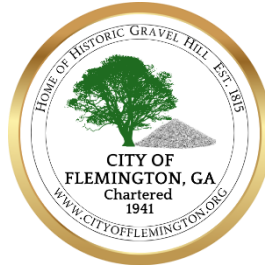


*"Preserving Our Heritage,
Shaping Our Future"*

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
MEETING MINUTES
January 14th, 2025 AT 4:30 p.m.
FLEMINGTON CITY HALL ♦ 156 OLD SUNBURY RD

Present at City Hall: Mayor Paul Hawkins
Mayor Pro Tem ("MPT") David Edwards
Councilwoman Rene' Harwell (joined at 4:37 p.m.)
Councilman Larry Logan
Councilwoman Gail Evans
Councilman Hasit Patel
Councilwoman Leigh Smiley
Jenelle Gordon, City Clerk
Craig Stafford, City Attorney
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: None

1. The regularly scheduled meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Tuesday, January 14th, 2025 at 4:30 p.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. Mayor Hawkins welcomed all attendees.
3. The invocation was given by Councilman Logan and the Pledge of Allegiance was recited in unison.
4. *Councilwoman Smiley made a motion to approve the following minutes as written. Councilwoman Evans seconded the motion. All approved. The motion passed.*
 - *November 25th, 2024 Downtown Development Committee Meeting Minutes*
 - *December 5th, 2024 Public Hearing #1 – Millage Rate Minutes*
 - *December 5th, 2024 Public Hearing #2 – Millage Rate Minutes*
 - *December 10th, 2024 Regular Meeting Minutes*
 - *December 12th, 2024 Public Hearing #3 – Millage Rate Minutes*
 - *December 17th, 2024 Special Called Meeting – Millage Rate Adoption Minutes*
5. LT Gallob with the LCSO gave a report on law enforcement activities for the month of December.
6. The Council reviewed the Profit & Loss ("P&L") statement and Balance Sheet and the year-to-date budget report through FY25Q2 to the Council. There were no questions or concerns raised.
7. Mayor Hawkins signed the Arbor Day Proclamation and a Declaration of Action for the Great(est) American Cleanup for Keep Liberty Beautiful.

8. Ms. Leah Poole from the Liberty County Convention and Visitors Bureau delivered their bi-annual presentation.
9. The Liberty Consolidated Planning Commission (“LCPC”) came before Council with five items of business.
- i. Ms. Mardee Sanchez
- The first agenda item was a facade revision for the Hampton Inn, situated at 1148 E. Oglethorpe Highway. When the design for the 27-room expansion was first authorized by the Council, it featured a blue middle column, which corporate has now determined is no longer needed for branding. *Councilman Edwards made a motion to approve the updated design. Councilwoman Harwell seconded the motion. All approved. The motion passed.*
 - The next item on the agenda was the presentation of the final plat and the acceptance of dedications for Liberty Village, a 50-unit townhome Planned Unit Development (PUD) situated at O.C. Martin Dr. and E. Oglethorpe Highway. The dedications include the following:
 - a. HOA: common areas, pond maintenance, swells, culverts, and drainage easement
 - b. City of Flemington: Cul-de-sac Street, a stubbed-out street, stormwater improvements within the street rights-of-way
 - c. City of Hinesville: Water and sewer improvements and associated easements, 4000-sq. ft. pump station tract

Councilman Edwards made a motion to approve the final plat for Liberty Village with standard conditions and the special condition that prior to the issuance of any certificates of occupancy for the townhomes, the pump station shall be completed and satisfactorily tested and the deed for the pump station tract to the City of Hinesville shall be recorded. Councilman Patel seconded the motion. All approved. The motion passed.

- The third item Ms. Sanchez presented was a preliminary plat for Tranquil South Strickland Tract 2, 102 garden-style homes and 78 single-family homes located off Turpentine Trail. This would be phases 8-12 for Tranquil South. *Councilman Patel made a motion to approve the preliminary plat with standard conditions. Councilman Logan seconded the motion. All approved. The motion passed. **Councilwoman Smiley recused from voting due to conflict of interest.*

ii. Mr. Jeff Ricketson

- The fourth item was a sign permit application for By Jan Areiza Academy PMU, LLC, located at 1661-G E. Oglethorpe Highway. The proposed sign conformed to Flemington ordinance. *Councilman Edwards made a motion to approve the sign permit. Councilwoman Harwell seconded the motion. All approved. The motion passed.*
- The last agenda item addressed was the imposition of a moratorium on construction within the newly designated downtown district. Mr. Ricketson informed the Council that a rezoning application has been filed for 2173 E. Oglethorpe Highway for an apartment complex and shopping center, which falls within the proposed downtown overlay district. The road network plans from Marcus Sack indicate routes through these parcels, yet the rezoning renderings do not depict a road. Mr. Ricketson noted that while the moratorium will prevent the submission of future plans, the Stacy rezoning will be exempt from this restriction. The consensus of the Council was that a 90-day moratorium on building in the downtown district was necessary, with the possibility of no more than six months.

Councilwoman Harwell made a motion to approve the moratorium resolution for 90 days with the possibility of extension for an additional 90 days (if needed), and pending the review and verbiage revision of the resolution from the City Attorney. Councilman Edwards seconded the motion. All approved. The motion passed.

The Council recognized the need to establish an overlay district complete with zoning and design standards. A workshop will be held by the Council and the LCPC on Wednesday, January 22nd, 2025 at 2 p.m. to discuss these matters.

Although Old Sunbury Road (“OSR”) was mentioned by Councilman Edwards in the intro to Mr. Ricketson’s presentation, the final motion, resolution, and related exhibits did not include OSR.

10. 2025 Public Notice of General Election & Qualifying Fees

- Qualifying Fees – Mayor \$306, Council \$162 (3% of the annual salary)
- Election Day – ~~December 2nd~~ * *November 4th, 2025 corrected*
- Qualifying – August 18th thru 22nd from 0830-1630
- *Councilman Edwards made a motion to approve the qualifying fees. Councilman Patel seconded the motion. All approved. The motion passed.*

11. Mayor Hawkins mentioned the need for additional storage. The discussion was tabled to a future date by consensus.

12. Mr. Randy Dykes with M.E. Sack Engineering briefed the Council on the full depth reclamation of Wallace Martin Dr, which was running behind schedule with an unknown completion date. He reported that work had stalled pending test results and warmer weather, as paving cannot commence until it is 50 degrees outside and rising. He noted concerns of traffic control, lane closures, and project delays. Mr. Dykes stated that an updated work schedule and detour maps would be sent to the City.

13. *Councilwoman Evans made a motion to adjourn. Councilman Patel seconded the motion. All approved. The motion passed and the meeting adjourned at 6:08 p.m.*