

*"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 MINUTES
FUTURE GROWTH
July 19th, 2024 at 2:00 PM.
FLEMINGTON CITY HALL ♦ 156 OLD SUNBURY RD.
PUBLIC PARTICIPATION IN PERSON

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
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Craig Stafford, City Attorney

1. The special called meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Friday, July 19th, 2024 at 2:15 pm. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. ADDED WITHOUT NOTICE: Mr. Jimmy Shanken with the Shanken Team led the Council and those in attendance through a presentation of properties along the E. Oglethorpe Highway corridor.

OPEN DISCUSSION REGARDING FUTURE GROWTH

3. Desirable attributes of a city center:

- *Southern charm, hometown feeling, quaint*
- *Walkable*
- *Retail shops along sidewalks*
- *Eateries/restaurants with outdoor seating (not franchise chains)*
- *Nightlife*
- *Cigar bar*
- *Bakeries*
- *Small outdoor concert/entertainment area*
- *Family-friendly*
- *Family recreation – parks, walking trails, museums*
- *A feeling of safety*
- *Access to public transportation*
- *Uniform design standards*
- *Possible mixed use – retail on bottom, office/living space (lofts) above*
- *Fitness center*
- *New City Hall*
- *Liberty County conference/entertainment/event center*

4. Places with a charming aesthetic:

- Bluffton, SC
- Florence, SC
- Hilton Head Island, SC
- Richmond Hill, GA
- Carrollton, GA

5. Suggestions on how to fund:

- Millage Rate
- Grants
- Loans
- Developers
- Private investors
- Liquidation of City land assets

6. Challenges:

- Funding
- Grant required matching
- Long timelines to develop (10+ years)
- Water and sewer infrastructure
- Land and construction costs increasing daily
- Location
- Multiple Land Owners
- Ease of access (i.e. signalization)
- May require zoning changes
- Creation of a Development Authority

7. Other:

- Discussion of city master plan at the County-wide Planning Workshop at St. Simons Island
- Liberty County conference/entertainment/event center site location being in Flemington is a possibility

8. Note: At the July 9th, 2024 Council meeting, it was the census of the Council to choose to use the Carl Vinson Institute of Government (“CVIOG”) and select “option 1” at no-charge, however there was not a proper motion. *See email of options below.

Councilwoman Harwell mad a motion to approve the no-cost option with CVIOG for a rendering of a city center. Councilman Logan seconded the motion. All approved. The motion passed.

From: Ben McGarr <Benjamin.McGarr@uga.edu>

Sent: Monday, July 8, 2024 4:33 PM

To: Jeff Ricketson <jricketson@thelcpc.org>

Cc: J. SCOTT PIPPIN <jspippin@uga.edu>

Subject: Re: CVIOG Materials for Council Meeting

Good afternoon, Jeff,

Yes sir. We proposed three options for Flemington. For Option 1, we would produce a simple rendering of what development on the site could look like. This option would have the fastest turnaround time and would be free.

For Option 2, we would produce a guide with a vision of what the site could be. This guide would include proposed steps to complete an in-depth site plan. This option would cost between \$15,000 - \$30,000. I would estimate that this option would take four to six months to complete.

Finally, Option 3 would be an in-depth site analysis, including topography, soil characteristics, storm water infiltration, development suitability, legacy and existing land uses. The resulting plan would contain the findings of these analyses as well as conceptual alternative designs for the site, including two stormwater design alternatives at the site scale. This option would cost between \$90,000-\$150,000, depending on how in-depth Flemington wants the analysis, and would take a year to complete.

IN SUMMARY

The meeting was a productive exchange of ideas and concerns, with both the Council and residents showing a shared interest in fostering a vibrant and sustainable community. The Council's willingness to listen and the residents' active participation underscored a collective effort to address current challenges and plan for a brighter future.

9. *MPT Edwards made a motion to adjourn. Councilwoman Evans seconded the motion. All approved. The motion passed and the meeting adjourned at 3:28 pm.*