

FLEMINGTON CITY COUNCIL MEETING

August 8, 2017

PRESENT: Mayor Sandra Martin
Mayor Pro Tem Paul Hawkins
Council Member Gail Evans
Council Member Palmer Dasher
Council Member Donnie Smith
Council Member David Edwards
Council Member Charles Richardson

ALSO PRESENT: Attorney Craig Stafford
Deputy Sergeant Eric Allen
City Clerk Lori Taylor

1. The regularly scheduled meeting of the City of Flemington was called to order by Mayor Sandra Martin on Tuesday, August 8, 2017 at 4:30 p.m. in the conference room at City Hall in Flemington, GA. A quorum necessary to conduct business was visibly present.
2. Invocation by Mayor Pro Tem Paul Hawkins, followed by the Pledge of Allegiance.
3. *Councilman Palmer Dasher motioned to dispense with the reading of the minutes from the July meeting and accept them as written. Councilman David Edwards seconded the motion. All approved. Motion carried.*
4. Deputy Eric Allen was in attendance to provide council with a list of statistics for the month of July. He stated that July saw the lowest number of calls for service since he has been in Flemington. He gave some statistics that showed no need for additional manpower at this time. He also informed council that the new deputy car was picked up this afternoon. *Councilman Charles Richardson motioned to sell the old deputy car. Seconded by Councilwoman Evans. All approved. Motion passed.*
5. Council reviewed the City Expense Report.
6. Gary Eason presented Mayor Martin and the City of Flemington with a Certificate of Appreciation for their support in the Alee Shiner's Iron Butt Ride which raised over \$35,000 for the Shiner's Hospital in Greenville, SC.
7. Mayor Martin presented council with the Elections Contract. *Mayor Pro Tem Hawkins motioned to approve the contract with Liberty County for the upcoming elections. Seconded by Councilwoman Donnie Smith. All approved. Motion passed.*
8. Council was presented with the request from Chamber of Commerce for the ad in the Liberty County magazine. The previous year, council approved the ½ page ad for \$900. *Councilwoman Smith motioned to approve the same ad as last year for \$900. Seconded by Councilman Richardson. All approved. Motion passed.*
9. Boy Scouts – No Show
10. Larry Golden presented council with a financial status update of the city. He stated that the financial status of the city has stayed pretty steady over the last five years. He noted to council that the 2017 fiscal year has not yet been audited so the numbers have not been adjusted for accrual. He addressed the issues of trash billing and fire protection. He stated that he has been in contact with Joey Brown at Liberty County and would be setting up a meeting with Mr. Brown,

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Kim McGlothlin, Lori Taylor, Lisa Lee, and himself to discuss options for the billing of the solid waste. He also suggested looking at options for fire protection with both the City of Hinesville and Liberty County. He said that he will bring back some options for council to consider concerning those items at a later date. Councilman Dasher requested that Mr. Golden provide a breakdown like the one provided mid-year as well.

11. City Engineer Matthew Barrow

- a. Mr. Barrow updated council on the Wallace Martin turn lane project. He stated that the project was almost finished. It is just missing the final cleanup and grassing. The final inspection should be soon.
- b. Mr. Barrow informed council that the Safety LMIG application for the Wallace Martin edging was accepted for up to \$50,000. He stated that the phase from Red Roof Inn to Coates Road would cost approximately \$70,000. Councilman Hawkins suggested that Mr. Barrow get a good estimate of the project before council decides whether to go ahead with it.
- c. Mr. Barrow stated that the project on Mr. Godwin's property had hit a few obstacles. The proposal that was sent out to council prior to the meeting did not include the cost from the County. The total cost could be upwards of \$13,000. Mayor Pro Tem Hawkins met with the County and Mr. Godwin last week. He stated that the County could work on the improvements to the embankment and then have the fencing reset by a fencing company for a total of about \$5,000. He stated that it may not be a permanent solution but that it may last a long time. Mayor Pro Tem Hawkins made a motion to have the County to the embankment work and a fence company reset the fencing instead of the previous proposal. Councilman Richardson seconded the motion. All approved.
- d. Mr. Barrow addressed an issue that was brought to his attention regarding adding additional parking spots at City Hall. He stated that he could gather some information to add 10-12 additional spots and bring back to council next month. Several council members agreed that the additional spaces are needed and requested Mr. Barrow bring a few options next month. Councilwoman Smith asked him to include a possible covered spot for the city car.

