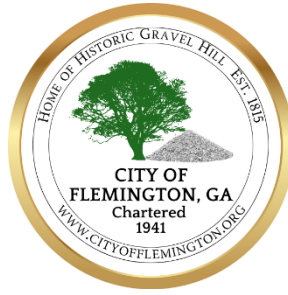


*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins, Mayor



City Hall

156 Old Sunbury Rd.
Flemington, GA 31313

912.877.3223
cityhall@cityofflemington.org

COUNCIL MEETING AGENDA

May 13th, 2025 AT 4:30 PM.

FLEMINGTON CITY HALL • 156 OLD SUNBURY RD.

Public Participation in Person

1. Call the Meeting to Order
2. Welcome/Introductions
3. Invocation by Invitation and Pledge of Allegiance in Unison
4. Meeting Minutes
 - April 8th, 2025 Regular Meeting Minutes
 - April 18th, 2025 Draft FY24 Impact Fee CIE Public Hearing Minutes
 - April 25th, 2025 Special Called Meeting Minutes – Draft FY26 Budget
5. April 2025 Law Enforcement Report – LT Anthony Gallob
6. Financial Reports – Ms. Jenelle Gordon, City Clerk
 - April 2025
 - i. *General Fund Check Register*
 - ii. *P&L and Balance Sheet*
 - FY25 YTD Budget vs. Actual (through 4/30/25)
7. Engineering Report – M.E. Sack Engineering
8. **NEW BUSINESS**
 - Liberty Consolidated Planning Commission ("LCPC")
 - i. Publix Wall Sign Permit @ 1435 E. Oglethorpe Highway
 - ii. Flemington Comprehensive Plan
 - ❖ Adoption Resolution
 - 2025 Municipal Election Agreement
 - Donation Request – Ms. Edna Walthour, Liberty County Boys & Girls Club
9. **BUSINESS IN PROGRESS**

Status Update(s)

 - Job Descriptions – MPT Edwards & Councilman Logan
 - i. City Clerk
 - ii. Administrative Assistant

- Flemington Downtown Development Authority (“FDDA”) – MPT Edwards
 - i. **FDDA Memorandum of Understanding (“MOU”)**

Work in Progress/Tasked Parties (for future updates)

- FY24 Financial Audit – Golden & Associates, CPA
- City-wide Sanitation for 2026 – Mayor Hawkins

No Update(s) Available

- Old Sunbury Rd. to State Rd.
- Law Enforcement Office Expansion (*on hold*)

10. ON THE HORIZON

a. May 2025

- 15th – 28th – City Clerk Vacation
- 26th – City Hall Closed in Observance of Memorial Day
- 29th @ 1130 – FY26 Budget Public Hearing

b. June 2025

- 19th – City Hall Closed in Observance of Juneteenth
- 20th – 24th – GMA Annual Convention in Savannah

11. Executive Session (*if needed*)

12. **Adjourn**

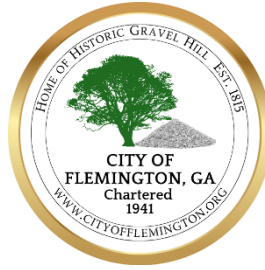


Individuals with disabilities who need specific accommodations to attend or participate in this meeting, or who have inquiries about the meeting's accessibility or the facilities, should reach out to the ADA Coordinator at 912-877-3223 as soon as possible. This will enable the city to arrange reasonable accommodations for those individuals.

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MAYOR



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CITY COUNCIL
MEETING MINUTES
April 8th, 2025 AT 4:30 p.m.
FLEMINGTON CITY HALL ♦ 156 OLD SUNBURY RD

Present at City Hall: Mayor Paul Hawkins
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: Mayor Pro Tem ("MPT") David Edwards
Craig Stafford, City Attorney

