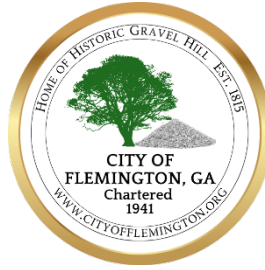


*"Preserving Our Heritage,  
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Historic Home of Gravel Hill  
Est. 1815

*Paul Hawkins*, MAYOR



*City Hall*  
156 Old Sunbury Rd.  
Flemington, GA 31313

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**COUNCIL WORKSHOP MEETING MINUTES**  
**NOVEMBER 24<sup>TH</sup>, 2025 AT 10:00 A.M.**  
**FLEMINGTON CITY HALL - 156 OLD SUNBURY RD**

Present at City Hall: Mayor Pro Tempore ("MPT") Rene' Harwell  
Councilwoman Gail Evans  
Councilman Larry Logan  
Councilman Hasit Patel  
Councilwoman Leigh Smiley  
Shameka Hawkes, City Clerk

Present via Phone: None

Absent: Councilman David Edwards  
Mayor Paul Hawkins

1. The regularly scheduled meeting of the Council of the City of Flemington was called to order by Mayor Pro Tempore Rene' Harwell on Monday, November 24th, 2025 at 10:03 a.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. Mayor Pro Tempore Rene' Harwell welcomed all attendees.
3. *Solid Waste Contract -after Council reviewed the comparison document and allowed Charles Stewart w/ABC Waste and Sam Sullivan w/Atlantic Waste the opportunity to speak. Both ABC Waste and Atlantic Waste was thankful for the opportunity to be considered. Councilman Patel made a motion to have Atlantic Waste for Solid Waste services and Councilwoman Smiley seconded the motion. All approved. The motion passed.*
4. **Top Priorities.**

**Annex Property**-Expand city limits to grow the tax base, control development standards, and plan for future infrastructure, residential, and commercial growth. Council discussed the potential annexation of unincorporated areas along Highway 84 down to the railroad track. A map will be required to review boundaries, infrastructure needs, and tax base impacts. Jeff Ricketson (LCPC) will assist with annexation procedures and required intergovernmental agreements. *Councilmen Logan and Patel will prepare an annexation checklist for Council review after the start of 2026.*

**Establish Downtown Development Authority (DDA)**- Ordinance drafted and adopted; Board appointed- Create a legal entity to lead downtown revitalization, economic development, and manage hotel/motel tax as the city's Destination Marketing Organization (DMO). Council will work to identify and appoint two additional DDA members and establish membership guidelines prior to the January 9th Council meeting.

Efforts will be made to coordinate training for all members—either through GMA or the annual Georgia DDA training held in August.

**Create Downtown Overlay District-** District boundaries defined Establish zoning and design standards for the downtown corridor-emphasizing mixed use, pedestrian access, and architectural consistency. Downtown Corridor The Council discussed maintaining consistent design standards to support and preserve the City's long-term downtown vision. Zoning & Design Standards Ordinance-Council discussed establishing an ordinance outlining zoning and design standards, including approved building materials, roof types, and color schemes to guide future development.

**Highway 84 Corridor (Across from Downtown District Overlay)** Develop zoning restrictions, land-use controls, and architectural standards for the Highway 84 frontage to ensure cohesive development across both sides of the corridor. Align with Liberty Gateway Overlay and UDO design principles.

**Adopt Citywide Design & Architectural Standards-**Extend architectural and landscaping standards beyond the downtown overlay to elevate overall citywide appearance and quality. Interconnecting Roads & Infrastructure Council discussed plans for interconnecting roads, including adopting a road concept to connect Publix to Flemington Village based on the layout provided by Marcus Sacks. Jeff noted the need to create a fourth leg at the traffic signal and extend infrastructure approximately 1,000 feet. The County has expressed interest, and TSPLOST funding would flow through HAMPO. Due to urgency, Councilwoman Smiley was assigned to contact Chairman Lovett.

#### *Presentation – Paul Bland*

Paul Bland reported that he is listing the Aspinwall property located on the curve and that the owners are interested in selling. Several developers have expressed interest; however, many lose momentum after learning about the City's zoning and overlay requirements. Council inquired about possible uses such as restaurants or fast-food establishments. Paul noted he could attract convenience stores with gas stations and currently has three potential buyers—two fast-food prospects and one convenience store.

