

*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins, MAYOR



City Hall

156 Old Sunbury Rd.
Flemington, GA 31313

912.877.3223
cityhall@cityofflemington.org

COUNCIL MEETING AGENDA

November 5th, 2025 AT 4:30 PM.

FLEMINGTON CITY HALL • 156 OLD SUNBURY RD.

Public Participation in Person

1. Call the Meeting to Order
2. Welcome/Introductions
3. Invocation and Pledge of Allegiance by Invitation
4. Meeting Minutes
 - **October 14th, 2025 Regular Meeting Minutes**
 - **October 21st, 2025 Special Called Meeting Minutes**
5. October 2025 Law Enforcement Report – LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")
6. October 2025 Financial Update – Ms. Kim McGlothlin
 - General Fund Register
 - Balance Sheet (thru 10.31.25)
 - FY26 Profit & Loss Budget vs. Actual (thru 10.31.25)
7. **NEW BUSINESS**
 - Liberty Consolidated Planning Commission ("LCPC")
 - a) **Rezoning Petition 2025-46-F**
 - b) **Flemington Townhomes – Revised preliminary plat for 12 more townhome lots (116 total) for Flemington Development, LLC (Jody Smiley)**
 - c) **Business License - Vaden, 1559 E Oglethorpe Hwy**
 - d) **Temporary Sign Permit Application - Vaden 1559 E Oglethorpe Hwy (currently Mike Reed Chevrolet)**
 - Highway 84 Rights of Way Maintenance
8. **BUSINESS IN PROGRESS**

Status Update(s)

 - **Solid Waste Contract**
 - **WOB**

Work in Progress/Tasked Parties (for future updates)

 - 564 Tremain Drive – Councilman Edwards/Councilman Logan/M. Sack
 - City Logo and Seal-MPT Harwell
 - DDA Training-MPT Harwell

ENGINEERING REPORT – M.E. Sack Engineering

- Old Sunbury Road Full-Depth Reclamation Update
- Hwy 84 Sidewalk Repairs Update

9. ON THE HORIZON

- NOVEMBER 2025
 - ✓ 11th - City Hall Closed in Observance of Veterans Day
 - ✓ 24th-Flemington City Hall Work Shop
 - ✓ 27th & 28th – City Hall Closed in Observance of Thanksgiving
- DECEMBER 2025
 - ✓ 1st – Tree Lighting
 - ✓ 5th – 29th Annual Illuminated Christmas Parade
 - ✓ 9th-Council Meeting
 - ✓ 25th-City Hall Closed in Observance of Christmas
- JANUARY 2025
 - ✓ 1st – City Hall Closed in Observance of New Years
 - ✓ 13th-Council Meeting
 - ✓ 19th-City Hall Closed in Observance of Martin Luther King Day

10. Executive Session – Real Estate

11. Adjourn



Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 912-877-3223 promptly to allow the city to make reasonable accommodations for those persons.

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CITY COUNCIL MEETING MINUTES
OCTOBER 14TH, 2025 AT 4:30 P.M.
FLEMINGTON CITY HALL - 156 OLD SUNBURY RD

Present at City Hall: Mayor Pro Tempore ("MPT") Rene' Harwell
Mayor Paul Hawkins
Councilman David Edwards
Councilwoman Gail Evans
Councilman Larry Logan
Councilman Hasit Patel
Shameka Hawkes, City Clerk
Craig Stafford, City Attorney
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Councilwoman Leigh Smiley

1. The regularly scheduled meeting of the Council of the City of Flemington was called to order by Mayor Pro Tempore Rene' Harwell on Tuesday, October 14th, 2025 at 4:33 p.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. Mayor Hawkins said for the benefit of the council, Rene' will preside over the council meeting. Until he gets caught up on some things. MPT Harwell welcomed all attendees.
3. The invocation was given by Councilman Logan and the Pledge of Allegiance was recited in unison.
4. *Councilman Logan made a motion to approve the August 12th, 2025 regular meeting minutes and Councilman Edwards seconded the motion. All approved. The motion passed. Councilwoman Evans made a motion to approve September 9th, 2025 minutes as written. Councilman Patel seconded the motion. All approved. The motion passed.*
5. LT Gallob from the LCSO presented a report on law enforcement activities for September 2025. We saw a generalized decrease in calls across board. Only thing that we had an increase in was thefts that was all related to a brief string of entering automobiles over the course of about 24 hours. That problem was resolved and prosecuted by the Sheriff Office. A/C went out in Wilson truck, that was fixed under warranty no cost to the city. Councilman Patel asked if LT Gallob could keep an eye on traffic with Publix opening 10/15. LT Gallob stated he would allow the traffic light do its job; however, he will be monitoring the traffic.
6. The Council reviewed the September 2025 General Fund check register, P&L and Balance Sheet, and the FY26 Budget vs. Actual report (through 9/31/25). Questions deferred due to Kim McGlothlin not being in attendance. MPT Harwell stated she did not see any exceptions.

7. MPT Harwell announced that Shameka Hawkes is the new City Clerk. *Councilman Logan motioned to appoint the new Clerk. Councilwoman Evans seconded the motion. All approved. The motion passed.*
8. River's Alive Proclamation-Keep Liberty Beautiful-Dr. Karen mentioned that Rivers Alive in Georgia is an annual volunteer waterway cleanup event, that's target, all waterways in the state, including streams, rivers, lakes, beaches, and wetlands. Whereas October 25th. 2025 is the 53rd anniversary of the Clean Water Act and the International Day of Worldwide Monitoring. Now, therefore, MPT Rene' Harwell do hereby proclaim October 25th as Rivers Alive Awareness Day on the 14th of October, 2025, and call this observance to the attention of our citizens.
9. Katelyn Esters with the Liberty Consolidated Planning Commission ("LCPC") came before Council for Postal Hive Business License & Sign Permit. Postal Hive is a mail and shipping retailer that is going to be a small business located in one of the available units in the new Publix Plaza. LCPC recommendation for the business license application for the Postal Hive is approval. *Councilman Patel made a motion to approve. Councilman Logan seconded the motion. All approved. The motion passed.* Postal Hive sign permit type us flat routed individual letters, and logo. Material Aluminum and dimensions of signage as a whole: 4'6 x 14" LCPC recommendation for the sign permit for the Postal Hive is approval. *Councilman Edwards made a motion to approve. Councilwoman Evans seconded the motion. All approved. The motion passed.*
10. Katelyn Esters also came before Council with Ms. Janet Lane Spencer who has applied for a business license for a new type A home occupation to be called Tenaj Digital Image & Services LLC, offering digital imaging products, logos, and services through an exclusively online sales format. LCPC recommendation for the business license application for Tenaj Digital Image & Services LLC is approval. *Councilman Edwards made a motion to approve. Councilman Patel seconded the motion. All approved. The motion passed.*
11. Shy Duncan coordinates the Coastal Incentive Grant Program. The Coastal Incentive Grant is a competitive pass-through subgrant program made possible by, grant to GA DNR from the NOAA. Approximately \$750,000 is available annually for subgrants, which is about 40% of the overall annual federal grant. These dollars are then passed through to available communities and or research institutions. Projects can apply for a two-year project, which is the maximum term with up to \$160,000 available for one project. All CIG projects require a one-to-one non-federal match, which can be derived from cash or in-kind contributions of land, materials and or volunteer services. Cycle 29 process has started. The RFP went out on September 24th, and we are accepting pre-application on our portal. Pre-app applications are due December 5th. Council asked if she would be willing to come back to do a mini workshop with the City and County for which she agreed.
12. Mr. Joseph Mosley – Liberty County Board of Commissioners came before the Council to discuss the County's decision to end residential solid waste collection for the City of Flemington effective December 31st, citing difficulties with truck access on narrow streets. He reviewed concerns regarding the transition to Atlantic Waste, including the impact on commercial accounts, a potential \$5,000 monthly revenue loss, and uncertainty about landfill arrangements. He noted that solid waste revenues support several county programs and acknowledged the City's new franchise fee agreement with Atlantic Waste. Mr. Mosley stated that if the transition extends beyond December 31st, the County is willing to "stand in the gap" to ensure citizens are properly served. After further discussion the City's Attorney Craig Stafford and the Council decided to table the conversation, a discussion will be done in the next couple of weeks.
13. World of Beer (WOB)
Councilman Edwards reported that World of Beer has consistently failed to pay its alcohol tax. Mayor Pro Tem Harwell noted that a notice was sent to the owner requesting payment. Councilman Edwards stated that despite communication with the business, payment remains outstanding, with the owner citing accounting issues as the reason for delay. The Council agreed that the owner is responsible for timely payment, and that continued excuses are unacceptable. It was recommended that another letter be

issued, the matter be placed on the November agenda, and that a late penalty be assessed, possible suspension of the alcohol license, and a revision to the ordinance be considered. Attorney Craig Stafford supported these actions, and MPT Harwell will work on drafting the letter.

Business in Progress-Status update

- Solid Waste on Hold
- CPA & Auditor Award, Signed w/VAAS-taking care of the audit
- Street Name: Old McLarrys Rd (MPT said a sign is needed)

Councilwoman Evans asked why the street sign says West Oglethorpe instead of East Oglethorpe. Tim Byler said he will reach out to CDC-Hemp to discuss/resolve error.

Work in Progress-update

564 Tremain Drive:

- Ongoing issue with drainage on Mr. Godwin's property.
- A permanent solution needs to be implemented.
- He prefers the fence remain in place and not be taken down.
- Property was built on an easement; drainage runs underneath, causing recurring maintenance issues.
- Mr. Godwin unable to attend meetings due to health concerns.
- Matter needs to be addressed.
- MPT directed that a letter be sent to Mr. Godwin regarding the issue.

Engineering Report- M.E. Sack Engineering

- Striping work done this week.
- Additional cleanup still required; asphalt concerned about the driveway.
- Once the project list is finalized, it will be submitted to them.
- Timeline discussed – MPT requested a definite completion date.
- MPT noted work has been inconsistent; advised holding the contractor to a set deadline.
- It was noted that the contractor has been warned before; issue with repeat business.
- 30-day deadline discussed for project completion.
- Assistance from attorney confirmed; contractor agreed to pay \$300 per day in liquidated damages if deadlines are not met.
- Sidewalk construction completed; overall maintenance looks good.

14. *Councilman Logan made a motion to enter Executive Session for the purposes of Real Estate and Personnel. Councilwoman Evans seconded the motion. All approved, the motion passed and Executive Session began at 5:56 p.m. Open session resumed at 6:12 p.m.*

15. *The meeting adjourned at 6:13 pm.*

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**CITY COUNCIL
SPECIAL CALLED MEETING
MINUTES
OCTOBER 21ST, 2025 AT 2:00 PM
FLEMINGTON CITY HALL
156 OLD SUNBURY RD**

Present at City Hall: Mayor Pro Tem Rene' Harwell
Councilman Larry Logan
Councilwoman Gail Evans
Councilwoman Leigh Smiley
Councilman Hasit Patel
Councilman David Edwards
Shameka Hawkes, City Clerk
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: Craig Stafford, City Attorney

Absent: Mayor Paul Hawkins

1. The special called meeting of the Council of the City of Flemington was called to order by Mayor Pro Tem Rene' Harwell on Tuesday, October 21st at 2:00 p.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. Mayor Pro Tem Harwell opened the discussion regarding the solid waste contract and invited Attorney Craig Stafford and Mr. Sam Sullivan of Atlantic Waste to provide clarification.