1. The regularly scheduled meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Tuesday, April 8th, 2025 at 4:38 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 Councilwoman Evans and the Pledge of Allegiance was recited in unison.
4. *Councilwoman Evans made a motion to approve the March 11th, 2025 minutes as written. Councilwoman Harwell seconded the motion. All approved. The motion passed.*
5. LT Anthony Gallob with the LCSO gave a report on law enforcement activities for the month of March.
6. The Council reviewed the draft FY24 Impact Fee Capital Improvements Element ("CIE"). *Councilwoman Evans made a motion to adopt the resolution to transmit the draft FY24 Impact Fee CIE to the Coastal Regional Commission. Councilman Patel seconded the motion. All approved. The motion passed.* The Council also Profit & Loss ("P&L") statement and Balance Sheet for the month of March. The first viewing of the FY26 budget was presented. The consensus of the Council was to hold a workshop on 4/18/25 at 1:15 pm for further budget review.
7. Mayor Hawkins signed a proclamation for National Travel and Tourism for the Liberty County Convention and Visitors Bureau.
8. Mr. Jeff Ricketson with the Liberty Consolidated Planning Commission ("LCPC") came before Council with multiple items of business.
 - i. Mr. Ricketson presented two business license requests. The first was for Julz Tanning Lounge, a spray tanning business at 1705 E. Oglethorpe Highway. *Councilwoman Harwell made a motion to approve the*

business license for Julz Tanning Lounge. Councilman Logan seconded the motion. All approved. The motion passed.

The next business license presented was for IMS Robotics, a robot sales and repair center located at 1661-F E. Oglethorpe Highway. *Councilwoman Harwell made a motion to approve the business license for IMS Robotics with the special conditions of obtaining a certificate of occupancy and impact fees remitted before the business license could be issued. Councilman Patel seconded the motion. All approved. The motion passed.* **Councilwoman Smiley recused from discussion and voting due to conflict of interest.

The Publix shopping center, located at 1435 E. Oglethorpe Highway, submitted two sign permits to the LCPC – one for a main sign and one for a slightly smaller sign, which both conformed. The Council requested that Branch Properties illuminate the main sign on the portion that showed City of Flemington, to which they agreed. *Councilwoman Harwell made a motion to approve both signs. Councilwoman Smiley seconded the motion. All approved. The motion passed.*

Mr. Ricketson's final item if business was a Unified Development Ordinance ("UDO") amendment to include the Flemington Downtown Development Overlay District. The amendment included a proposed road network and would end the city's building moratorium set in January. The Council concurred that the commercial overlay extended down to Patriots Trail, with mixed-family residential behind it. *** Mayor Hawkins opened the public hearing on the rezoning at 5:17 p.m. Hearing no comments, the public hearing closed at 5:18 p.m. *Councilwoman Evans made a motion to approve the UDO amendment with the changes made to extend the town center commercial district to Patriots Trail. Councilman Logan seconded the motion. All approved. The motion passed.*

9. Mr. Aaron Carpenter with the Coastal Regional Commission ("CRC") came before Council to present the draft 2025 Comprehensive Plan. He explained that because the City has an Impact Fee program, the update was required by the state before June 30th, with a county-wide Comprehensive Plan to be reviewed in June. *** Mayor Hawkins opened a public hearing on the draft Comprehensive Plan at 5:21 p.m. Hearing no comments, the public hearing closed at 5:27 p.m. *Councilwoman Evans made a motion to authorize the Mayor to sign the draft and to transmit it to the CRC, who would then transmit to the Department of Community Affairs. Councilwoman Harwell seconded the motion. All approved. The motion passed.*
10. Councilman Logan presented the City Clerk and Administrative Assistant job descriptions. Councilwoman Evans required more time to review the documents, and the consensus of the Council was to address it at a further date.
11. The Flemington Downtown Development Authority ("FDDA") Memorandum of Understanding ("MOU") was presented to the Council. *Councilwoman Smiley made a motion to adopt the FDDA MOU. Councilwoman Harwell seconded the motion. All approved. The motion passed.*

The discussion then shifted to Board appointments for the FDDA. Councilwoman Smiley shared that there had been interest expressed by Mike Reed and Dr. Tim Byler. Councilman Patel requested an application form be sent to prospects. The consensus was that the Council would reconvene with an application and with additional board member suggestions at an upcoming special called meeting.