12. Gabriele Hartage - LCPC

- a. Wall Signage for Gerber. Request by Fendig Sign, Inc., on behalf of Gerber for an additional wall sign on the front of the building. Ms. Hartage stated that Gerber already has one sign on the building, but they are authorized two signs. LCPC recommended approval. *Councilman Dasher motioned to approve the sign request for Gerber Collision. Seconded by Councilwoman Smith. All approved. Motion passed.*

Councilwoman Evans removed herself from the council room citing a conflict of interest with her family's involvement with the next presentation.

- b. Rezoning Petition 2017-020-FL. An application has been filed by RTS Homes, applicant, to rezone 163 acres of land, more or less, from A-1 (agricultural district) and R-1 (single-family residential district) to PUD (planned unit development district). Property owners are Herbert Lowry Stacy, III, Pamela Stacy, Richard Bradley, and Glen Fox. Property is abutting Old Hines Road and E. Oglethorpe Hwy and is described as LCTM-Parcel 083-015. The development would have a maximum of 266 lots, with two categories of lots; 237 lots of the regular 6,000 sq. feet size, and 29 lots of the smaller 4,500 sq. feet size (Garden lots). There are two entrances into the subdivision, on Old Hines Road and on O.C. Martin Road. The previous median plan on Hwy.84 from 2007 shows that it could affect the access on Hwy.84, with a right-in and right-out only, unless the median plan changes. There are common areas noted: playgrounds, ponds, walking trails, and a common pavilion area. There will be sidewalks as well as curbs and gutters. All minimum standards and sizes will be met per ordinance. Drainage will meet ordinance requirements. Dedicated turn lanes may help to alleviate traffic concerns. LCPC only has examples of

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the residential units that will be included in the subdivision at this time. No commercial samples have been supplied at this time. The developer will have to submit those examples at a later time for consideration. A buffer would be required between the residential and the commercial zonings, per the Flemington Landscape and Tree Protection Ordinance. Fort Stewart requested that the developer include a real estate disclosure stating the proximity to the military installation. LCPC recommended approval of the re-zoning of the property, the general development plan, and the design of the buildings, with both standard and special conditions in regards to the JLUS. Councilwoman Smith states that she would like to see less density, no vinyl siding, and no occupancy until the traffic signal gets installed at McLarry's Curve. She asked Trent Long, engineer, what the estimated construction timeline would be. Mr. Long stated that the first phase would be at least a year, and would probably be about 30-50 houses, with 4-5 years before the full effect of the subdivision would be present. He shared with council that the chosen name of the development will be "Tranquil South" with additional nods to other historical figures in the history of the city of Flemington. He stated that the goal is to provide nice homes for upper income people that want to stay in the area. He said that they will do everything within their means to preserve the value of the homes that are currently in the area, to include paving Old Hines Road past the development that front on it. Most of the lots have 75 ft. frontage, but all have at least 70 ft. frontage. The proposed plan has 215 single family units and 26 garden lots, both with a + or - 10% if needed. Drainage will drain to Alligator Creek. Stormwater requirements will be met and will probably exceed the mandates. Wetland investigation is currently being worked on. Councilman Dasher asked for clarification between the single family house and the garden style house. Trevor Sikes stated that they are very similar just a more of a condensed size. The biggest difference will be the smaller lot size, with less yard maintenance. Councilman Dasher expressed some concern about the 7.5 ft. side yard dimensions. Mr. Long and Mr. Sikes explain that that is the minimum requirement and they will meet or exceed those requirements. Mr. Long continued to explain the recreation areas, greenspaces, walking trails, playgrounds, and fishing ponds. Councilman Smith asked if the ponds would be fenced. Mr. Sikes said that the side-slopes of the ponds will be so that no fence would be required. Mr. Long discussed the community design guidelines. He stated that the houses will be a traditional, craftsman-style houses. Houses will have a different look with other houses nearby, not cookie-cutter houses. Floorplans may be the same, but the exterior look will be different. They will have a combination of different materials, including brick, vinyl, cedar shake, and hardy-board. Mr. Sikes stated that hardy-board is used on porches, columns, and other trimming but not as a full exterior. Councilwoman Smith stated her concern of the vinyl siding. Mr. Sikes said that the hardy-board requires much more maintenance, where vinyl can be pressure washed at a much cheaper cost. Mr. Long explains more of the details, including utilizing only neutral colors, fencing and accessory buildings that will be allowed, roof lines, and the use of an HOA for regulating and enforcement of the regulations. Councilwoman Smith inquired as to how the city can be sure that the HOA will remain functional and the regulations be enforced. Ms. Sikes clarified that the HOA will be managed by an outside management company and run by an elected board from the community. Councilman Edwards asked how the development will affect the surrounding communities. Mr. Long stated that the flood and stormwater work will not negatively affect the neighbors, but will more likely help the surrounding areas rather than hurting them. Mr. Long said that the traffic from the development would have access on Old Hines Road as well as Hwy.84 and that the schedule for the stoplight at Old Sunbury Road and the proposed development schedule will work nicely together. Councilwoman Smith expressed concerns of the safety of the increased traffic before we have the current traffic situations under control.