Atlantic Waste was initially selected for the solid waste contract; however, significant revisions were required after submission. The City's attorney determined several inaccuracies and omissions in the original draft. Due to continued inconsistencies and missing updates, a notice was sent rescinding the contract, with intent to rebid the service.

Mr. Sullivan (Atlantic Waste): Stated his company had been preparing since the initial award—creating a billing database, drafting customer letters, meeting with Liberty County officials, and ordering carts and dumpsters. Claimed he accepted all City revisions on September 30 and awaited a final signable version. Acknowledged misunderstanding regarding printing and signing the redlined contract and noted only one immaterial addition was pending—clarifying landfill pricing language. Expressed regret for any confusion and reiterated readiness to begin January 1.

Attorney Stafford: Clarified that multiple counteroffers occurred and that there was no valid, executed contract between the City and Atlantic Waste. Noted that the City Council was clear all waste must go exclusively to the Liberty County Transfer Station and that the City would not assist in billing or collections.

Council Discussion: Councilmembers expressed concern about omitted provisions, unclear contract terms, and a lack of communication from Atlantic Waste. Emphasized the importance of accurate documentation and that the City does not have staff to assist with collection activities or container management. Noted discrepancies between Council's approved terms and the submitted drafts.

After discussion, the Council agreed that the contract was never finalized. Per the attorney's guidance, the City will proceed with rebidding the solid waste contract.

Councilman Edwards made a motion to approve rebidding the contract out, and the contract would be, disposable of solid waste, garbage, and poly cart only. Councilwoman Evans seconded the motion. All approved. The motion passed.

3. Mayor Pro Tem Harwell presented the quote from Axon Enterprises for body and in-car cameras for the City's deputies. The quote had been delayed from the previous meeting. The updated proposal reflects an increase in service costs due to enhanced technology, including cloud-based data storage and automatic video uploads.
 - The equipment package covers two vehicles and two deputies, providing improved accountability and efficiency.
 - The agreement is a three-year lease, including maintenance and automatic replacement of damaged equipment.
 - Payment schedule includes installments through December 2025, June 2026, and June 2027.
 - The Council discussed potential grant opportunities to offset future costs and confirmed that this is a lease program, not a purchase.

Councilman Patel made a motion to approved the Axon Enterprises proposal with authorization for the Mayor Pro Tem to finalize the agreement and adjust for any minor price changes upon receiving the final quote. Councilman Logan seconded the motion. All approved the motion passed.

The meeting adjourned at 2:30 pm.

City of Flemington

11/3/2025 10:58 AM

Register: 100-11-1110 General Fund Cash

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/02/2025	12632	Jenelle O Gordon	100-12-1100 Accounts Payable	53.50 Regular 14.25 ...	1,411.39			360,633.10
10/02/2025	12633	Jenelle O Gordon	100-12-1100 Accounts Payable	21.75 Regular 52 PTO	1,392.37			359,240.73
10/02/2025	12634	Alejandro Figueroa	100-12-1100 Accounts Payable	PP Ending	125.00			359,115.73
10/02/2025	12635	Georgia Power	100-12-1100 Accounts Payable	Acc-00031-48409 A...	2,356.96			356,758.77
10/02/2025	12636	Jody Smiley Landscaping	100-12-1100 Accounts Payable	Inv #:	4,850.00			351,908.77
10/02/2025	12637	Kim McGlothlin	100-12-1100 Accounts Payable	September Professio...	800.00			351,108.77
10/02/2025	12638	Lib. Co. Board of Commissi...	100-12-1100 Accounts Payable	Acct #: 2568 - Inv #:	171.76			350,937.01
10/02/2025	12639	Liberty County Board of Co...	100-12-1100 Accounts Payable	Inv 10577	30,400.00			320,537.01
10/02/2025	12640	Liberty County Chamber of ...	100-12-1100 Accounts Payable	Quarterly IT Services	195.00			320,342.01
10/02/2025	12641	Rene' Harwell	100-12-1100 Accounts Payable	Council	89.46			320,252.55
10/02/2025	12642	Shameka M Hawkes	100-12-1100 Accounts Payable	PR PPE 09/26/2025	367.38			319,885.17
10/09/2025	12643	Brightspeed {Formerly Cent...	100-12-1100 Accounts Payable	306023049	332.77			319,552.40
10/09/2025	12644	City of Hinesville {Water}	100-12-1100 Accounts Payable	28804-144723	14.40			319,538.00
10/09/2025	12645	David Edwards {v}	100-12-1100 Accounts Payable	Council	450.00			319,088.00
10/09/2025	12646	Gail Evans {v}	100-12-1100 Accounts Payable	Council	450.00			318,638.00
10/09/2025	12647	Georgia Power	100-12-1100 Accounts Payable		3,253.93			315,384.07
10/09/2025	12648	Hasit Patel {v}	100-12-1100 Accounts Payable	VOID: Council		X		315,384.07
10/09/2025	12649	HdL Companies	100-12-1100 Accounts Payable	PE 9/30/25	826.17			314,557.90
10/09/2025	12650	Larry Logan	100-12-1100 Accounts Payable	Council	450.00			314,107.90
10/09/2025	12651	Leigh Smiley {v}	100-12-1100 Accounts Payable	Council	450.00			313,657.90
10/09/2025	12652	Liberty County Chamber of ...	100-12-1100 Accounts Payable	Inv 28406 & 28426	40.00			313,617.90
10/09/2025	12653	Paul Hawkins	100-12-1100 Accounts Payable	Mayor	850.00			312,767.90
10/09/2025	12654	Rene' Harwell	100-12-1100 Accounts Payable	Council	650.00			312,117.90
10/09/2025	12655	Shameka M Hawkes	100-12-1100 Accounts Payable	Travel & Notary Rei...	126.51			311,991.39
10/09/2025	12656	Verizon Wireless	100-12-1100 Accounts Payable	52281166-00001	38.01			311,953.38
10/09/2025	12657	Hasit Patel {v}	100-12-1100 Accounts Payable	Council	450.00			311,503.38
10/10/2025	12658	Craig Stafford	100-12-1100 Accounts Payable		11,400.00			300,103.38
10/10/2025	12659	Kim McGlothlin	100-12-1100 Accounts Payable	Inv 10092025	937.50			299,165.88

City of Flemington

11/3/2025 10:58 AM

Register: 100-11-1110 General Fund Cash

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/16/2025	12660	Alejandro Figueroa	100-12-1100 Accounts Payable	PP Ending	125.00			299,040.88
10/16/2025	12661	ELAN FINANCIAL SERVI...	100-12-1100 Accounts Payable	ACCT 9460	4,061.26			294,979.62
10/16/2025	12662	Georgia Power	100-12-1100 Accounts Payable	78656-12029	322.15			294,657.47
10/16/2025	12663	Liberty County Chamber of ...	100-12-1100 Accounts Payable	Inv 28430	25.00			294,632.47
10/16/2025	12664	Shameka M Hawkes	100-12-1100 Accounts Payable	PR PPE 10/10/2025	1,640.44			292,992.03
10/23/2025	12665	Georgia Power	100-12-1100 Accounts Payable		204.07			292,787.96
10/23/2025	12666	Coastal Courier	100-12-1100 Accounts Payable		901.00			291,886.96
10/23/2025	12667	Michael Armfield	100-12-1100 Accounts Payable	IT Consulting	400.00			291,486.96
10/23/2025	12668	Flemington Outdoor Mainten...	100-12-1100 Accounts Payable	1st Mowing-October ...	180.00			291,306.96
10/23/2025	12669	Liberty County Chamber of ...	100-12-1100 Accounts Payable	2025 Christmas Para...	80.00			291,226.96
10/23/2025	12670	David Edwards {v}	100-12-1100 Accounts Payable	Council	127.62			291,099.34
10/23/2025	12671	M.E. Sack Engineering	100-12-1100 Accounts Payable	Invoice 1605	242.76			290,856.58
10/30/2025	12672	Shameka M Hawkes	100-12-1100 Accounts Payable	PR PPE 10/25/25	1,694.27			289,162.31
10/30/2025	12673	Liberty Consolidated Plannin...	100-12-1100 Accounts Payable	Cust: 1 - Inv #:	988.75			288,173.56
10/30/2025	12674	Shred-it	100-12-1100 Accounts Payable		202.08			287,971.48
10/30/2025	12675	Alejandro Figueroa	100-12-1100 Accounts Payable	PP Ending	125.00			287,846.48
10/30/2025	12676	Shameka M Hawkes	100-12-1100 Accounts Payable	Travel Reimb	91.70			287,754.78

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**City of Flemington
Balance Sheet**
As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
100-11-1110 General Fund Cash	287,754.78
100-11-1120 GDOT Land Purch Acc	61,550.00
100-11-1300 CD (GF Ameris)	116,453.43
275-11-1110 Hotel/Motel Cash	-50,469.66
320-11-1110 SPLOST Cash	327,756.91
335-11-1110 T-SPLOST Cash	482,985.73
340-11-1110 LMIG Cash	708,131.82
340-11-1115 LRA Cash	41,006.64
350-11-1110 Impact Fee Cash	541,643.76
Total Checking/Savings	2,516,813.41

10:45 AM

11/03/25

Cash Basis

City of Flemington
Profit & Loss Budget vs. Actual
July through October 2025

	Jul - Oct 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
100-31.1100 Property Tax	0.00	246,500.00	0.0%
100-31.1315 TAVT	7,252.55	31,500.00	23.0%
100-31.1340 Intangible Tax	1,830.16	10,000.00	18.3%
100-31.1600 Real Estate Tax	190.30	3,500.00	5.4%
100-31.1730 FF - Gas	536.30		
100-31.1750 FF - Cable	2,450.31		
100-31.3100 Local Option ST	37,399.42	225,000.00	16.6%
100-31.4210 Alcohol Excise Tax	7,253.24	30,000.00	24.2%
100-31.4300 Distilled Spirits	310.70		
100-31.6200 Insur Premium Tax	0.00	80,000.00	0.0%
100-32.1100 Alcohol License	0.00	27,000.00	0.0%
100-32.1200 Business License	850.00	11,000.00	7.7%
100-34.1900 General Admin Fees	575.00	1,500.00	38.3%
100-34.1910 Qualifying Fees	1,584.00		
100-35.1100 Court Fines & Fees	871.00	6,000.00	14.5%
275-31.4100 H/M Occupancy Tax	338,063.37	850,000.00	39.8%
320-31.3200 SPLOST Revenue	13,048.00	51,600.00	25.3%
335-31.3500 T-SPLOST Revenue	148,227.34	60,000.00	247.0%
340-33.4300 LMIG Grant	233,965.00		
350-34.1320 Impact Fees	23,741.88		
Franchise Fees	0.00	130,000.00	0.0%
Total Income	818,148.57	1,763,600.00	46.4%
Gross Profit	818,148.57	1,763,600.00	46.4%
Expense			
100-1300-52.1100 Council Fees	15,000.00	54,600.00	27.5%
100-1300-52.3500 Travel - Mayor	370.00		
100-1300-52.3500 Travel Council	5,741.55		
100-1300-53.11100 Office Supply	201.56		
100-1500-51.1100 Employee Wages	25,378.53	85,000.00	29.9%
100-1500-51.2200 Payroll Taxes	-1,108.80	750.00	-147.8%
100-1500-52.1200 Accounting	10,787.50		
100-1500-52.2250 Auto Expense	0.00	750.00	0.0%
100-1500-52.3100 Insurance	0.00	14,500.00	0.0%
100-1500-52.3300 Advertise/Mktg	2,206.88		
100-1500-52.3500 Travel (Clerk)	218.21		
100-1500-52.3610 Bank Fees	82.85	1,000.00	8.3%
100-1500-52.3620 CC Process Fee	71.83		
100-1500-52.3650 Subscript/Dues	3,953.73	15,000.00	26.4%
100-1500-53.11100 Office Supply	2,601.61	5,000.00	52.0%