12. Mr. Randy Sykes with M.E. Sack Engineering came before Council with an update on the full-depth reclamation of Wallace Martin, Joseph Martin, and Old Sunbury Rd. He stated that the compression tests results passed and that paving would resume. Mr. Marcus Sack stated that Platinum Paving is asking for an extension to June 27th (plus any rain make-up days.) The Council expressed frustration at the delays and inconveniences to the citizens. *Councilman Logan made a motion to approve the change order to extend the completion date to June 27th, 2025. Councilman Patel seconded the motion. All approved. The motion passed.*
13. ADDED WITHOUT NOTICE: Mayor Hawkins shared that Nationwide had offered a settlement of \$110,000 to the City on behalf of Bridge Capital Investments for the incomplete sidewalk construction from the Performing Arts Center to Liberty High School. Mr. Sack shared that they also agreed to release the held retainage (approx. \$38,000). *Councilman Patel made a motion to accept the Nationwide settlement for the sidewalk. Councilman Logan seconded the motion. All approved. The motion passed.*

Mayor Hawkins also relayed that the construction of the signal at Flemington Village Blvd. and E. Oglethorpe Highway (Publix) was stalled due to the Board of Commissioners lack of funds to relocate two power poles at the cost of approximately \$5,000. *Councilwoman Evans made a motion to pay to relocate the power poles and to utilize TSPLOST funds for the transaction. Councilwoman Smiley seconded the motion. All approved. The motion passed.*

14. *Councilwoman Harwell made a motion to enter Executive Session for Real Estate. Councilwoman Smiley seconded the motion. All approved. The motion passed and Executive Session began at 6:00 p.m.*

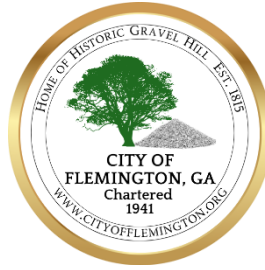
*Regular session resumed at 6:29p.m. Councilman Patel made a motion to finance 100% of the cost of the McLarry's Curve properties. Councilman Logan seconded the motion. All approved. The motion passed. **Councilwoman Smiley recused from discussion and voting due to conflict of interest.*

15. *Councilman Patel made a motion to adjourn. Councilwoman Harwell seconded the motion. All approved. The motion passed and the meeting adjourned at 6:40 p.m.*

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Paul Hawkins,
MAYOR



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CITY COUNCIL
PUBLIC HEARING MINUTES
FY24 IMPACT FEE CIE
April 8th, 2025 AT 1:00 p.m.
FLEMINGTON CITY HALL ♦ 156 OLD SUNBURY RD

Present at City Hall: Mayor Paul Hawkins
Councilwoman Rene' Harwell
Councilman Larry Logan
Jenelle Gordon, City Clerk

Present via Phone: None

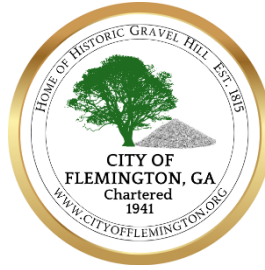
Absent: Mayor Pro Tem ("MPT") David Edwards
Councilwoman Gail Evans
Councilman Hasit Patel
Councilwoman Leigh Smiley
Craig Stafford, City Attorney
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

1. A public hearing on the draft FY24 Impact Fee Capital Improvements Element with the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Friday, April 18th, 2025 at 1:00 p.m. in the Council Room at Flemington City Hall.
2. Hearing no comments, the public hearing closed at 1:03 p.m.

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Paul Hawkins,
MAYOR



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CITY COUNCIL
SPECIAL CALLED MEETING MINUTES - FY26 BUDGET
April 8th, 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
Councilman Larry Logan
Councilwoman Gail Evans
Councilman Hasit Patel
Councilwoman Leigh Smiley
Jenelle Gordon, City Clerk
Craig Stafford, City Attorney

