October 5, 2026 **City Council Meeting Minutes** **6:00 PM**

The regularly scheduled meeting of the Mayor and Council for the City of Gray, Georgia was held on Monday, October 5, 2026 in the D.V. Childs Civic Center.

Present: Mayor Ed Barbee, Mayor Pro Tem James Collins, Council Members Terrell Fulford, Ikea Simmons and David Tufts, City Attorney John Newberry, City Superintendent Cheyenne Morgan, Fire Chief Keith Eisele and City Clerk Cindy Yancey.

Guests: Tim Pitrowski, Don Johnson, Gina Dixon, Emily Schroeder, Matt Dixon, Bryan Ponder, Mr.& Mrs. Val Wayne Martin, Justin Whitley, Jerrold Pitts, Luezett Pitts, Kim Rushin, Cheryl Roberts, Pamela Jordan, Diane Pitts, Rusty Crawford, Felton Richardson and Debbie Lurie-Smith, *The Jones County News*.

Mayor Barbee called the meeting to order at 6:00pm.

Mayor Barbee gave the invocation, followed by the Pledge of Allegiance.

Mayor Pro Tem Collins made a motion, seconded by Councilman Fulford, and unanimously voted to approve the October 5, 2026, agenda.

APPROVED 4-0

Mayor Pro Tem Collins made a motion, seconded by Councilman Tufts, and unanimously voted to approve the September minutes.

APPROVED 4-0

Councilman Fulford made a motion, seconded by Mayor Pro Tem Collins, and unanimously voted to approve September's accounts payable.

APPROVED 4-0

Mayor's Report:

- No Report

New Business:

Mayor Pro Tem Collins made a motion, seconded by Councilman Tufts, and unanimously voted to close the regular meeting and enter into a P&Z hearing.

APPROVED 4-0

1. **P&Z Hearing**:
    - **Item A**: Emily Schroeder/Gina Dixon: Request to amend the existing Planned Unit Development (PUD) to allow 12 townhouse units. Property is located on Hwy 18 across from Natures Walk and consists of 1.5+/- acres, zoned PUD.
        - Gina Dixon spoke in favor of amending the existing Planned Unit Development to allow 12 townhouse units stating that there is a need for affordable housing.
        - Emily Schroeder spoke in favor of amending the existing Planned Unit Development to allow 12 townhouse units.
        - Justin Whitley and Don Johnson opposed the amendment citing the following concerns:
            - Traffic concerns
            - Drainage issues

- **Item B**: My Home Builders LLC, Bryan Ponder: Requests a variance to allow reduction of required front and rear setbacks for a new subdivision. Property is located across from Industrial Blvd on Eatonton Hwy, and consists of 20.65 +/- acres, zoned R-3 (Multi-Family Residential).
    - Bryan Ponder spoke in favor of the variance stating approval of the variance request would allow them to build larger houses.

Mayor Pro Tem Collins made a motion, seconded by Councilman Fulford, and unanimously voted to close the P&Z hearting and reopen the regular council meeting.

APPROVED 4-0

Mayor Pro Tem Collins made a motion to postpone Item A because council was unaware of the p&z hearing until earlier in the day due to miscommunication between offices. Councilman Fulford seconded the motion and unanimously voted to postpone Item A until the November 2, 2026 council meeting.

APPROVED 4-0

Mayor Pro Tem Collins made a motion to postpone Item A because council was unaware of the p&z hearing until earlier in the day due to miscommunication between offices. Councilman Tufts seconded the motion and unanimously voted to postpone Item B until the November 2, 2026 council meeting.

2. A Resolution of the Mayor and Council of the City of Gray, Georgia to establish a tax millage rate for the calendar year 2026; and for other purposes.

   The tax millage rate for the calendar year 2026 is as follows:

   12.638 mills
   4.202 roll back
   8.436 net mills

Councilman Fulford made a motion, seconded by Mayor Pro Tem Collins, and unanimously voted to approve **Resolution 26-R-024**.

APPROVED 4-0

3. A Resolution of the Mayor and Council of the City of Gray, Georgia to appropriate certain sums of money for the operations of the several functions of the City of Gray, Georgia for the fiscal year 2027; and for other purposes.

Mayor Pro Tem Collins made a motion, seconded by Councilman Tufts, and unanimously voted to approve **Resolution 26-R-025**.

APPROVED 4-0

Public Comments:

- The following citizens expressed concern about overgrown/abandoned properties in the area of Vine Street, Dixie Street, Peachtree Street (Sawmill Quarters).
    - Jerrold Pitts
    - Luezett Pitts
    - Pamela Jordan

- City Attorney Newberry explained that it was a long/expensive process for the city to address issues on private properties.
- Ms. Pamela Jordan stated that she is trying to improve the Sawmill Quarters and feels like the area is being neglected.
- Fire Chief Eisele stated that his community risk reduction team will be in the area of the Sawmill Quarters on November 21, 2026.
- Open house for the fire station will be October 31, 2026. There will be several children's activities.

There being no further business to discuss, the meeting was adjourned.

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City Clerk