10:45 AM

11/03/25

Cash Basis

City of Flemington
Profit & Loss Budget vs. Actual
July through October 2025

	Jul - Oct 25	Budget	% of Budget
100-1500-53.1300 Food	259.03		
100-1500-53.1700 Other Supplies	1,351.13		
100-1500-57.3000 Donations	1,000.00	2,000.00	50.0%
100-1530-52.1200 Legal Fees	11,457.96	30,000.00	38.2%
100-1535-52.1200 IT Services	790.00		
100-1565-52.2100 Cleaning Serv	857.62		
100-1565-52.2140 Lawn Care	1,280.00		
100-1565-52.2200 Repair & Maint	354.45		
100-1565-52.3200 Communications	1,144.74		
100-1565-53.1210 Water/Sewer	57.60		
100-1565-53.1230 Electricity	7,050.32		
100-3200-52.3200 LEO Commun	152.04		
100-3200-52.3920 LEO Equip Exp	882.42		
100-3200-52.3930 LEO Supplies	49.11		
100-3200-57.1100 LEO Wages	54,755.40		
100-3500-57.1100 Firs Service	0.00	307,000.00	0.0%
100-4200-52.3860 Lawn Care	14,100.00		
100-4200-52.3865 Street Sweep	8,900.00		
100-4200-53.1230 Street Lights	15,455.33		
100-5144-52.3950 Mosquito Cont	530.96	1,900.00	27.9%
100-7400-52.3600 LCPC	4,943.75	14,000.00	35.3%
100-7400-52.3910 LCPC Transit	0.00	7,500.00	0.0%
100-7400-57.1100 Code Enforce	600.00		
100-7500-52.1100 Admin -HDL Fee	2,478.51		
100-7500-52.4010 Chamber Events	170.00		
275-7500-52.1100 City Admin %	111,125.22		
275-7500-57.2500 CVB Tourism	129,646.10		
275-7500-57.2510 CVB Event Cent	55,562.61		
335-4220-54.1450 FDR WM/JM/OSR	162.07		
340-4220-54.1450 FDR WM/JM/OSR	3,884.50		
Code Enforcement	0.00	2,400.00	0.0%
Conventions, Meetings & Events	0.00	45,000.00	0.0%
EXPENDITURES			
Election Expense	0.00	22,500.00	0.0%
Equipment Expense	0.00	750.00	0.0%
Professional Fees			
100-1575-52.1200 Engineering	2,111.07		
Professional Fees - Other	0.00	45,000.00	0.0%
Total Professional Fees	2,111.07	45,000.00	4.7%

10:45 AM

11/03/25

Cash Basis

City of Flemington
Profit & Loss Budget vs. Actual
July through October 2025

	Jul - Oct 25	Budget	% of Budget
519 · Contingencies	0.00	48,000.00	0.0%
542 · Furniture/Fixtures/Equipment	0.00	500.00	0.0%
Total EXPENDITURES	2,111.07	116,750.00	1.8%
General Administration	0.00	2,500.00	0.0%
Law Enforcement Officer Expense	0.00	220,000.00	0.0%
Occupancy	0.00	20,000.00	0.0%
Streets & Drainage	0.00	159,000.00	0.0%
Tourism	0.00	540,000.00	0.0%
Total Expense	496,617.39	1,644,650.00	30.2%
Net Ordinary Income	321,531.18	118,950.00	270.3%
Other Income/Expense			
Other Income			
100-36.1000 Interest Revenue	1,249.51	1,375.00	90.9%
320-36.1000 Interest Revenue	1,059.82		
335-36.1000 Interest Revenue	1,398.10		
340-33.4325 LRA Funds	23,908.99		
340-36.1000 Interest Revenue	3,923.80		
350-36.1000 Interest Revenue	1,435.97		
Total Other Income	32,976.19	1,375.00	2,398.3%
Other Expense			
320-4220-54.1400 SPLOST Proj	157,953.25		
335-4220-54.1425 T-SPLOST Proj	8,270.96		
335-4220-54.1450 FDR WM JM OSR	86,697.71		
340-4220-54.1450 WM/JM/OSR	570,103.55	1,753,557.00	32.5%
350-4220-52.1100 Admin Fees	3,075.10		
Ask my accountant	0.00		
Total Other Expense	826,100.57	1,753,557.00	47.1%
Net Other Income	-793,124.38	-1,752,182.00	45.3%
Net Income	-471,593.20	-1,633,232.00	28.9%

Rezoning Petition 2025-46-F

A rezoning request has been submitted by Jimmie McKinney to rezone ± 2.17 acres from R-20 (Residential-20) to MFR (Multi-family Residential) for a development of ten duplexes.

The property is located at 39 Old Sunbury Road in Flemington and is further described as LCTM Parcel 083A021.

Public Notification

Rezoning Petition 2025-41-A

A rezoning petition has been submitted by owner Richard Singleton, to rezone ± 1.10 acres from R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of 2 single-wide manufactured homes. The property is located on Salette Street in Allenhurst, is further described as LCTM Parcel 049D064, and is bounded now or formerly as follows: NORTH by lands of Lorenzo Dawson; EAST by lands of William McDonald; SOUTH by lands of Terry Carroll; and WEST by Salette Street.

Conditional Use Request 2025-42-H

A conditional use request has been submitted by Stasha Smith, on behalf of property owner Brenda D. Dollar, for an indoor event space at 407 South Main Street in Hinesville. The property is ± 0.17 acres, is further described as LCTM Parcel 056D008, and is bounded now or formerly as follows: NORTH by lands of Brenda D. Dollar; EAST by South Main Street; SOUTH by lands of FDS Legacy, Inc.; WEST by lands of Vimolrat Prompalin Revocable Trust.

Variance Request 2025-43-H

A variance request has been submitted by owner McKesson Stafford to have an accessory building approximately 3 feet into the required 5-foot the side yard setback of his residence located at 968 Black Willow Drive in Hinesville. Property is ± 0.30 acres, is further described as LCTM Parcel 044A052, and is bounded

now or formerly as follows: NORTH by lands of Denise R. Winston; EAST by Birchfield Drive; SOUTH by lands of John D. Wise; WEST by lands of Mary Lou Fraser Community Support Foundation, Inc.

Rezoning Petition 2025-44-R

A rezoning petition has been submitted by owner Michael Gary Richardson to rezone ± 1.28 acres from C-2 (General Commercial) and R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of a single-wide manufactured home and to have the same zoning on both properties. The property is located at 73 Floyd Drive in Riceboro, is further described as LCTM Parcels 192B047 and 192B025, and is bounded now or formerly as follows: NORTH by lands of Julie Martin; EAST by lands of the City of Riceboro; SOUTH by lands of James Eller and Roger A. Smith; and WEST by lands of Terri S. Floyd.

Rezoning Petition 2025-45-LC

A rezoning petition has been submitted by JAW Services, LLC (Justin Webb), to rezone ± 6.92 acres from AR-1 (Agricultural Residential) to C3 (Highway Commercial) for the placement of a warehouse and to have the same zoning as adjacent Parcel 036D021. The property is located off of GA Highway 196 West in unincorporated Liberty County, is further described as LCTM Parcel 036D081, and is bounded now or formerly as follows: NORTH by lands of Russell A. Guyett and Joshua Taylor; EAST by lands of Dryden Enterprises (Griffin Park Subdivision); SOUTH by lands of the Cathedral of Faith Apostolic Church and GA Highway 196 West; and WEST by lands of Russell A. Guyett and Joshua Taylor Guyett.

Rezoning Petition 2025-46-F

A rezoning petition has been submitted by owner Jimmie McKinney to rezone ± 2.17 acres from R-20 (Single-family Residential-20) to MFR (Multi-family Residential) for the placement of approximately ten duplexes. The property is located on Old Sunbury Road in Flemington, is further described as LCTM Parcel 083A021, and is bounded now or formerly as follows: NORTH by lands of Kali Sunbury, LLC; EAST by lands of Liberty County Board of Education; SOUTH by Bell Thomas E Jr. & Rodney J and Kali Sunbury, LLC; and WEST by Old Sunbury Road.

Public Hearings

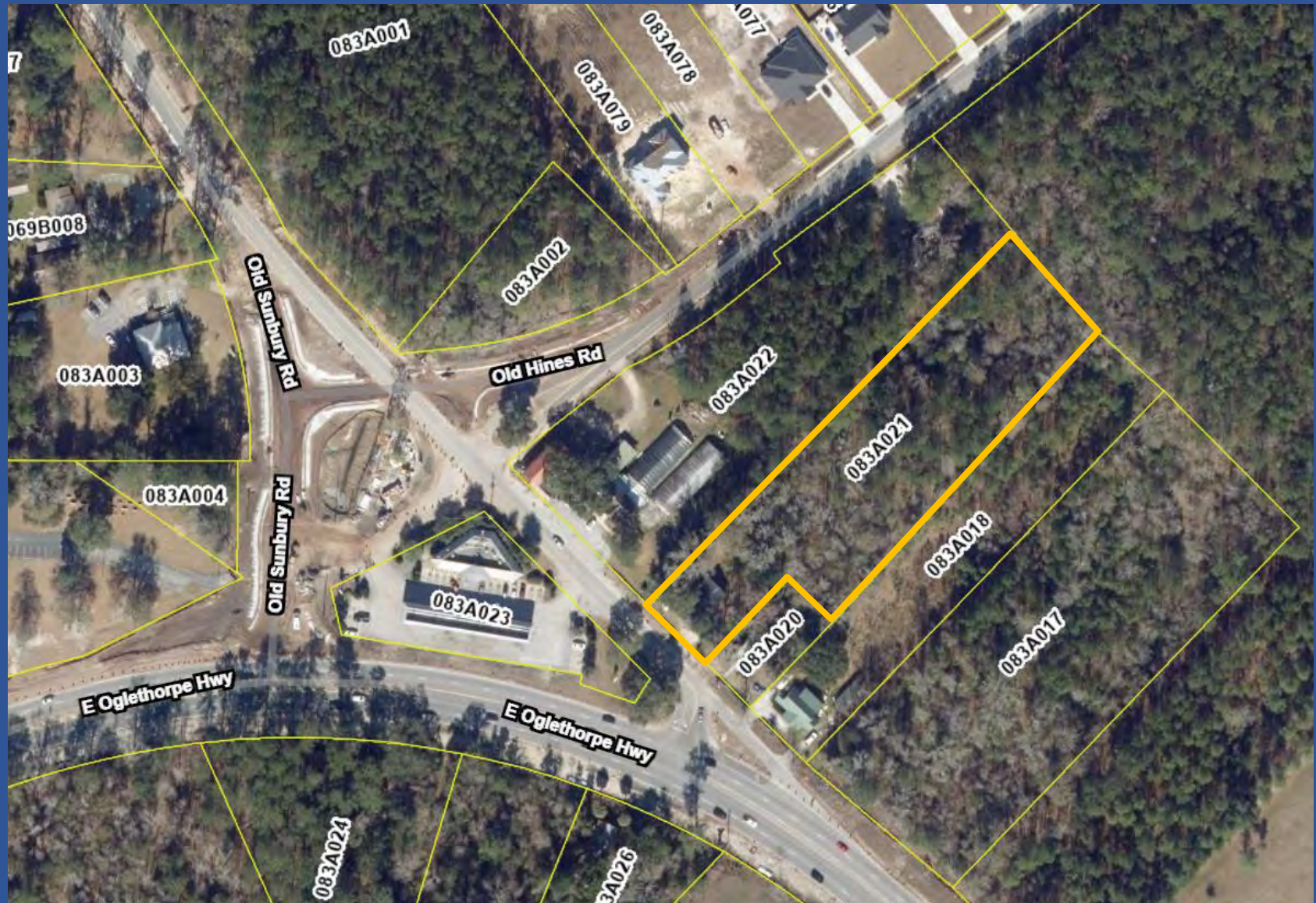
The Liberty Consolidated Planning Commission will hold a public hearing on October 21, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority

Monday, November 3, 2025, 6:30 p.m. – The Allenhurst Town Council will meet at the Allenhurst Town Hall, 4063 W. Oglethorpe Highway, Allenhurst. Tuesday, November 4, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, 2nd floor, Hinesville. Thursday, November 6, 2025, 3:00 p.m. – The Hinesville City Council will meet at the Hinesville City Hall 115 East MLK, Jr. Drive, Hinesville. Thursday, November 4, 2025, 6:00 p.m. – The Riceboro City Council will meet at the Riceboro City Hall 4614 S. Coastal Highway, Riceboro. Tuesday, November 5, 2025, 4:30 p.m. – The Flemington City Council will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington.