Present via Phone: None

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

1. The special called meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Friday, April 25th, 2025 at 10:06 a.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. Mayor Hawkins presented the draft FY26 budget to the Council. After some light discussion, *Councilwoman Harwell made a motion to adopt a tentative rollback millage rate of 2.829 mills. Councilman Edwards seconded the motion. All approved. The motion passed.* Council also requested a mid-year budget review.
3. The job descriptions for the Clerk and Administrative Assistant were reviewed. It was the consensus of the Council to review further and present again at the May meeting.
4. The Flemington Downtown Development Authority ("FDDA") Memorandum of Understanding ("MOU") was reviewed by Council. It was the consensus of the Council to review further and present again at the May meeting.
5. *Councilman Edwards made a motion to enter Executive Session for Real Estate. Councilwoman Harwell seconded the motion. All approved. The motion passed and Executive Session began at 11:10 a.m.*

Regular session resumed at 11:32 a.m. Councilman Edwards made a motion to accept the 10-year financing term from Ameris Bank, paying the closing costs separately, and to elect for equal monthly payments (not a single, yearly payment) for the McLarry's Curve land purchases. Councilman Logan seconded the motion. All approved. The motion passed.
***Councilwoman Smiley recused from discussion and voting due to conflict of interest.*
6. The Council requested for the General Fund check register to once again be included with the financial reports. Also requested was the YTD P&L and Balance Sheet, and the Budget vs. Actuals report monthly. The Clerk said that she would re-work the chart of accounts to provide the requested reports.
7. *Councilman Edwards made a motion to adjourn. Councilwoman Evans seconded the motion. All approved. The motion passed and the meeting adjourned at 11:41 a.m.*

City of Flemington

5/6/2025 4:45 PM

Register: 111100 · General Fund

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/03/2025	12366	Paul Hawkins {v}	EXPENDITURES:509 ...	Council	850.00			461,556.81
04/03/2025	12367	David Edwards {v}	EXPENDITURES:509 ...	Council	650.00			460,906.81
04/03/2025	12368	Rene' Harwell {v}	EXPENDITURES:509 ...	Council	450.00			460,456.81
04/03/2025	12369	Larry Logan	EXPENDITURES:509 ...	Council	450.00			460,006.81
04/03/2025	12370	Gail Evans {v}	EXPENDITURES:509 ...	Council	450.00			459,556.81
04/03/2025	12371	Hasit Patel {v}	EXPENDITURES:509 ...	Council	450.00			459,106.81
04/03/2025	12372	Leigh Smiley {v}	EXPENDITURES:509 ...	Council	450.00			458,656.81
04/03/2025	12373	City of Hinesville {...	EXPENDITURES:520 ...	28804-144723	14.40			458,642.41
04/03/2025	12374	Verizon Wireless	EXPENDITURES:561 ...	52281166-00001	38.01			458,604.40
04/03/2025	12375	Liberty County Cha...	EXPENDITURES:513 ...	Inv # 27680	20.00			458,584.40
04/03/2025	12376	Jody Smiley Landsc...	EXPENDITURES:520 ...	Inv #:18001	800.00			457,784.40
04/03/2025	12377	HdL Companies	EXPENDITURES:516 ...	Inv # SIN048699	826.17			456,958.23
04/03/2025	12378	Jody Smiley Landsc...	EXPENDITURES:520 ...	Inv #:16726	1,750.00			455,208.23
04/03/2025	12379	Liberty County Cha...	EXPENDITURES:514 ...	Inv # 27648	195.00			455,013.23
04/03/2025	12380	Jody Smiley Landsc...	EXPENDITURES:520 ...	Inv #:16707	4,300.00			450,713.23
04/03/2025	12381	Gordon, Jenelle	-split-	PP Ending 4.3.25	1,546.91			449,166.32
04/03/2025	12382	Kennedy, Nahalia	-split-	PP Ending 4.3.25	734.47			448,431.85
04/03/2025	12383	Jenelle Gordon.	-split-	Travel Reimbu...	417.60			448,014.25
04/03/2025	12384	GIRMA	EXPENDITURES:518 ...	Invoice #: 3601...	12,015.00			435,999.25
04/03/2025	12385	City of Hinesville {F...	EXPENDITURES:564 ...	100569 - FY25...	61,242.50			374,756.75
04/03/2025	12386	City of Hinesville {F...	EXPENDITURES:564 ...	100569 - FY25...	40,828.33			333,928.42
04/10/2025			REVENUE:306 · Insur...	Deposit			15.00	333,943.42
04/10/2025			-split-	Deposit			532.65	334,476.07
04/10/2025	12387	Flemington Outdoor ...	EXPENDITURES:541 ...	First mowing f...	180.00			334,296.07
04/10/2025	12388	Lib. Co. Board of Co...	-split-	Acct #: 1016 ~ ...	12,700.00			321,596.07
04/10/2025	12389	GA Power {Flem. Vi...	EXPENDITURES:520 ...	08033-42118	494.95			321,101.12
04/10/2025	12390	GA Power {TS Phas...	EXPENDITURES:520 ...	89631-37017	249.32			320,851.80
04/10/2025	12391	GA Power {FV Resi...	EXPENDITURES:520 ...	86439-94010	793.29			320,058.51
04/10/2025	12392	GA Power {100 Turp...	EXPENDITURES:520 ...	08238-48086	191.50			319,867.01
04/10/2025	12393	GA Power {Old Hine...	EXPENDITURES:520 ...	42833-31022	374.05			319,492.96
04/10/2025	12394	GA Power {Street Li...	EXPENDITURES:520 ...	00031-48409	452.90			319,040.06
04/10/2025	12395	GA Power {TS Phas...	EXPENDITURES:520 ...	43838-03025	244.25			318,795.81
04/10/2025	12396	GA Power {TS Phas...	EXPENDITURES:520 ...	54631-41045	395.10			318,400.71
04/10/2025	12397	GA Power {LED Str...	EXPENDITURES:520 ...	26319-02408	1,885.05			316,515.66
04/10/2025	12398	GA Power {City Hall}	EXPENDITURES:541 ...	78656-12029	268.91			316,246.75
04/10/2025	12399	Coastal Courier	-split-	order # 50632	68.00			316,178.75
04/15/2025	EFT	Internal Revenue Ser...	-split-		1,148.91			315,029.84
04/17/2025			-split-	Deposit			7,140.31	322,170.15
04/18/2025			REVENUE:305 · Alco...	Deposit			194.19	322,364.34
04/18/2025	12400	Ameris Bank CC	Ameris Bank CC	479851005330...	2,494.09			319,870.25