#### **FDDA Board Nominations**

During the May 13, 2025 Council Meeting, the following individuals were nominated to serve on the Flemington Downtown Development Authority ("FDDA"):

- Mr. Mike Reed
- Mr. Demetrio Mendez
- Dr. Tim Byler
- Ms. Jessica Victoria
- Mr. Jim (or Alicia) Floyd
- Mr. Jay Patel

**Employee Benefits** -Employee Benefits Review Councilwoman Smiley and Kim McGlothlin will research employee benefit options, including 401(k), health insurance, and IRA plans (Northwestern Mutual). Worker's Compensation is already in place. Mayor Pro Tem Harwell will contact GMA regarding available benefit plans, and the City will continue utilizing ACCG resources.

## **5. Governance & Operations**

**Set and Adopt Millage Rate Annually**-Public hearings being held; rate will be officially adopted by resolution Maintain compliance with state law and align tax rate with the city's financial and infrastructure goals. Millage Rate Public Hearings & Adoption Council was reminded that the annual millage rate process is underway and currently being advertised. Public hearings will be held on Friday, November 28th at 11:30 AM and 6:00 PM. A final hearing and adoption meeting will take place on December 5th at 3:00 PM, for which a quorum will be required. The November 28th meetings are public hearings only; the December 5th meeting is for adoption. Set and Adopt Millage Rate Annually.

**Trash Fee Policy (County Proposal – \$77/property)** Evaluate the county’s proposed convenience center fee; determine the city’s position and communicate policy clearly to residents.

**Speeding in Subdivisions & Traffic Calming (Speed Bumps)** Conduct traffic studies and implement speed bumps, signage, and/or other safety measures in residential neighborhoods, particularly in Tranquil South. HOA/CCR Ordinances & Neighborhood Speed Concerns. Councilwoman Smiley will provide ordinance examples related to HOA agreements and CCRs. Councilman Logan suggested installing speed bumps and signage in high-risk neighborhoods; however, concerns were noted regarding delays for fire and EMS response. The Council will continue discussion at the December 9th Council Meeting.

**Social Media Policy**-Implement clear professional standards and communication procedures for all city-managed social media accounts. Councilwoman Smiley will contact Leah Poole regarding the Chamber’s page and related policy to see if it can be mirrored for the City. Councilman Logan will speak with EMA to review their policy for possible adoption or alignment.

**Transient/Peddler’s Business License**- Council will develop a proposed ordinance and work with Jeff from LCPC for guidance. This item will be revisited at the December 9th Council Meeting.

**Adopt Ordinance Enhancements for Nuisance Abatement**-Strengthen enforcement for dilapidated and neglected properties, require parking lot resurfacing, eliminate grandfathering, and coordinate with Hinesville on Old Sunbury corridor cleanup. Properties to focus on- Old Auto Super Center, Old Winn Electric, Stacy’s. Jeff reported that the Old McLarry Road sign has been reinstalled and that cleanup is needed in the area. He referenced Section 302.6, which addresses nuisances such as odors, liquids, gas, dust, smoke, vibration, noise, and general eyesores—several of which currently exist. If a property fails to meet EPA or DNR environmental standards, the City has authority to require cleanup, abatement, or corrective action. Enforcement would typically be handled through the County’s Code Enforcement Office, which also manages building permits. The City will need to identify the properties requiring enforcement action and coordinate with the County.

**Align City Street Parking Ordinance with HOA Rules**-Update city ordinances to mirror or exceed HOA parking regulations in subdivisions to ensure emergency and sanitation vehicles can maneuver safely.

**Mobile Home Ordinance**-Review and update mobile home placement, design, and maintenance standards to preserve neighborhood aesthetics and safety. Council will consult with City Attorney Craig Stafford regarding regulations and policies for mobile homes and RV parks.

**Homeless Ordinance**-Adopt guidelines for addressing encampments and loitering consistent with Georgia law and constitutional standards. Council will research ordinances from other cities to assist in developing a local homeless ordinance.

**Sunday Brunch Bill**-Adopt ordinance allowing restaurants to serve alcohol before 12:30 PM on Sundays to support local dining and tourism. At the December meeting, Council will discuss the Alcohol Ordinance and the required referendum. The Sunday Brunch Bill referendum must be placed on the ballot during the General or Special Election scheduled for June 2026.