Location Map

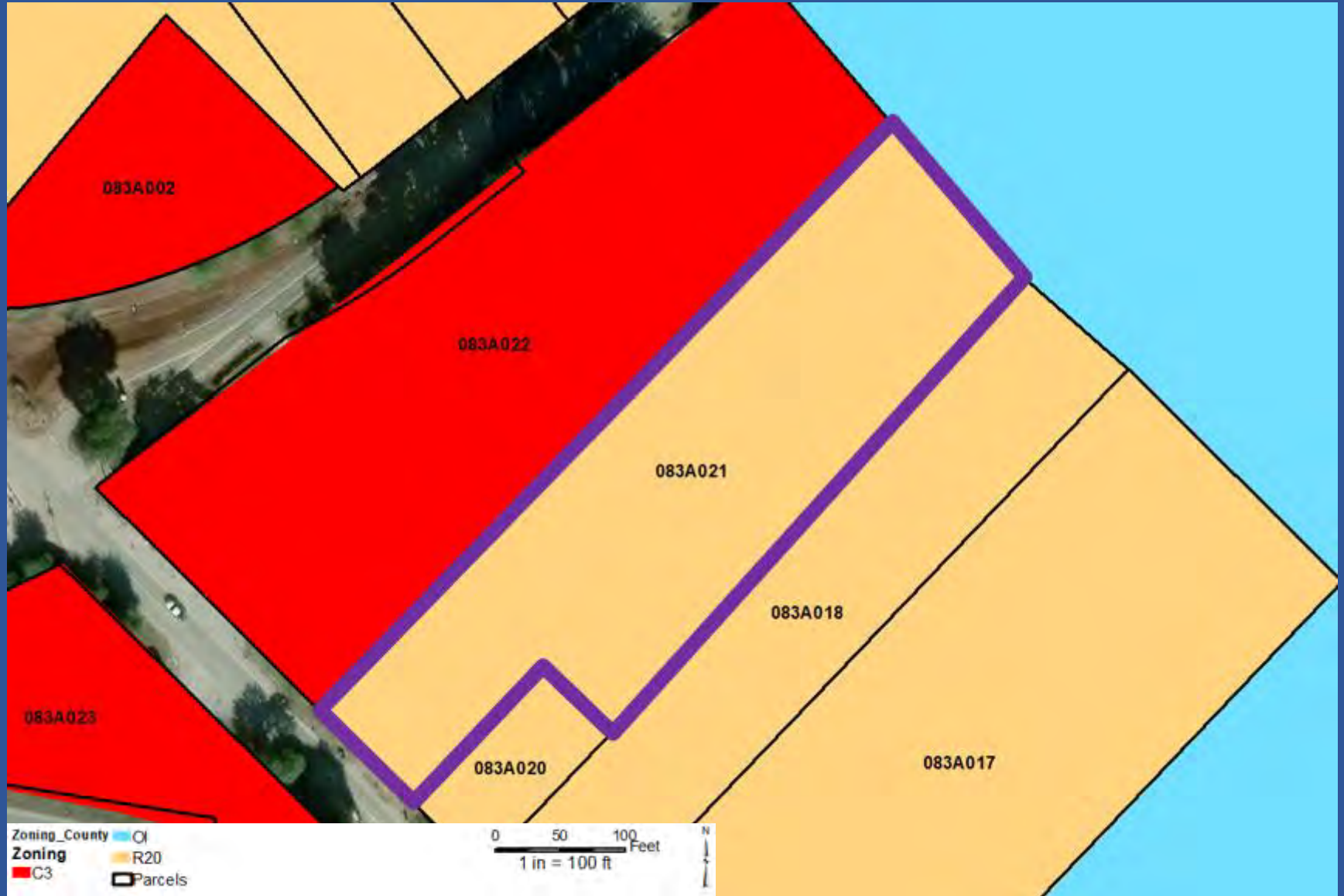


Vicinity Map

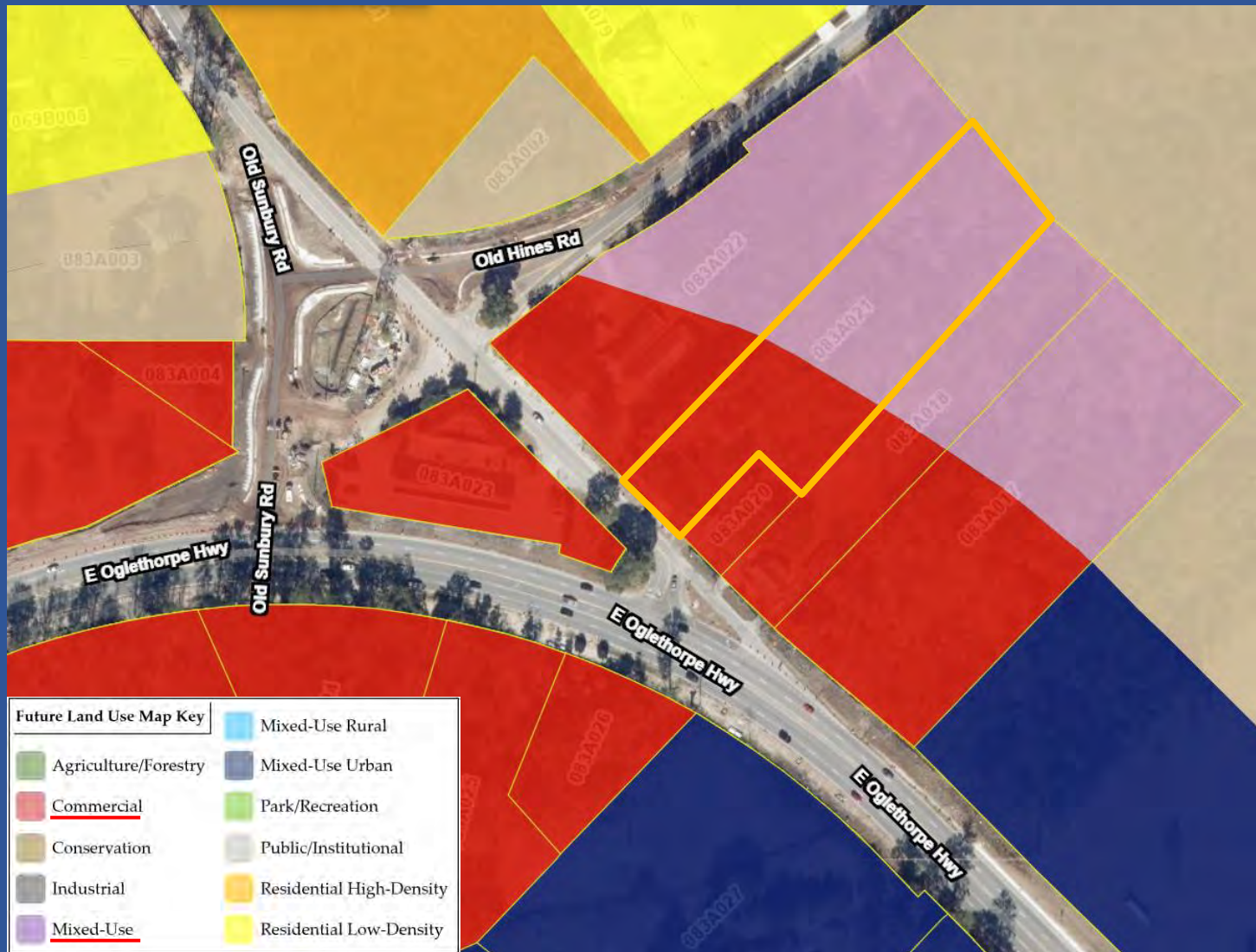




Zoning Map



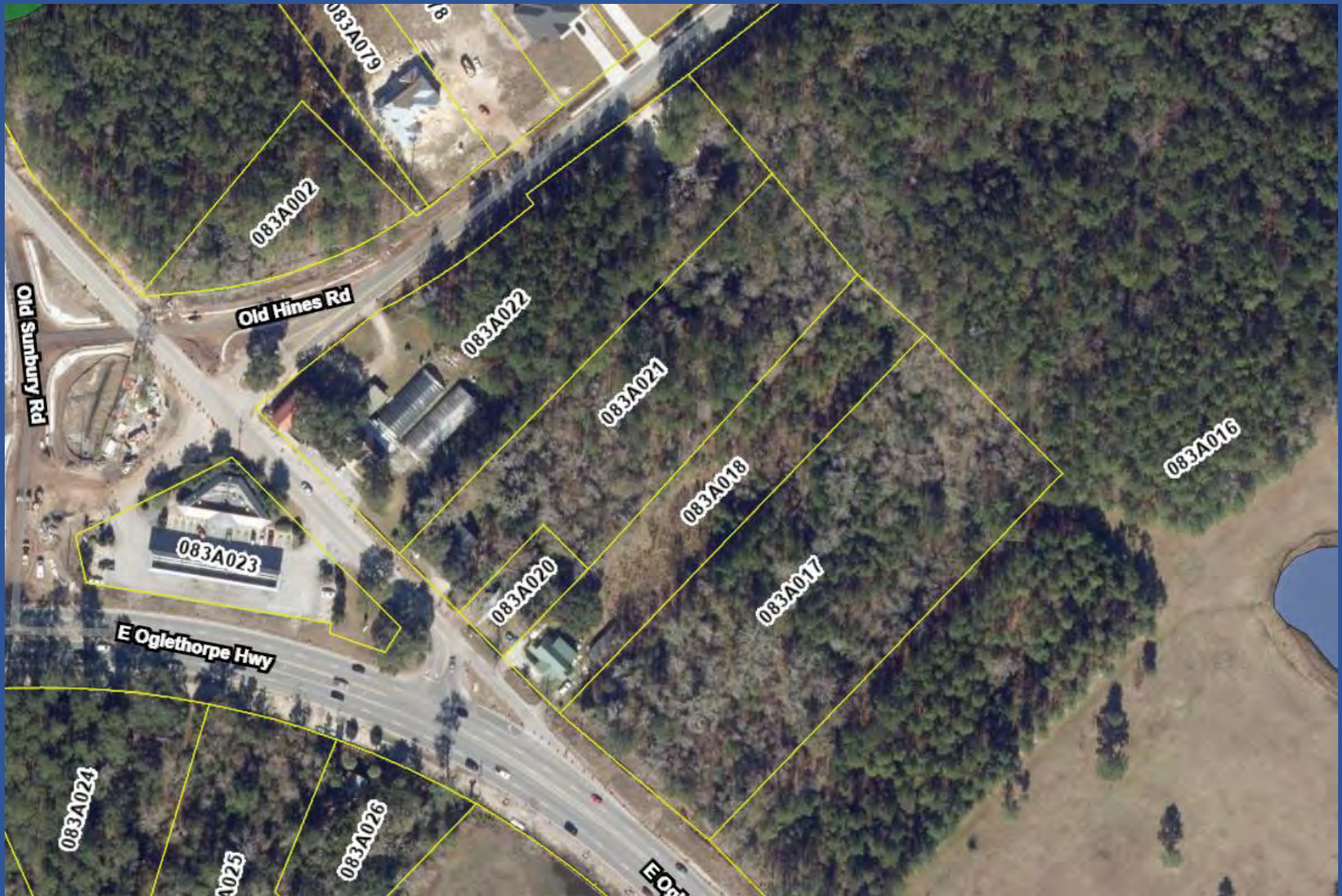
Future Land Use Map



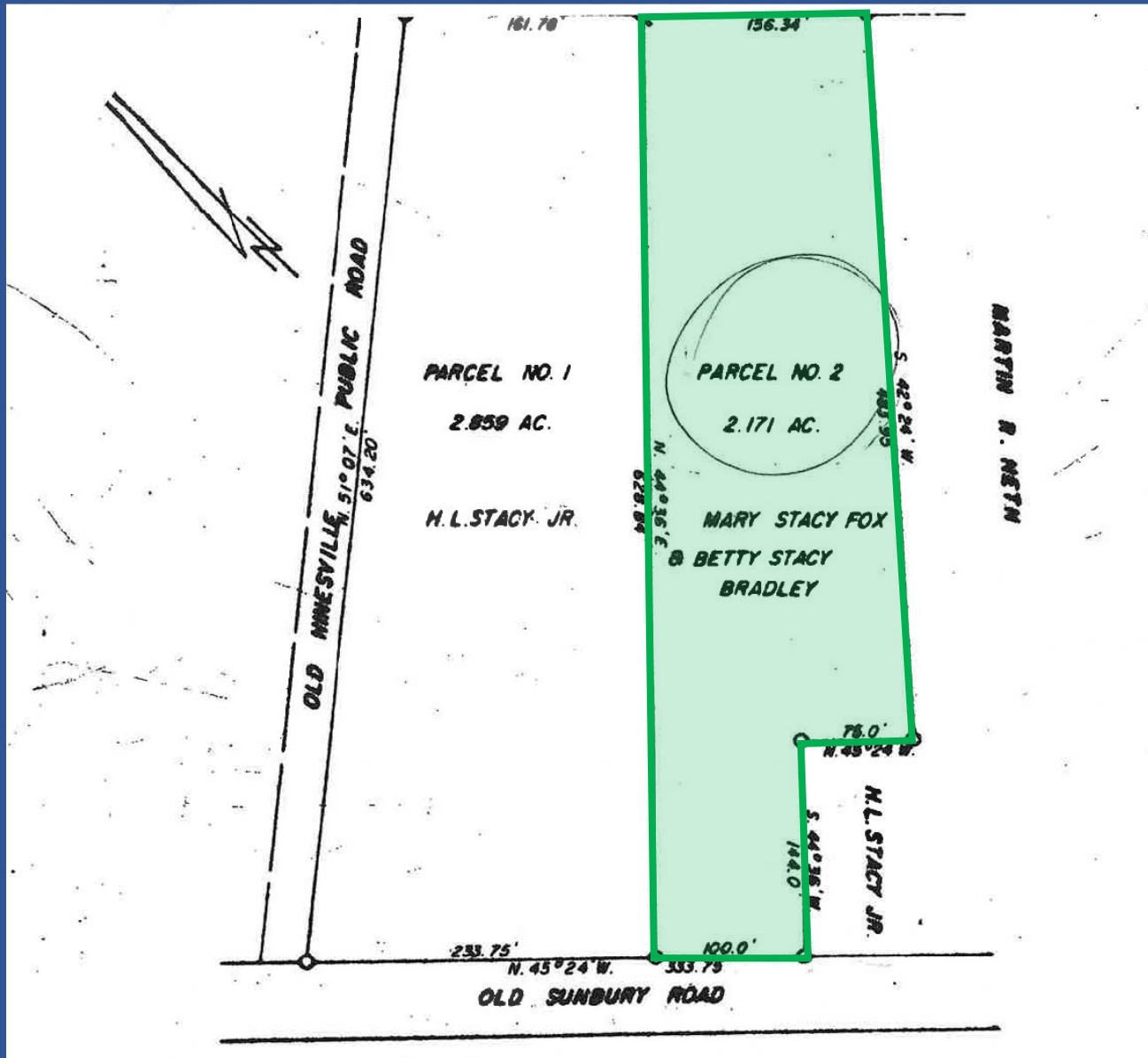
Floodplain



Wetlands



Plat



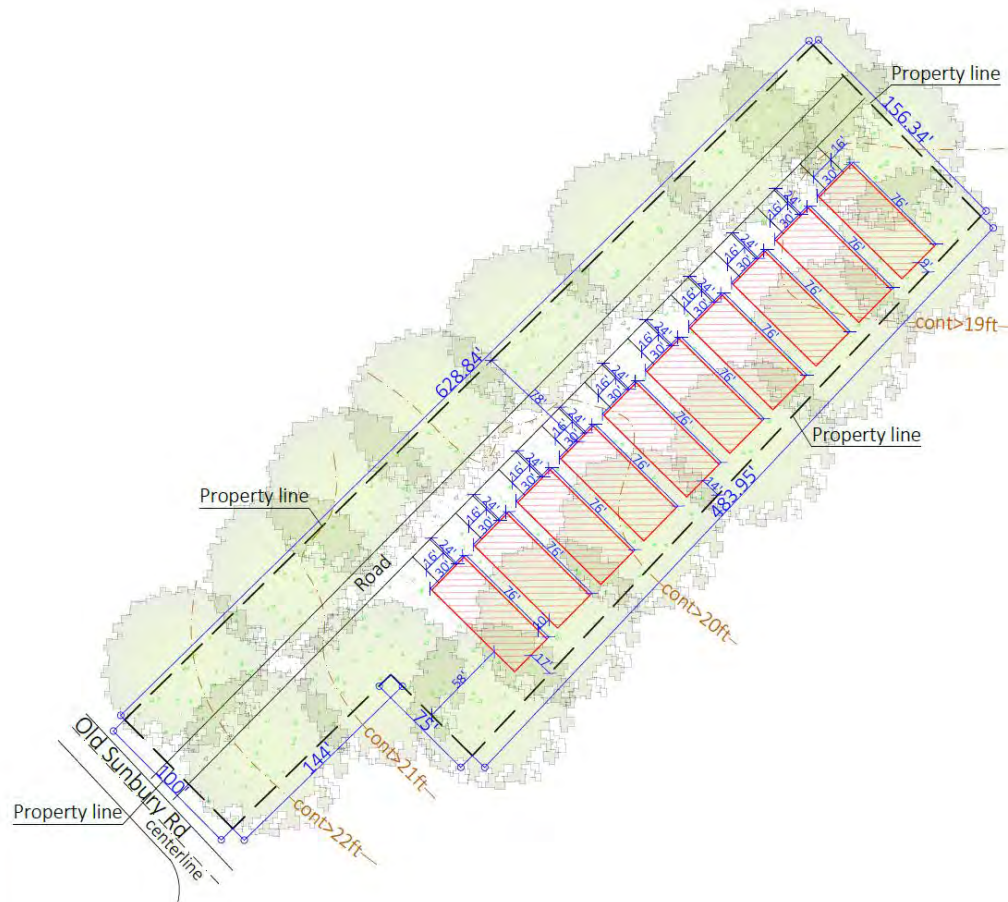
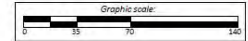
Concept Plan

SUBDIVISION DESIGN

39 Old Sunbury Rd
Hinesville, GA 31313
Parcel ID: 083A 021
Lot area: 2.17 Acres
Plot Size: 11"x17"



scale 1"=70'



VICINITY MAP

Narrative

“To develop a multi-family (duplex) affordable housing community adjacent to the military installation. Offering two- and three- bedroom units with up to 1,050 sq. ft. of living space. Total number of units proposed is 10 duplexes. The property will be under common ownership, no separate lots, and are to be rented out as single units per side of each duplex.”

Additional Info from Petitioner

This has been a dream of mine to build affordable quality housing close to Fort Stewart, since being stationed at the installation over twenty years ago. I like the location and the ease of going to and returning from the installation. I used to jog to work as a warmup to the physical exercise routine on base each morning. Its location is somewhat secluded and yet perfectly situated when needing to head to Savannah, South Carolina, Florida, or Atlanta.

As a single military officer at the time, it pained me to have to travel to Savannah to find quality affordable housing, things have improved since then in Hinesville, but I never forgot the need, and always wanted to contribute to ensuring the availability of quality affordable housing adjacent to the installation.

