

FLEMINGTON CITY Planning Workshop

August 23, 2016

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

ABSENT: Council Member Charles Richardson

ALSO PRESENT: City Attorney Craig Stafford
Temporary City Clerk Lori Taylor

1. The special called planning workshop of the City of Flemington was called to order by Mayor Sandra Martin on Tuesday, August 23, 2016 at 3:00 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. Mayor Martin reminded attendees that this was a Planning Workshop, where no decisions would be made, there would only be discussion to help lead and direct for the upcoming meeting in September.
4. Jeff Ricketson, executive director LCPC, stated that the LCPC will present council with a recommended approval with conditions for the plan proposed by Bill Nutting for the R-1 zoning to be changed to PUD zoning for the Flemington Oaks development. The conditions noted were:
 - Soundproof homes (reduce the outside noise by 25 decibels)
 - Deed disclosure on the proximity to Ft. Stewart
 - HOA
 - Fencing and sign along boundary to Ft. Stewart plus a 50 foot tree buffer
5. Kyle Wemett, from Ft. Stewart, stated that a letter has already been submitted regarding the conditions needed per JLUS and will be officially signed soon. He stated that as long as conditions were met in JLUS, then Ft. Stewart did not legally have any problems with development going forward.
6. Bill Nutting stated that they have now incorporated the 50 foot tree buffer as well as the fence with signs on the Ft. Stewart boundary in the development plan. Tim Beatty, from Ft. Stewart, stated that there is not a set type of fencing required. It will not be a force protection type of fence for the installation, rather a deterrent to keep kids from wandering on post. Mr. Nutting stated that the fence would be on the Ft. Stewart side of the tree buffer, and documentation would be provided in HOA regarding keeping the greenspace preserved.
7. Mr. Nutting said that the PUD plan consists of 46 lots, with 4.85 acres of preservation areas. He also stated the entrance would have landscaping to provide a buffer from the road and not be seen as much. HOA would maintain all the landscaping of common areas, walking trails, pond areas. The PUD plan offers less streets, less sidewalks, more preservation of land and buffer to the neighbors. Every driveway on Old Savannah Road will service 2 lots. Homes will be all brick,

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2,500 square feet, \$250,000 homes. There will be a paved walking trail around the detention pond.

- a. David Edwards and Palmer Dasher inquired about a fence around the pond for safety of children. Mr. Nutting stated that he would rather not have fence, but would install fence if council required it. Jeff Ricketson stated the Ordinance says fencing is mandatory unless council waives it. Council can approve fencing types/materials. Mr. Nutting stated the slop for the pond will be 3:1 so as to not deem fencing.
 - b. Mr. Nutting stated that everyone would have to be a part of HOA and pay monthly fees. He stated that his company can manage HOA or sub it out for someone else to manage. He says that they will manage it until the development is fully occupied, then turn it over to the residents to manage. Fees will be collected monthly from residents to pay for street lighting, common area maintenance, and drainage easements, etc. Mr. Nutting stated that they will install street lighting at their cost, maintain them, and pay for monthly lighting bill. He stated that the use of HOA has been successful in the past. It helps to keep the appearance and upkeep of the subdivision nice.
8. Paul Hawkins opened discussion to hear from the residents.
- a. Grace Moran spoke about their 23 year history with Living in Flemington. She spoke of the natural beauty, large home sites, old oak trees, and country living of Flemington.
 - b. Keith Moran stated that he has talked to all 11 families in the area and that the residents want development to have larger lots and less homes to keep the country life feel of the community. He stated that they want R-1 zoning with added greenspace.
 - c. Two additional residents spoke on behalf of the community. There was concern about the impact on the environment. They want lower density and increased curb appeal.
9. Donnie Smith summarized the differences between R-1 and PUD.
- a. Density would be the same 46 lots.
 - b. R-1 would have larger lots and no greenspace/buffer, PUD would have smaller lots but would have greenspace/buffer.
10. Jeff Ricketson stated that the recommendation will be coming from LCPC at the September 13, 2016 City Council Meeting.
11. Motion to adjourn at 4:30 p.m. was made by Palmer Dasher. Seconded by David Edwards.