*Mayor Martin opened the floor for Public Comments concerning the proposed development.

Dee Hinton raised concerns of the paving of the dirt road end of Old Hines Road. She stated that she and other residents are constantly pulling vehicles out of the mud when it rains. She also asked about the cutting down of too many trees, and asked to keep as

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many trees as possible along Old Hines Road. Mayor Pro Tem Hawkins stated that the City and County are already addressing the flooding problems on Old Hines Road, and that they would continue to make improvements as they can. Mr. Long informed Ms. Hinton that they do plan to leave as many trees as possible along Old Hines Road. Citizen Bobby Hawes spoke on behalf of Gravel Hill Subdivision stating that they would prefer the property to remain R1 and not be re-zoned as PUD. He also expressed concerns of the trash services and billing for the current citizens and how they will be impacted with such a large development, as well as the concerns about the increased traffic. Citizen Michael Shirley raised more concerns about the impact of increased traffic and increased crime with the addition of a large development and the ability of Liberty County to protect Flemington. Mayor Martin reassured him that Flemington has its own designated deputy. Councilman Edwards also stated that council has already been researching the possibility of adding an additional deputy as deemed necessary. Councilwoman Smith stated that Deputy Allen just presented us with statistics that show that the number of calls in Flemington does not warrant an increase in deputy force at this time. Citizen Thomas Carter raised a question as to whether this development will tie into the Strickland property as a possible additional entrance to Hwy.84. He asked for houses to be all brick if possible. Mr. Sikes stated that the all brick homes are not possible, that they are not desired by the people that are currently buying homes. Mr. Carter asked whether the ponds would be fenced. He stated the safety concerns of the ponds with no fencing.

*Mayor Martin called for the question.

Mr. Long stated that the preliminary plat will show the trees, the road paving, and all the details when it gets brought back to council in the coming months. Councilwoman Smith clarifies that we still have time to come to agreement to details as we still have to approve the preliminary plat, and that at this time council is only here to vote on the re-zoning of the property. *Councilwoman Smith motioned to approve the re-zoning of the 163 acres from A-1 and R-1 to PUD. Motion was seconded by Mayor Pro Tem Hawkins. All approved. Motion passed.* Councilman Edwards, Dasher, and Mayor Pro Tem Hawkins thanked all the citizens for their input and cooperation in the city's business. Attorney Craig Stafford reminded the citizens that all of the council meetings are public meetings and that they are scheduled on the second Tuesday of each month, unless otherwise posted by local newspaper, city website, or at City Hall.

13. Old/New Business

- a. Councilman Richardson briefed council on the Transit meeting that he attended last month.
- b. Mayor Pro Tem Hawkins gave a report on the LCPC governing board meeting that he attended, including the approved new LCPC budget and pay system.
- c. Councilman Dasher said that he spoke with Leah Poole regarding a design review board that could look at the items that would be coming to council to ensure that problems are seen and addressed before they come directly to council. This is something that Hinesville is doing right now, and it has been a great asset to them. It would be a good way to involve the residents. He also suggested that council consider asking that people attending meeting turn off cell phones during meetings. He also suggested that council look at the Charter and consider making some changes to update it in the near future. He also asked that council look at the setback measurements in the zoning ordinance.

14. *Mayor Pro Tem Hawkins made a motion to adjourn the meeting at 7:28 p.m. Second by Councilwoman Evans. All agreed. Motion passed.*