The property will be locally managed by Holtzman Realty, each unit are roughly 2100 sq ft duplexes with 1050 sq ft on each side, one side having a two-bedroom configuration, the other side having a three-bedroom configuration. Each with a separate front porch 6'x15' and a rear exit. All units will be placed on a solid brick foundation and have an accompanying paved driveway. I am reviewing proposals from TR Long and Goose Creek Engineering to head the engineering efforts of this project. All efforts and timelines, pending rezoning approval, forward will be subject to funding resourcing and approval.

Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
 - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
 - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
 - *Yes and no. The Comprehensive Plan designates the front of the property as future land use Commercial in which MFR is not a compatible zoning district. However, the back is Mixed Use in which MFR is a compatible zoning district.*

Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
 - *No.*
5. Is the proposed use suitable in view of nearby uses?
 - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
 - *No.*

Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
 - *No.*
8. Would this change cause a “domino effect”?
 - *It is possible that other nearby parcels could also change to MFR (Multi-family Residential).*
9. Are there unique historical sites which may be adversely impacted?
 - *None noted.*

Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *None noted.*

Staff Recommendation

Approval

Rezoning Petition 2025-46-F

Conditions

Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Condition

Units shall either be site-built or modular construction.

Staff Recommendation

Approval

Rezoning Petition 2025-46-F

Conditions

Standard and Special



Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: November 5, 2025

Type of Permit: Business License – Vaden Chevrolet Hinesville, LLC

Owner of Business: Jane Vaden Thacher

Business Address: 1559 E Oglethorpe Highway, Hinesville

Property Zoned: C-3 (Highway Commercial) Parcel 069D010

Comments: Changing ownership only.

