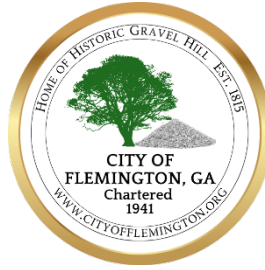


*"Preserving Our Heritage,  
Shaping Our Future"*

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**  
**NOVEMBER 5<sup>TH</sup>, 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  
Councilwoman Leigh Smiley  
Shameka Hawkes, City Clerk  
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Craig Stafford, City Attorney

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, November 5th, 2025 at 4:32 p.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. The invocation was given by Councilman Logan and the Pledge of Allegiance was recited in unison.
3. *Councilman Logan made a motion to approve the October 14th, 2025 regular meeting minutes and Councilwoman Evans seconded the motion. All approved. The motion passed. Councilman Edwards made a motion to approve October 21<sup>st</sup>, 2025 minutes as written. Councilwoman Evans seconded the motion. All approved. The motion passed.*
4. LT Gallob from the LCSO presented a report on law enforcement activities for October 2025. Lt. Gallob reported a slight overall increase in calls for service during October, with a significant rise in traffic crashes, totaling 20 for the month. He noted that repeated DOT lane closures during peak hours contributed to multiple back-to-back crashes, primarily due to congestion, speeding, impatience, and failure to yield. Alarms and domestic calls increased, while thefts decreased. Due to the high volume of crashes, officer productivity in crime prevention and traffic enforcement decreased. Lt. Gallob reminded Council that no officers have signed up for the off-duty details requested for upcoming Old Savannah House events in November and December. Ms. Hawkes was asked to follow up with the organizers. In response to a question from Councilman Logan, Lt. Gallob stated that Wilson's vehicle repairs are complete except for a full brake replacement, though the vehicle is currently operable. He also noted an uptick in routine calls such as VIN verifications, animal complaints, loud music, and other day-to-day service calls. Overall, October was a busy month, largely due to the increase in crashes.
5. Financial Reports – Presentation by Kim McGlothlin  
Kim McGlothlin provided updates on the format and appearance of the financial reports, noting that the

trial balance in its current format does not meet the auditor's needs. She also gave an update on the budget and stated that the City is using an older version of QuickBooks. Council reviewed the October 2025 General Fund check register, Profit & Loss Statement, Balance Sheet, and the FY26 Budget vs. Actual report (through October 31, 2025). Kim informed Council that the auditor plans to come on November 17th or 18th to review items needed for the audit and is currently researching governmental software for small cities, with a recommendation anticipated by the December meeting. Kim asked if Lisa could also be present when the new auditor visits. *Councilwoman Evans made a motion to switch to the online version of QuickBooks. Councilman David Edwards seconded the motion. All approved. The motion passed.*

**6. Presentation – Keep Liberty Beautiful (KLB)**

Dr. Karen Bell, Executive Director of Keep Liberty Beautiful, along with Mayor Hayes, provided an update on the 2025 Great American Cleanup and shared plans for the 2026 cleanup cycle, which runs through July. She recognized the City of Flemington, along with Walthourville and Allenhurst, for partnering in the first-ever Tri-City Municipality Cleanup. Dr. Bell noted that the collaborative effort allowed the communities to reach more residents, share resources, and strengthen community engagement. The Tri-City Cleanup event was a success and resulted in the three cities being awarded the 2025 cleanup trophy. Dr. Bell presented the traveling trophy, along with certificates for each participating city. She acknowledged the leadership of the three Mayors for initiating the joint effort and also recognized Councilman Logan for his service on the KLB board. A trophy presentation and photo were completed.

**7. Rezoning Petition 2025-46-F – Presentation by LCPC**

Jeff Ricketson, Liberty Consolidated Planning Commission, presented Rezoning Petition 2025-46-F submitted by Jimmy McKinney to rezone approximately 2.17 acres at **39 Old Sunbury Road (LCTM 083A021)** from **R-20 to MFR (Multifamily Residential)** for the construction of **10 duplexes (20 units)**. He noted the recent correction of the road name to **Old McLarry Road**. Mr. Ricketson reviewed the required public notice, location maps, zoning map, future land use map, and the proposed site plan. The front portion of the property is designated commercial in the Comprehensive Plan, while the rear portion is shown as mixed-use, which is compatible with MFR. No wetlands were identified on the site. The applicant proposes commonly owned duplex rentals accessed by a private drive. Materials and design would be subject to design review. The LCPC recommended **approval** with standard conditions and a special condition requiring homes to be **site-built or modular**.

