



**WORK SESSION
JUNE 8, 2026 – 12:00 NOON
700 WEST LINE STREET
CONFERENCE ROOM**

**CITY COUNCIL MEETING
JUNE 8, 2026 – 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

PROPOSED AGENDA

1. Call to order and welcome – Mayor Palmer
 - A. Invocation
2. Pledge of Allegiance to the United States Flag – Mayor Palmer
3. Amend or approve Proposed Agenda
4. **Amendment or Approval of Minutes**
 - A. Amend or approve the minutes of the City Council meeting of May 18, 2026.
 - B. Amend or approve the minutes of the Executive Session on May 18, 2026.
5. **Mayor’s Comments:**
 - A. The second public hearing on the City’s Annual Operating Budget and Capital Plan for Calhoun City Schools and the City of Calhoun for the fiscal year July 1, 2026 through June 30, 2027 will be held tonight and is eligible for adoption at the June 22nd meeting.
6. **Council Comments:**
 - A. Councilmember Palazzolo – Police, Municipal Court, Fire, Safety, and Library .
 - B. Councilmember Edwards – Electric, Telecommunications, Building Inspections, and Zoning Advisory Board.
 - C. Councilmember Potts – Water and Sewer Operations, Water and Sewer Construction, Revolving Loan, and Northwest Regional Commission.

- D. Councilmember Moyer – Public Works, Recreation, DDA, Mainstreet Program, Historic Preservation, and Downtown Development Authority.

7. Zoning Hearings and Comments

Announce at this time, public hearings will be held. The public will have the opportunity to make pro and con comments with a ten-minute maximum time limit for each side of the matter, with each person speaking having filed a financial disclosure statement five days prior to the hearing if required, with each person giving their name and address. An inquiry should be made to determine if any elected official has filed a disclosure statement regarding ownership or special interest in any of the agenda items. Zoning Land Use Maps on display in Council Chambers for Zoning Advisory Board and Council hearings.

- A. Public hearing of an ordinance to amend and readopt the Zoning Ordinance of the City of Calhoun, Georgia, to provide for certain conditional uses, to address buffers, and to repeal conflicting ordinances; and for other purposes.

- Open public hearing
- Report on legal requirements and notices
- Comments
- Motion concerning Ordinance amendments and re-adoption

- B. Public hearing of an ordinance to amend and modernize the Amusements and Entertainments Ordinance, to repeal conflicting ordinances; and for other purposes.

- Open public hearing
- Report on legal requirements and notices
- Comments
- Motion concerning Ordinance Amendment

- C. Public hearing of the 2026 Calhoun Zoning Map.

- Open public hearing
- Report on legal requirements and notices
- Comments
- Motion concerning Zoning Map

8. Other Hearings and Comments:

- A. Second public hearing on the Calhoun City Schools and City of Calhoun Annual Operating Budget and Capital Plan for Calhoun City Schools and the City of Calhoun for the fiscal year July 1, 2026 through June 30, 2027.

- Open public hearing
- Report on legal requirements and notices
- Comments

- Close public hearing
- Eligible for adoption June 22nd

9. Old Business:

- A. Second reading of a beer and wine package application at a location of 118 WC Bryant Parkway by La Bodega Calhoun, Inc. Mohit Manson is the owner and will also serve as the store manager. Eligible for a public hearing June 22, 2026.

10. New Business:

- A. First reading of a building front setback variance request totaling forty-one (41) feet, to vary from the required thirty-five (35) foot setback on Fain Street to sixteen (16) feet, and to vary from the required thirty-five (35) foot setback on Jim Lay Drive (Formally Pitts Street) to thirteen (13) feet, for 4.29 acres, at a location of 411 College Street, being parcel C24-078, by First Baptist Church of Calhoun GA. The Zoning Advisory Board meeting will be held July 2nd and the public hearing July 6th.
- B. Motion needed to remove from the table an annexation and zoning request from A-1 to C-2, for 1.19 acres, at a location of 117 South Wall Street by Ronnie Holbrook, on behalf of GAH Properties, LLC. The matter was originally tabled indefinitely on July 22, 2019, pending resolution of legal matters between Gordon County and the applicant in Superior Court. While the original application will remain in effect, all required public notices and legal advertisements must be resubmitted in accordance with applicable procedures.
- C. First reading of an annexation and zoning request from A-1 to C-2, for 1.19 acres, at a location of 117 South Wall Street by Ronnie Holbrook, on behalf of GAH Properties, LLC. The Zoning Advisory Board meeting will be held July 2nd and the public hearing July 6th.
- D. First reading of an annexation and zoning request from County A-1 to Ind-G, for 7.885 acres at a location of Salem Road (Payne Farm), being part of parcel C46-034, by BCD Law, Attorney for the applicant, PRIII/SREP II, LLC. The Zoning Advisory Board meeting will be held July 2nd and the public hearing July 6th.
- E. First reading of an annexation and zoning request from County Agricultural to C-N (Neighborhood Commercial), for 29.04 acres at a location of 1786 Red bud Road, being parcel 055-062, by BCD Law, Attorney for applicant, PRAMUKH 100 CAPITAL DEVELOPMENT LLC. The Zoning Advisory Board meeting will be held July 2nd and the public hearing July 6th.
- F. First reading of a beer and wine package application at a location of 1000 Mauldin Road by Rocket #3. The owner is Timaki Patel and the proposed store manager is Jayant Patel. Eligible for a public hearing July 6th.
- G. Motion needed to reappoint Gary Erwin to the Zoning Advisory Board for a three-year term ending May 31, 2029.
- H. First reading of City of Calhoun proposed 2026 General Government Fee Resolution. A draft copy is posted on the City of Calhoun's website. Eligible for adoption June 22nd.
- I. First reading of Calhoun Utilities proposed 2026 Utility Rate Resolution. A draft copy is posted on the City of Calhoun's website. Eligible for adoption June 22nd.
- J. Special event request from the Downtown Development Authority to host the Cornhole ATL Summer League Tournament on Thursday evenings. Proposed dates of play are

August 6, August 13, August 20, August 27, September 3, September 10, and September 17, with September 24 designated as a rain date. Tournament play will be conducted within a designated quadrant of the Park Avenue parking lot. To accommodate the event, the affected portion of the parking lot will be closed to vehicular traffic from 5:30 p.m. until 9:30 p.m. on each scheduled play date. Tournament activities will take place from 6:30 p.m. to 8:30 p.m. Approval of an open-container district within the event area for the duration of each Thursday evening tournament is also requested.

11. Other written items not on the agenda:

12. Work Reports:

- A. Paul Worley, City Administrator
- B. Kyle Ellis, Utilities Administrator

13. Motion to move to Executive Session, if needed:

14. Motion to return to General Session:

15. Motion to adjourn: