

*"Preserving
Our Heritage,
Shaping Our
Future"*



Paul Hawkins, MAYOR

City of
FLEMINGTON
★
GEORGIA



*City
Hall*

156 Old Sunbury Rd.
Flemington, GA 31313

CITY COUNCIL
SPECIAL CALLED MEETING
MINUTES

August 24th, 2023 at 2:00 pm.
Flemington City Hall – 156 Old Sunbury Rd. 31313
Public Participation in Person

Present at City Hall: Mayor Pro Tem (“MPT”) David Edwards
Councilwoman Rene’ Harwell
Councilman Larry Logan
Councilwoman Gail Evans
Jenelle Gordon, City Clerk
CPL Styles, Liberty County Sheriff’s Office (“LCSO”)

Present via Telephone: Mayor Paul Hawkins
(OR ZOOM VIDEO CONFERENCING) Councilman Hasit Patel None
Councilwoman Leigh Smiley

Absent: Craig Stafford, City Attorney

1. A special called meeting of the Council of the City of Flemington was called to order by MTP David Edwards on Thursday, August 24th, 2023 at 2:11 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 Councilwoman Evans and the Pledge of Allegiance was led by MPT Edwards.
3. Mr. Marcus Sack, on behalf of Simcoe Investments Group, came before Council to gauge the temperature of the Council to a proposed 221-unit townhome community at the north end of Old Sunbury Road. Mr. Sack stated that the development would be both in Flemington and Hinesville and that the developer could meet some of the needs of the future Bryan County Hyundai plant workforce and military housing. He stated there was also the possibility of the City of Flemington annexing the City of Hinesville land. Mr. Sack reported that the rezoning of the land was pulled from the Liberty Consolidated Planning Commission’s (“LCPC”) calendar until comments from the City of Flemington and Fort Stewart could be gathered.

Mr. Clay Price of Simcoe Investments was in attendance and proposed the City of Flemington applying for infrastructure grants to fund the sewer line upgrades necessary for the density of his development. He stated he would remove the mobile homes and make road improvements, which would include turn lanes. He said the townhomes would be approximately 1400 square feet and sell for around \$250,000. Other touted development amenities included a dog park, 2-car driveways, an HOA, and feature an extended buffer with Fort Stewart.

Also in attendance was Mr. Jeff Ricketson with the LCPC with Mr. Paul Simonton representing the City of Hinesville on Zoom. Mr. Ricketson stated that at the current zoning, the combined city homes allowable would be 66-70 single-family homes. He also said that Fort Stewart is not in favor of high-density housing at the property lines of the post.

The Council voiced numerous concerns about the proposed development which included the number of cars added to Old Sunbury Road and school traffic, lack of overflow and guest parking, increased traffic, road deterioration, lack of green spaces, and high occupancy turnover.

The overwhelming consensus of the Council was that they desire for growth --- but smart growth. Mr. Sack said he would take the comments back for review.

4. MPT Edwards stated that the City needed a new law enforcement vehicle, but that a vote to use ARPA funds to purchase it would be postponed to a future meeting.
5. *Executive Session (if needed)*
6. *Councilwoman Harwell made a motion to adjourn. Councilwoman Evans seconded the motion. All approved. The motion passed and the meeting adjourned at 3:08 p.m.*

Respectfully Prepared and Submitted by:



Jenelle Gordon, City Clerk