City of Flemington

5/6/2025 4:45 PM

Register: 111100 · General Fund

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/18/2025	12401	GA Power {Old Sava...	EXPENDITURES:520 ...	15554-14091	124.66			319,745.59
04/18/2025	12402	GA Power {LED LT ...	EXPENDITURES:520 ...	05719-04017	18.72			319,726.87
04/18/2025	12403	GA Power {Old Sav....	EXPENDITURES:520 ...	12913-39011	18.95			319,707.92
04/18/2025	12404	GA Power {NLC LE...	EXPENDITURES:520 ...	15394-46057	41.74			319,666.18
04/18/2025	12405	Yates Astro	EXPENDITURES:541 ...	Acct #: 381323...	59.00			319,607.18
04/18/2025	12406	Gordon, Jenelle	-split-	PP Ending 4.17...	1,572.21			318,034.97
04/18/2025	12407	Kennedy, Nahalia	-split-	PP Ending 4.17...	858.15			317,176.82
04/18/2025	12408	Liberty Consolidated...	EXPENDITURES:505 ...	1 - Inv #: 1870	988.75			316,188.07
04/18/2025	Audit AJ...	Sam's Club	EXPENDITURES:502 ...	Reverse of GJE...		X	110.00	316,298.07
04/23/2025			REVENUE:306 · Insur...	Deposit			15.00	316,313.07
04/23/2025			-split-	Deposit			18,495.64	334,808.71
04/24/2025			REVENUE:309 · Othe...	Deposit			150.00	334,958.71
04/29/2025			REVENUE:307 · Loca...	Deposit			18,869.25	353,827.96
04/30/2025			-split-	Deposit			245.00	354,072.96
04/30/2025	eft	Internal Revenue Ser...	-split-		1,301.53			352,771.43
04/30/2025	eft	Georgia Department ...	EXPENDITURES:512 ...		539.54			352,231.89

