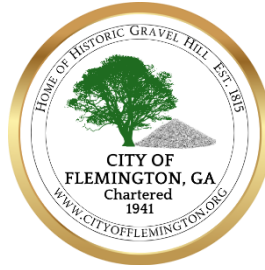


*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins, MAYOR



City Hall

156 Old Sunbury Rd.
Flemington, GA 31313

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CITY COUNCIL SPECIAL CALLED MEETING

DOWNTOWN OVERLAY DISTRICT

February 6th, 2025 AT 10:00 a.m.

FLEMINGTON CITY HALL ♦ 156 OLD SUNBURY RD

Present at City Hall: Mayor Paul Hawkins
Mayor Pro Tem ("MPT") David Edwards
Councilwoman Rene' Harwell
Councilman Larry Logan
Councilwoman Gail Evans
Councilman Hasit Patel
Councilwoman Leigh Smiley
Jenelle Gordon, City Clerk
Deputy Robert Wilson, Liberty County Sheriff's Office ("LCSO")

Absent: Craig Stafford, City Attorney

1. A special called meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Tuesday, February 6th, 2025 at 10:00 a.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. Mr. Jeff Ricketson with the Liberty Consolidated Planning Commission ("LCPC") gave a presentation of the downtown overlay district. (Also viewed at the January 14th, 2025 regular Council meeting.) Based on previous discussions, the LCPC created draft amendments to the Liberty County Unified Development Ordinance ("UDO").

The first amendment was the creation of a Design Review Board that would review designs prior to their presentation to the Council for approval. The Review Board would consist of the Mayor, City Engineer, LCPC Engineering Director, LCPC Executive Director, and a Liberty County building official. The consensus was that a verbiage change was necessary prior to adoption of this amendment specifically stating that the Flemington City Council has sole approval rights on the design, not the LCPC.

The second amendment was the Flemington Downtown Development Overlay District, which establishes the overlay district with zoning and other design standards.

Both UDO amendments legally require public hearings. *Councilman Edwards made a motion to go forward with the creation of a design board with changes made and public hearings at the April meeting. Councilwoman Harwell seconded the motion. All approved. The motion passed.*

3. Wincy Poon with the Coastal Regional Commission came before Council to discuss the Comprehensive Plan. Due to Flemington's developmental impact fee, there are specific reporting requirements that cities lacking such a fee do not have. In simpler terms, the City will now need to prepare an additional work program and comprehensive plan independently before our June meeting, as well as collaborative joint comprehensive plan with the county in the fall (September/October time frame.)
4. *Councilman Patel made a motion to adjourn. Councilwoman Evans seconded the motion. All approved. The motion passed and the meeting adjourned at 10:45 p.m.*