**Council Concerns:**

- **Councilman Edwards:** Parking, drainage, and runoff issues from tree removal.
- **MPT Harwell:** Need for an easement to connect Old Hines Road to improve traffic flow.
- **Councilman Logan:** Suggested the need for a drainage study; concerned about congestion and overall safety.

A public hearing was opened and closed with no comments.

*Councilman Edwards made a motion to deny the rezoning petition. Councilwoman Evans seconded. All approved. The motion passed.*

**Flemington Townhomes – Presentation by LCPC (Mardee Sanchez)**

Mardee Sanchez, LCPC, presented a request from Flemington Development LLC for a revision to the previously approved preliminary plat for the Flemington Townhomes located at 2736 E. Oglethorpe Highway (16.5 acres, zoned PUD; Flood Zone AE/Floodway). Councilwoman Smiley recused herself. The revision increases the number of town home lots from 104 to 116 (an additional 12 lots). No changes were proposed to zoning, road layout, development standards, or building configuration. Minimum lot size remains 2,000 sq. ft., with a maximum of 8 units per building. The additional lots are achieved by reducing the lot width from 22'8" to 20', allowing more units within the same footprint. All other design aspects remain consistent with the original plan. The LCPC recommended approval with standard conditions.

*Councilman Logan made a motion to approve the Preliminary Plat. Councilman Patel seconded the motion. All approved. The motion passed.*

Business License – Vaden Chevrolet Hinesville LLC (Presented by Jeff Ricketson, LCPC)

Jeff Ricketson of LCPC presented a business license request for Vaden Chevrolet Hinesville LLC, located at 1559 E. Oglethorpe Highway, Hinesville (Parcel 069D010, Zoned C-3 Highway Commercial). The business will continue operating as a Chevrolet dealership; the request reflects a change in ownership to Jane Vaden Thacher. LCPC recommended approval. *Councilman Patel made a motion to approve the business license for Vaden Chevrolet Hinesville LLC. Councilman Logan seconded. All approved. The motion passed.*

**Sign Permit – Vaden Chevrolet Hinesville LLC (Presented by Jeff Ricketson, LCPC)**

A request was submitted by Vaden Chevrolet Hinesville LLC for approval of three temporary banners to be placed over the existing roadside sign, building sign, and truck pylon sign at the dealership (Zoned C-3 Highway Commercial). The banners are expected to remain in place for 6 months to 1 year while the permanent signage is manufactured. *Councilman Logan made a motion to approve the temporary sign permit. Councilwoman Smiley seconded. All approved. The motion passed.*

**8. Highway 84 Rights-of-Way Maintenance – Update by MPT Harwell**

MPT Harwell reported that a section of the City's sidewalk along Highway 84 was cracked due to GDOT equipment. The sidewalk has since been repaired. He noted that GDOT performs right-of-way maintenance twice a year, and the City's landscaper also services the area twice a year, resulting in four total cuts annually. MPT Harwell expressed concern about GDOT equipment crossing the sidewalk in the future and stated that the matter will be discussed further at the upcoming workshop to determine long-term maintenance plans.

**9. Solid Waste Contract – Update by MPT Harwell**

MPT Harwell reported that, as decided at the previous meeting, a new RFP for solid waste services has been issued. The RFP was published yesterday, and the timeline has been clearly established. Proposals are due **November 20th**, with bid openings on **November 21st**, and anticipated contract approval at the workshop on **November 24th**.

**10. World of Beer (WOB) – Update by MPT Harwell**

MPT Harwell reported that World of Beer, previously discussed for non-payment, has since submitted the required payment. He recommended issuing a notice reminding the business that payments are due on the **20th of each month**, and that failure to meet this deadline may result in further action. No additional discussion was requested by Council.

*Work in Progress-update*

- **564 Tremain Drive:** No update.
- **City Logo and Seal:** MPT Harwell reported this item will be discussed at the upcoming workshop.
- **DDA Training:** MPT Harwell stated that DDA activities are currently on hold. GMA is willing to provide training at the beginning of next year.

**Engineering Report – Randy Dykes**

Randy Dykes reported that on October 22nd he requested Council to email any additional items needing attention, asking that locations be described as specifically as possible and accompanied by photos when available. He noted he is willing to meet on-site if needed. Randy also discussed concerns along Highway 84, where dirt and debris have built up in the median and along the roadside due to nearby construction activity. The buildup is making maintenance and cutting difficult, and the area needs to be graded. He stated that the roadway is currently swept once a month, but additional corrective work is needed.

11. *Councilman Pate made a motion to enter Executive Session for the purposes of Real Estate. Councilman Edward seconded the motion. All approved, the motion passed and Executive Session began at 5:56 p.m. Open session resumed at 6:10 p.m.*
12. *The meeting adjourned at 6:10 pm.*