LCPC Zoning Recommendation: **APPROVAL**

LCPC Staff: Lori Parks 10-29-25
Lori Parks Date



CITY OF FLEMINGTON

156 Old Sunbury Rd.
Flemington, GA 31313

912-877-3223

cityhall@cityofflemington.org

APPLICATION TYPE: ☒ NEW ☐ RENEWAL

APPLICATION FOR OCCUPATION TAX CERTIFICATE (BUSINESS LICENSE)

NAME OF BUSINESS Vaden Chevrolet Hinesville, LLC
BUSINESS ADDRESS 1559 E Oglethorpe Hwy Hinesville GA 31313
MAILING ADDRESS 12020 Abercorn Street, Savannah GA 31419
FEDERAL ID# OR SSN# 39-4479650
E-VERIFY # 2640832
SALES TAX # 309-092825
TYPE OF BUSINESS Automotive Dealer
MANAGER NAME Ryan Kihaneck
MANAGER PHONE # 912-980-9197
MANAGER EMAIL ryan.kihaneck@danvaden.com
OF EMPLOYEES 31-50

☐ I ELECT TO PAY A FLAT FEE FOR PROFESSIONALS. *See Definition on Supporting Documentation.

☐ I AM A PEDDLER/TRANSIENT MERCHANT. (3 CONSECUTIVE DAYS & UP TO 3 EMPLOYEES)

OWNER'S NAME Jane Vaden Thatcher
OWNER'S ADDRESS 12020 Abercorn Street, Savannah GA 31419
OWNER'S PHONE # 912-921-3531
OWNER'S EMAIL jvthatcher@danvaden.com

(For more than one owner, please use a separate sheet of paper.)

IF YOU ARE REQUIRED TO HAVE STATE CERTIFICATION, A COPY OF THAT CERTIFICATION MUST BE SUBMITTED WITH THIS FORM.

NUMBER OF EMPLOYEES	TAX	ADMIN FEE	TOTAL DUE
1-5	\$100.00	\$25.00	\$125.00
6-15	\$200.00	\$25.00	\$225.00
16-30	\$300.00	\$25.00	\$325.00
31-50	\$400.00	\$25.00	\$425.00
51+	\$500.00	\$25.00	\$525.00
PROFESSIONALS	\$300.00	\$25.00	\$325.00
PEDDLER/TRANSIENT	\$250.00	\$25.00	\$275.00



FOR NEW LICENSES ONLY

Fill out the application completely and attach all supporting documentation based on the business type. Please see the Supporting Documentation sheet. Submit your completed application to the Liberty Consolidated Planning Commission ("LCPC") located at 100 N. Main Street Suite 7520, Hinesville, GA 31313.

The Flemington City Council approves all new business licenses. They meet every second Tuesday of the month at 4:30 pm at City Hall which is located at 156 Old Sunbury Rd. After approval, see the City Clerk for license issuance. Please make checks payable to "The City of Flemington." **Credit card processing is not available.**

☐ I WANT TO PUT UP A SIGN FOR MY BUSINESS. ☐ I HAVE A HOME-BASED BUSINESS.

RENEWALS

Renewals are processed between November 1st and December 31st for the next calendar year. Please fill out the application completely and attach all supporting documentation based on the business type. Submit your renewal to Flemington City Hall. Please make checks payable to "The City of Flemington." **Credit card processing is not available.**

IMPORTANT: Please read carefully.

The applicant hereby agrees to be bound by all the terms and conditions of the Ordinance adopted by the City of Flemington, Georgia and any laws as may apply to the above business. I hereby agree to permit any inspections during normal business hours as authorized by law.

Licenses can be suspended or revoked for the violation of the terms of the Ordinance. No business shall operate without a valid City of Flemington business license.


AUTHORIZED SIGNATURE OF APPLICANT

Kathryn Reynolds
APPLICANT NAME (PRINTED)

10/6/25
DATE

PERSONALLY APPEARED BEFORE ME Kathryn Reynolds WHO
FIRST BEING DULY SWORN, STATES THAT THE ABOVE INFORMATION IS TRUE AND
CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME THIS 6 DAY OF Oct, 20 25


NOTARY PUBLIC

3/26/29
MY COMMISSION EXPIRES:

Treva Webster
NOTARY PUBLIC
CHATHAM COUNTY, GEORGIA
My Commission Expires 03/26/2029



O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax License as referenced in O.C.G.A. § 50-36-1, from the City of Flemington, the undersigned applicant verifies one of the following with respect to any application for a public benefit:

- 1) ☒ I am a United States citizen.
- 2) ☐ I am a legal permanent resident of the United States.
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

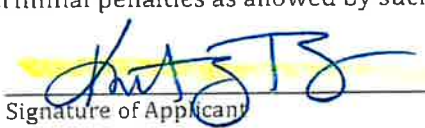
My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

DL

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.


Signature of Applicant

Kathryn Reynolds
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 6 DAY OF Oct, 2025.



NOTARY PUBLIC

My Commission Expires: 3/26/29

Treva Webster
NOTARY PUBLIC
CHATHAM COUNTY, GEORGIA
My Commission Expires 03/26/2029

GEORGIA

DRIVER'S LICENSE

Governor *Stacey L. Martin*

Stacey L. Martin



Commissioner *John P. O'Connell*

DL

USA GA

DRIVER'S LICENSE

12/10/1960
12/10/2025

DL NO. 060887017

CLASS CM

DOB 12/10/1960

1 KATHRYN ANNE REYNOLDS

2 KATHRYN ANNE REYNOLDS

3 3112 WHITEMARSH WAY
SAVANNAH, GA 31410-5217
CHATHAM

12 REST B

13 END NONE

14 ISS 07/28/2021

15 SEX F

16 EYES HAZ

17 HGT 5'-03"

18 WGT 155 lb

19 ORGAN DONOR

DL 46-15-17402550020006



PRIVATE EMPLOYER AFFIDAVIT

Pursuant to O.C.G.A. § 36-60-6(d), by executing this affidavit under oath, as an applicant for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. §36-60-6(d), from the City of Flemington, the undersigned applicant representing the private employer, verifies one of the following with respect to the application for the above-mentioned documents:

1. Fill out this section after July 1, 2013.

- a) _____ On January 1st of the below signed year the individual, firm or corporation employed **more than ten employees**.
- b) X On January 1st of the below signed year the individual, firm, or corporation employed **less than ten employees**.

If the employer selected (a) please fill out section 2 below. This is not your Federal Tax ID Number (EIN).

2. The employer has registered with and utilizes the federal work authorization program, also known as E-Verify, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6(a). The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are listed below:

2640832
Federal Work Authorization User Identification Number

3/11/2025
Date of Authorization

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false statement, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties by such statute.

Executed on the 6 day of Oct, 2025 in Savannah (City), Georgia (State)

[Signature]
Signature of Authorized Officer or Agent

Vaden Charvet Hinesville, LLC
Business Name

Kathryn Reynolds - Director of Accounting
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 6 DAY OF Oct, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/26/29

Treva Webster
NOTARY PUBLIC
CHATHAM COUNTY, GEORGIA
My Commission Expires 03/26/2029

Why am I receiving this document?

Below is confirmation of your Sales and Use Tax Certificate of Registration.

View and print additional copies of this Certificate of Registration by logging into your Georgia Tax Center (GTC) account at <https://gtc.dor.ga.gov>.

What am I required to do?

- You must publicly display this certificate in your place of business.
- You must timely file sales and use tax returns, even if no tax is due.
- You are to file monthly, unless the Georgia Department of Revenue notifies you of a different filing frequency.
- Returns and payments are due no later than the 20th day of the month following the period being reported.

What should I do if there are changes to my business?

- A business may update its officers, mailing address, trade name, and NAICS code through GTC.
- If you open a new business location, you must register the location by logging into your GTC account and registering a new tax account.
- If the business is sold or closes, you must file a final return and submit payment within 15 days of the sale or closure.
- If there are errors on your certificate or other changes to your business, such as a change in ownership or name change, contact the Taxpayer Services Division at (877) 423-6711 or via email at st-license@dor.ga.gov.

Sales and use tax returns may be filed electronically through GTC.



ST-2

THIS CERTIFICATE MUST BE PUBLICLY DISPLAYED AS PROVIDED BY LAW

SALES AND USE TAX CERTIFICATE OF REGISTRATION

STATE OF GEORGIA
DEPARTMENT OF REVENUE
Taxpayer Services Division

Issued pursuant to the Retailers' and Consumers' Sales and Use Tax Act of 1951, as amended.
The person named below is authorized and empowered to collect state and local sales and use taxes.

STATE TAXPAYER IDENTIFIER: 20310707172	EFFECTIVE DATE: 03-Nov-2025	SALES TAX NUMBER: 309092825	COUNTY NAME: LIBERTY
NAICS: 441110 - New Car Dealers			Secondary NAICS: None

VADEN CHEVROLET HINESVILLE, LLC
VADEN CHEVROLET HINESVILLE
1559 E OGLETHORPE HWY
HINESVILLE, GA 31313-1209

IMPORTANT - This Certificate is
NON-TRANSFERABLE

State Revenue Commissioner

EACH PLACE OF BUSINESS MUST BE REGISTERED SEPARATELY

524773

CHECK
CONTROL NO. 524773ISSUED BY: Kathryn_Reynolds VADEN MANAGEMENT ENTERPRISES LLC
Savannah, GA 31419

PAGE 1C

INVOICE STOCK NO.	INVOICE DATE	PURCHASE ORDER NO.	COMMENT/V.I.N.	AMOUNT	DISCOUNT/ ACCOUNT NO.	NET AMOUNT
	100625	BUSINESS LICENSE				425.00
				524773 RBTL	10*232 9*274	-425.00 425.00
				TOTAL	232	425.00

Superior (888) 590-7998 JB4990720

REMITTANCE ADVICE

12020 Abercorn Street
Savannah, GA 31419
(912) 925-9393

Wells Fargo Bank, N.A.

524773
11-24/1210

DATE
06OCT25

PAY THIS AMOUNT			
*****425	DOLLARS	00	CENTS

AMOUNT OF CHECK
*****425.00

151166

VADEN MANAGEMENT ENTERPRISES LLC
VOID AFTER 120 DAYSTO
THE
ORDER
OFCITY OF FLEMINGTON
PO BOX 46
HINESVILLE GA 31310

⑈524773⑈ ⑆121000248⑆

4815481668⑈

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: November 5, 2025

Sign Permit Application: Vaden Chevrolet Hinesville, LLC
Flemington, Parcel 069D010

Contractor: Vaden

Zoned: C3 (Highway Commercial District)

Comments: Three (3) temporary banners to be placed over the existing roadside, building and truck pylon sign.
According to Vaden the banners will be there for 6 months to a year. That is the time frame for the permanent sign to be manufactured.