City of Flemington
Profit & Loss
April 2025

	Apr 25
Ordinary Income/Expense	
Income	
REVENUE	
302 · Business License Tax	200.00
303 · Hotel Occupancy Tax (HOT)	63,698.75
305 · Alcohol Beverage Tax	1,768.35
306 · Insurance Premium Tax	30.00
307 · Local Option Sales Tax (LOST)	18,869.25
309 · Other Income (incl. Admin Fee)	770.00
311 · Court Fines & Fees	137.50
313 · Intangible Tax	105.44
314 · Real Estate Transfer Tax (RTT)	50.34
315 · Title Ad Valorem Tax (TAVT)	6,353.77
Total REVENUE	91,983.40
Total Income	91,983.40
Gross Profit	91,983.40
Expense	
EXPENDITURES	
502 · Subscriptions/Dues/Memberships	-110.00
505 · Planning & Zoning/LCPC	988.75
507 · Code Enforcement	200.00
509 · Council Fees	3,750.00
511 · Salaries	5,763.75
512 · Payroll Taxes	1,937.97
513 · Conventions, Meetings & Events	437.60
514 · Professional Fees	263.00
516 · Tourism	47,152.53
518 · Insurance	12,015.00
520 · Streets & Drainage	12,148.88
541 · Occupancy	507.91
561 · Law Enforcement Officer Expense	12,538.01
564 · Fire Services	102,070.83
Total EXPENDITURES	199,664.23
Total Expense	199,664.23
Net Ordinary Income	-107,680.83
Other Income/Expense	
Other Income	
318 · SPLOST Revenue	3,978.95
319 · TSPLOST Revenue	11,692.28
610 · Interest	-40.24
Total Other Income	15,630.99
Other Expense	
FDR of WM, JM, OSR	
LMIG Funds	90,323.31
SPLOST Funds	38,709.99
Total FDR of WM, JM, OSR	129,033.30
Impact Fee Eligible Expenses	
Administration	1,744.95
Total Impact Fee Eligible Expenses	1,744.95

City of Flemington
Profit & Loss
April 2025

	Apr 25
TSPLOST Eligible Expenses	
Hwy 84 Sidewalk Legal Fees	2,534.78
Total TSPLOST Eligible Expenses	2,534.78
Total Other Expense	133,313.03
Net Other Income	-117,682.04
Net Income	-225,362.87

City of Flemington
Balance Sheet
As of May 6, 2025

	May 6, 25
ASSETS	
Current Assets	
Checking/Savings	
111100 · General Fund	332,301.27
111111 · SPLOST	462,643.38
111112 · Certificates of Deposit (CD)	113,328.91
111114 · Impact Fee	505,833.60
111115 · TSPLOST MM	521,455.50
111116 · LMIG MM	1,297,026.98
111118 · GDOT Land Purchase - Ameris	97,300.00
111120 · LRA Account	17,097.65
Total Checking/Savings	3,346,987.29
Accounts Receivable	-329.94
Other Current Assets	115,082.74
Total Current Assets	3,461,740.09
Fixed Assets	1,258,619.01
TOTAL ASSETS	4,720,359.10
LIABILITIES & EQUITY	
Liabilities	77,603.10
Equity	4,642,756.00
TOTAL LIABILITIES & EQUITY	4,720,359.10

