINESS

Public Comments – Agenda Items Only

No public comments were made regarding agenda items.

Approval of Minutes

Council Member Greg Free motioned to adopt the minutes of the Work Session and City Council Meeting for December 16, 2025. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

Election Certification Resolution - Mayor Craig Guyton

Mayor Craig Guyton read the resolution certifying unopposed candidates as elected following cancellation of the municipal election. The resolution certified Craig B. Guyton as Mayor, Greg Free as Council Member, and Joseph T. Turner as Council Member, with each candidate deemed to have received one vote for themselves as provided by law.

Council Member Jayson Frederick motioned to accept the resolution certifying the unopposed candidates Craig Guyton for Mayor, Greg Free, Council Member, and Joseph Turner, Council Member. Council Member Tim Abbott seconded the motion. The motion passed unanimously.

Pro Tem – Mayor Craig Guyton

Nominations were opened for Mayor Pro Tem for 2026.

Council Member Tim Abbott nominated Council Member Greg Free to continue as Mayor Pro Tem.

Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

937 Euharlee Road Site Plan Approval – Katie Gobbi

Katie Gobbi, Community & Economic Development Director presented the site plan for council approval following the work session discussion. Council Member Tim Abbott motioned to accept the site plan for approval at 937 Euharlee Road. Council Member Greg Free seconded the motion. Discussion arose about including conditions for the bus shelter discussed in the work session. Council decided to make the approval conditional. Motion rescinded. Council Member Tim Abbott. motioned for conditional approval of the 937 Euharlee Road site plan pursuant to adding a weather shelter for bus pickup and drop off. Council Member Greg Free seconded the motion. The motion passed unanimously.

Adjournment

Council Member Jayson Frederick motioned to adjourn the meeting. Council Member Greg Free seconded the motion. The motion passed unanimously.

With no further discussion the meeting was adjourned at 7:09 pm.