LCPC Staff: *Lori Parks*
Lori Parks

10-30-25
Date

THE LIBERTY CONSOLIDATED PLANNING COMMISSION
DIRECTOR - JEFF RICKETSON, AICP
100 MAIN STREET, SUITE 7520
HINESVILLE, GA 31313



CITY OF FLEMINGTON SIGN PERMIT APPLICATION

REQUIRED INFORMATION FOR SIGN PERMIT APPROVAL

(AN INCOMPLETE APPLICATION WILL BE RETURNED TO APPLICANT WITHOUT ACTION)

1. Letter of Authorization from Property/Building Owner
2. Scaled Site Plan
3. Scaled Sign Drawing
4. Electrical Permit for Illuminated Signs
5. Fee \$85.00/sign
6. Inventory of other signs on same parcel
7. Wind structural load information
8. Engineered Footer Details
9. UL Certificate for Electric Sign

SIGN OWNER INFORMATION

Name Jane Vaden Thacher Business Name Vaden Chevrolet Hinesville, LLC
Business Address 1554 E Ogilthorpe Hwy Hinesville GA 31313 Type of Business Automotive Dealer
Business Phone 912-304-6780 Mobile Phone _____
Email Address jvaden@vadenchevrolet.com Signature [Signature]

BUILDING OWNER INFORMATION

Name JBS Thacher Holdings LLC Type of Ownership ☐ Individual; ☒ Corporation; ☐ Other
Mailing Address 1030 Abacorn Street City Swansea State GA Zip 31419
Phone 912-921-3500 Mobile _____ Signature [Signature]

CONTRACTOR/INSTALLER INFORMATION

Name NA E-Mail Address _____ Signature _____
Business License # _____ Issuing City/County _____ Expiration Date _____

SIGN INFORMATION

Choose Appropriate Corridor ☐ Gateway ☐ Old Towne ☐ Contemporary
Wall _____ Stanchion/Pylon _____ Window _____ Parapet _____ Mansard _____ Projecting _____
Canopy _____ Monument _____ Entrance _____ Pole & Panel _____ Sandwich Board _____ Other _____
One tenant _____ Multi-tenant _____
This is for Temporary Banners
Please see attached

SIGN SPECIFICATIONS

Sign Height for Pylon/Monument Signs _____ Single Face ☐ Double Face ☐
Sign Face Area _____ Building Front (Length x Height) (not required for freestanding signs) 168' x 24'
Proposed Distance between leading edge of sign to right-of-way _____ (A min. of 10 ft. is required)

ZONING REVIEW

LCTM 0690 Parcel 010 Zoning District C3 Approved As: ☒ Conforming ☐ Non-Conforming
[Signature] 10-30-25
Reviewer's Name/Title _____ Date _____

STRUCTURAL/ELECTRICAL REVIEW

Installation Plan ☐ APPROVED ☐ DISAPPROVED
Structural Plan ☐ APPROVED ☐ DISAPPROVED
Electrical Plan ☐ APPROVED ☐ DISAPPROVED

FLEMINGTON MAYOR & COUNCIL REVIEW

☐ APPROVED ☐ DISAPPROVED DATE 11-5-25

Permit # _____ Project # _____ Check # _____



Date: October 29, 2025

Liberty Consolidated Planning Commission
100 Main Street
Suite 7520
Hinesville, GA 31313

Re: Temporary Sign Permit Request – Vaden Automotive

To Whom it May Concern:

Vaden Automotive respectfully requests approval for the installation of temporary signage at our new location in Flemington, GA.

We are currently undergoing manufacturer approvals and contractor coordination for permanent signage, which we estimate will take approximately six months to one year.

Vaden is currently under contract to purchase the property, with a proposed closing date of November 12, 2025. This request is being submitted in anticipation of that closing.

In the interim, we propose the installation of the following temporary vinyl signs:

- One Building Face Banner: 5 feet tall by 17 feet wide, 6 inches deep
- Two Main Pylon Signs: 24 inches tall by 130 inches wide
- Two Truck Pylon Signs: 16 inches tall by 71 inches wide

These signs will be mounted to existing structures and will not require additional support or structural modifications. Renderings of the signs are attached to this submission.

We understand that the LCPC does not require contractor information or scaled site plans for temporary signage.

We will ensure all necessary documentation is provided to the City of Flemington and the County Building & Licensing Department as needed.

Included with this request are:

- City of Flemington Sign Permit Application (noted for temporary banners)
- Sign renderings and descriptions
- Letters of Authorization from the current property owners

We appreciate your immediate assistance and look forward to working together to ensure compliance and timely approval.

Sincerely,

Jane Vaden Thacher, President
Vaden Automotive
12020 Abercorn Street
Savannah, GA 31419

October 28, 2025

To whom it may concern,

I, Robert Reed, am the President of Whitson Investments General Partnership. Whitson Investments is the managing partner of 8199 Rivers Avenue Limited Partnership, the owner of the property located at 1559 East Oglethorpe Highway, Hinesville, GA 31313.

I hereby grant permission to Vaden Automotive Group, a prospective business, permission to seek approval to place temporary banners on the property for identification purposes.

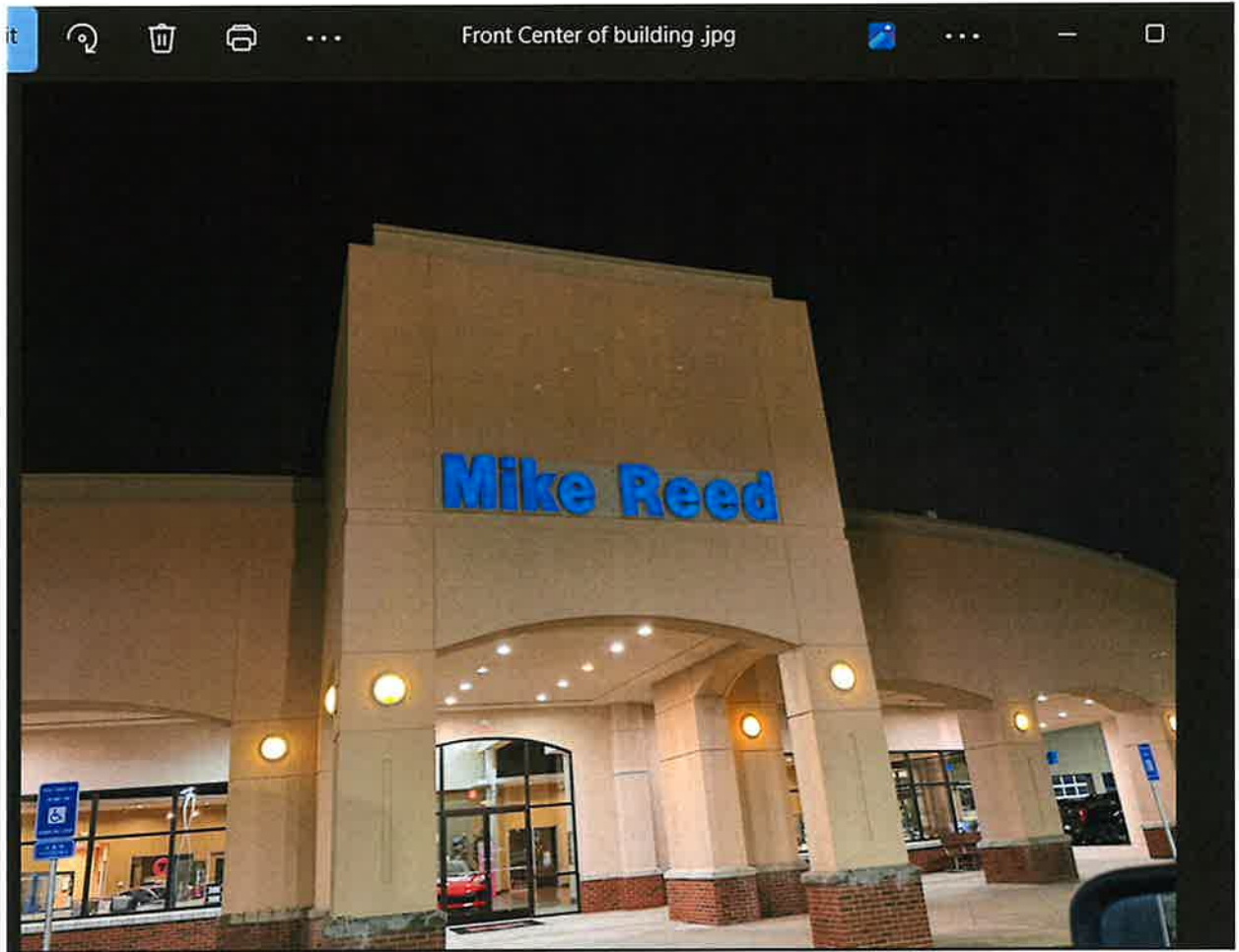
Thank you,

A handwritten signature in black ink, appearing to be 'Robert Reed', with a stylized, flowing script.