## 6. Community Growth & Quality of Life

**Develop Branding & Marketing Strategy**-Create a unified city identity (logo, slogan, seal) and marketing plan to promote tourism, business growth, and civic pride. **Councilman Patel, Councilwoman Smiley, and Councilwoman Evans were appointed to serve on the Branding & Marketing Committee.**

**Welcome Sign Project (McLarry’s Curve)**-Install a permanent “Welcome to the City of Flemington” monument on the large concrete wall to mark the gateway into the city. **Councilman Patel, Councilwoman Smiley, and Councilwoman Evans were appointed to serve on the Committee for the Gateway Grant Program and other beautification initiatives.**

**Establish Historic District**-Conduct historic resource survey, define district boundaries, and apply for Certified Local Government (CLG) designation to qualify for preservation grants. **Jim Floyd and Phil Odum will be asked to serve on the Historic District Committee.**

**Begin Design & Grant Planning for New City Park** (see next-need for grant writer)-Hire a landscape architect, engage residents for input, design trails, and green space, and pursue GOSP, LMIG, LWCF, and RTP grants.

**Grant Writer**-Hire or contract a professional to pursue grants for infrastructure, beautification, parks, and revitalization projects. The City will begin design and grant planning efforts for the Georgia Trail Grant. **Marcus Sacks will assist with identifying available grants and may also help with grant writing.**

## 7. Infrastructure & Public Works

**Infrastructure & Road Improvements**-Drainage repair-GDOT Curve Project, Phased improvements to Wallace Martin, Joseph Martin, and Old Sunbury Roads-complete of the exception of punch list. Patriot Trail resurfacing. Residents expressed continued dissatisfaction with the drainage issues on OCM Road, noting that conditions are worse than before. While the median drainage has been repaired, the core problem remains unresolved. GDOT has been instructed to remove the drainage.

**Potholes, Street Signs, and Maintenance**-Maintain regular street resurfacing, signage replacement, and overall right-of-way maintenance citywide. Council reviewed potential future growth areas and discussed implementing impact fees for the City of Flemington to help credit capacity related to existing loans. A workshop will be scheduled after the first of the year to continue these discussions. The City will also explore hurricane-resilient grant opportunities; however, the City of Hinesville would need to apply as the utility provider.

**Patriot Trail Update**-Council received an update on Patriot Trail. The goal remains to repave the affected portion, but there is currently a funding shortfall in both savings and anticipated project costs. TSPLOST funds will be used to make the connection, not LMIG. Project funds will not be released until existing LMIG allocations have been fully used. **Tranquil Way – Scope Change**-A scope change for Tranquil Way was noted and will be reviewed further. **Cost Recovery & Reallocation**-Council discussed implementing a cost recovery fee for fire and police services, with the intent of reallocating recovered funds toward needs such as pothole repairs and other infrastructure priorities.

## 8. Community Engagement

### **Engage Community and Community Stakeholders**

- Host public meetings, surveys, and community updates to ensure transparency and build public trust and participation.
- Host public events for the community (DDA)

The Flemington Downtown Development Authority can oversee and manage the City's marketing efforts.

## 9. Ongoing & Long-Term

**Measure Progress and Establish key performance indicators** (business licenses, property values, code compliance, event participation) and review annually. Mayor Pro Tem Harwell requested that a detailed to-do list be created so items can be checked off as they are completed.

### **Implement Phased Timeline**

- Phase 1 (0–6 months): Annexation groundwork, DDA establishment, property transactions, nuisance enforcement.
- Phase 2 (6–12 months): Overlay and corridor zoning, park design, trash bid selection, ordinance updates.
- Phase 3 (12–24 months): City Hall development, infrastructure upgrades, branding launch.
- Phase 4 (24–36 months): Long-term beautification, business growth, and historic district implementation.

At the December meeting, Council will select a workshop date for early 2026 to discuss CCRs and LT Gallob's recommendations regarding HOA street parking and speed bumps.

### **Homeless Coalition Committee**

Councilwoman Smiley and Councilman Logan were appointed to the Homeless Coalition Committee.

MPT Harwell, Tony Mullis, Jeff Ricketson, and Marcus Sacks will serve on the Architectural and City-Wide Design Standards Committee.

Jeff Ricketson will draft the related ordinances, and Marcus Sacks will contact Attorney Craig Stafford.

*The meeting adjourned at 3:04 p.m.*