Robert Reed

President

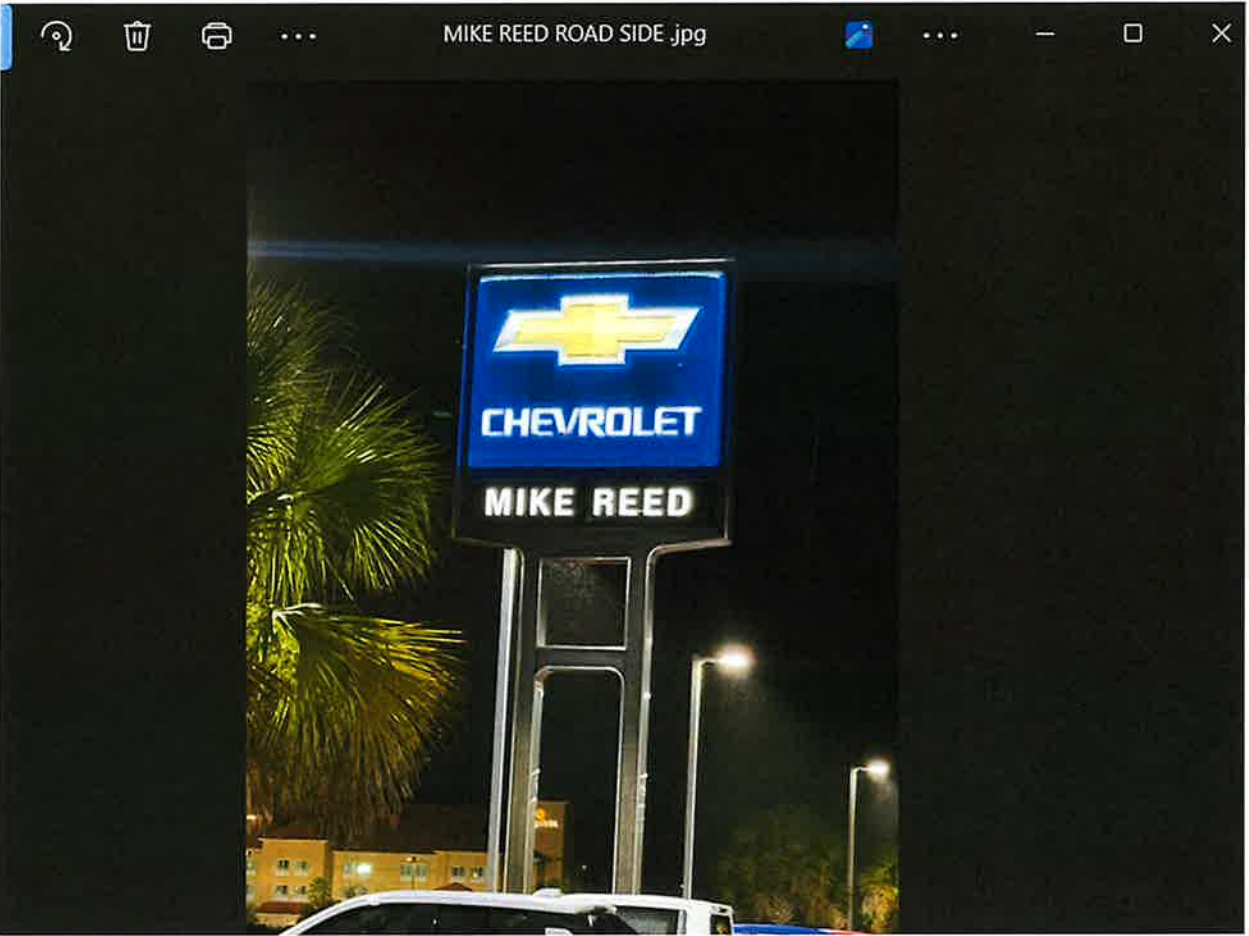
Whitson Investments, GP

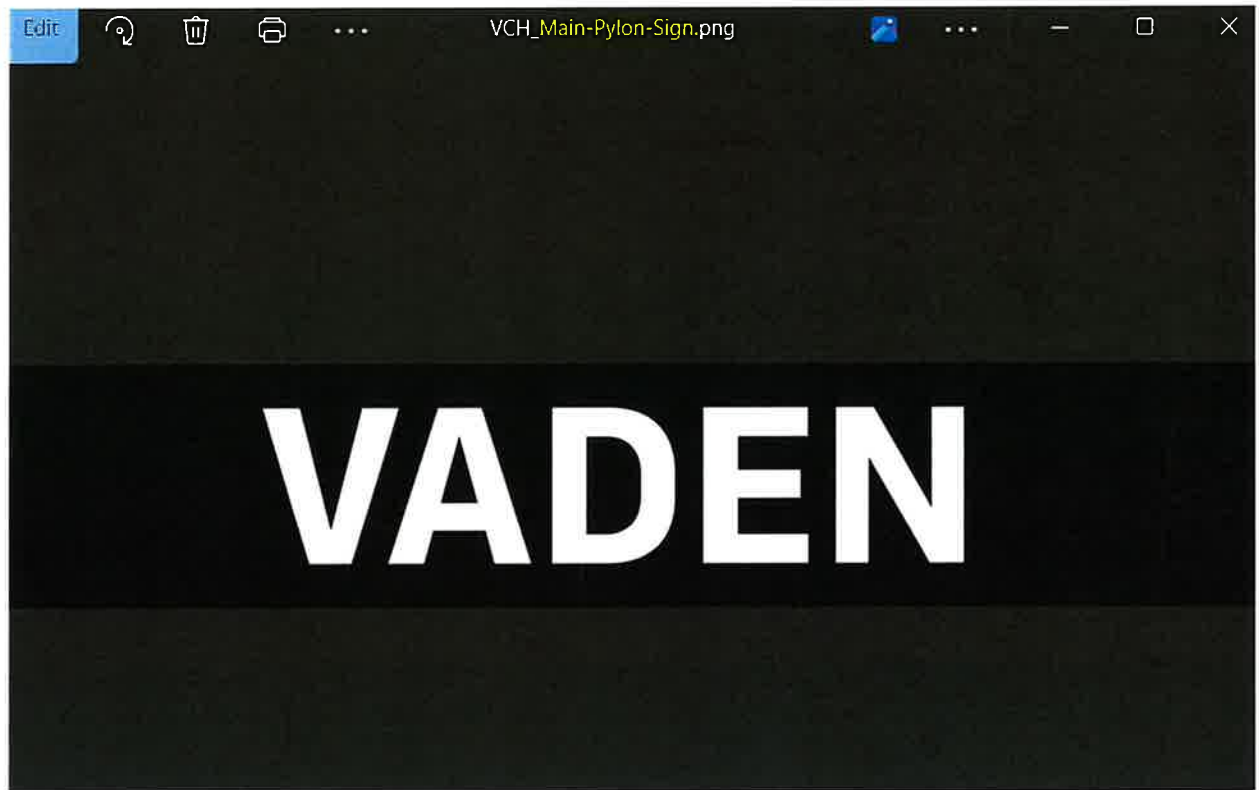


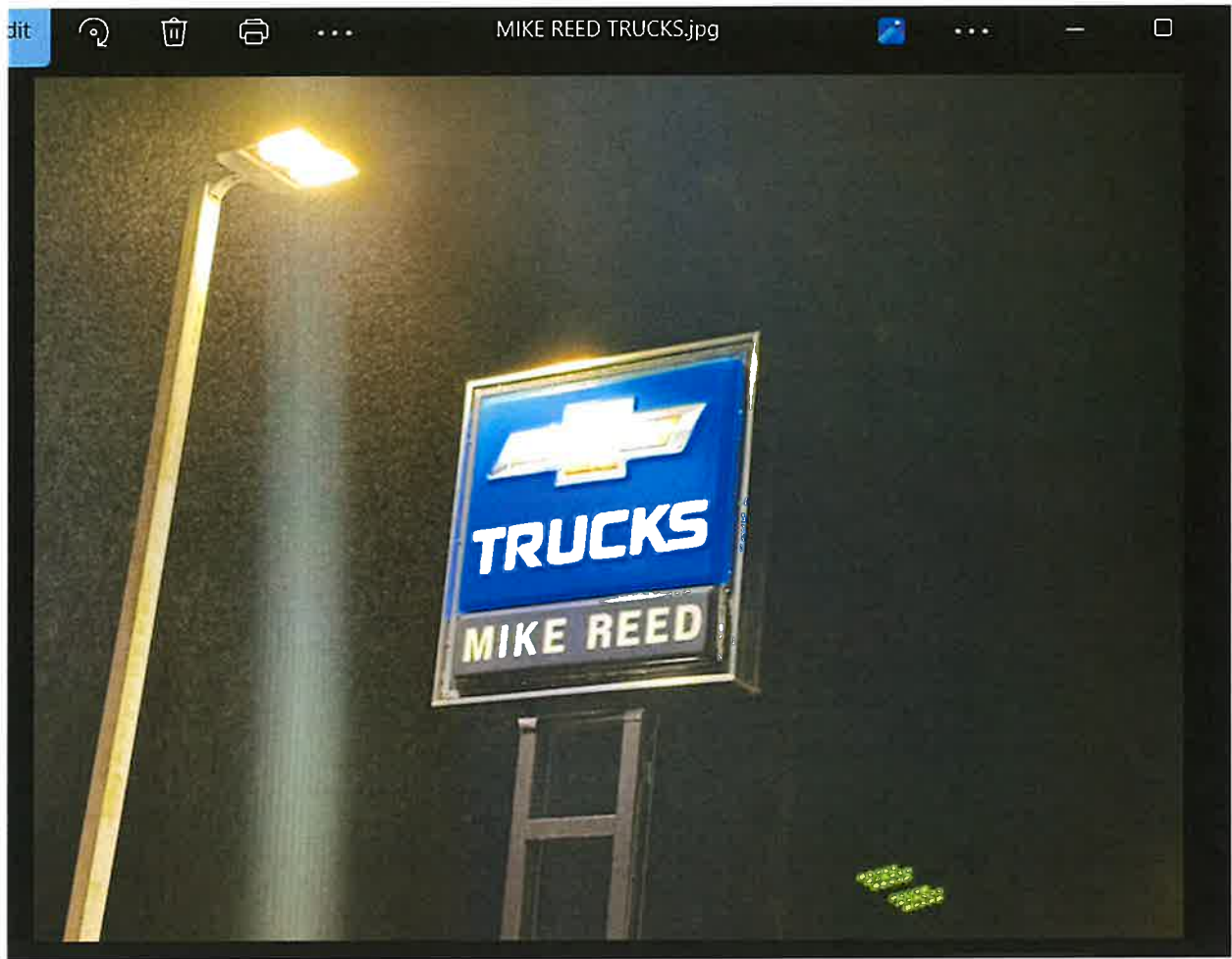


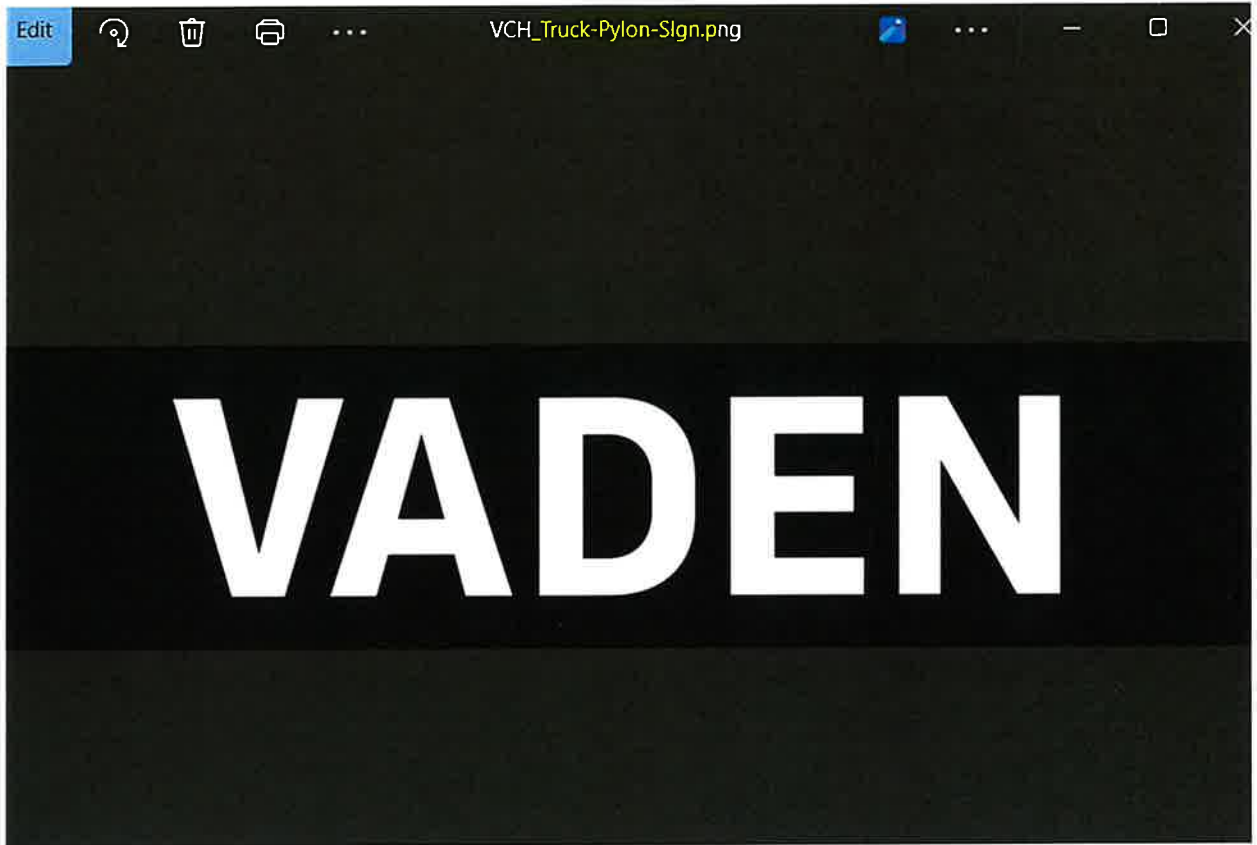
VADEN











Sign Specifications:

Location	Sides	Area	# of Banners	Material	Color/Fon
Building Face Sign	Single Face	5'x17'x6"		1 Vinyl	White/ Bla
Main Pylon	Double face	24"x130"		2 Vinyl	Black/ Wh
Truck Pylon	Double face	16"x71"		2 Vinyl	Black/ Wh

Additional Signs on Property - remaining "as-is"

	Location	Banner
"CHEVROLET" w emblem	Left front building face	No
"PARTS"	Right front building face	No
"SERVICE"	Right front building face	No
"QUICK LUBE"		