City of Flemington
Profit & Loss Budget vs. Actual
 July 2024 through April 2025

	Jul '24 - Apr 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
REVENUE			
General Fund Reserves		107,217.00	
316 · Property Tax			
317 · Floating LOST (FLOST)			
311 · Court Fines & Fees	1,884.00	10,000.00	18.8%
314 · Real Estate Transfer Tax (RTT)	2,581.02	2,000.00	129.1%
313 · Intangible Tax	7,987.27	6,500.00	122.9%
302 · Business License Tax	9,950.00	9,000.00	110.6%
309 · Other Income (incl. Admin Fee)	10,495.00	1,000.00	1,049.5%
305 · Alcohol Beverage Tax	19,712.91	22,500.00	87.6%
301 · Alcohol Licenses Tax	22,700.00	16,000.00	141.9%
315 · Title Ad Valorem Tax (TAVT)	33,923.55	27,000.00	125.6%
306 · Insurance Premium Tax	80,028.13	75,000.00	106.7%
304 · Franchise Fees	129,390.14	100,000.00	129.4%
307 · Local Option Sales Tax (LOST)	185,619.04	210,000.00	88.4%
303 · Hotel Occupancy Tax (HOT)	794,047.20	600,000.00	132.3%
Total REVENUE	1,298,318.26	1,186,217.00	109.5%
Total Income	1,298,318.26	1,186,217.00	109.5%
Gross Profit	1,298,318.26	1,186,217.00	109.5%
Expense			
592 · Capital Outlay	10,000.00		
EXPENDITURES			
501 · Legal Fees		20,000.00	
562 · City Car Auto Expense	99.30	750.00	13.2%
510 · General Administration	126.00	2,500.00	5.0%
563 · Equipment Expense	146.71	750.00	19.6%
542 · Furniture/Fixtures/Equipment	347.56	500.00	69.5%
500 · Financial Administration	527.68	450.00	117.3%
550 · Social Services (Donations)	1,000.00	2,000.00	50.0%
530 · Public Health {Mosquitos}	1,225.87	1,900.00	64.5%
507 · Code Enforcement	2,000.00	2,400.00	83.3%
515 · Office Supplies	2,380.66	5,000.00	47.6%
512 · Payroll Taxes	6,078.78	7,500.00	81.1%
565 · Transit	7,709.73	7,500.00	102.8%
502 · Subscriptions/Dues/Memberships	10,385.67	7,000.00	148.4%
505 · Planning & Zoning/LCPC	10,727.50	14,000.00	76.6%
513 · Conventions, Meetings & Events	12,610.78	45,000.00	28.0%
541 · Occupancy	13,401.11	20,000.00	67.0%
518 · Insurance	14,012.00	12,000.00	116.8%
514 · Professional Fees	28,026.60	30,000.00	93.4%
509 · Council Fees	37,050.00	45,000.00	82.3%
511 · Salaries	61,268.72	85,000.00	72.1%
520 · Streets & Drainage	118,577.70	129,000.00	91.9%
561 · Law Enforcement Officer Expense	140,073.91	175,000.00	80.0%
564 · Fire Services	388,345.15	197,967.00	196.2%
516 · Tourism	569,732.70	375,000.00	151.9%
Total EXPENDITURES	1,425,854.13	1,186,217.00	120.2%
Total Expense	1,435,854.13	1,186,217.00	121.0%
Net Ordinary Income	(137,535.87)		100.0%

4:43 PM

05/06/25

Cash Basis

City of Flemington
Profit & Loss Budget vs. Actual
 July 2024 through April 2025

	<u>Jul '24 - Apr 25</u>	<u>Budget</u>	<u>% of Budget</u>
Other Income/Expense			
Other Income			
323 · ARPA Funding			
318 · SPLOST Revenue	43,438.40	251,600.00	17.3%
610 · Interest	49,888.34		
300 · Impact Fee Revenue	87,872.36		100.0%
319 · TSPLOST Revenue	126,818.14	144,000.00	88.1%
320 · GDOT LMIG Grants			
2024 LRA Grant	17,097.65	17,097.65	100.0%
LMIG			
2024 LMIG Grant	19,053.47	19,053.47	100.0%
2025 LMIG Grant	19,488.39	19,488.39	100.0%
FY25 LMIG Grant - WM, JM, OSR	1,780,000.00	1,580,000.00	112.7%
Total LMIG	1,818,541.86	1,618,541.86	112.4%
Total 320 · GDOT LMIG Grants	1,835,639.51	1,635,639.51	112.2%
Total Other Income	2,143,656.75	2,031,239.51	105.5%
Other Expense			
Ask my accountant			
SPLOST Eligible Expense	800.00		
Impact Fee Eligible Expenses	9,766.82		
ARPA Eligible Expense	25,670.11		100.0%
TSPLOST Eligible Expenses	53,615.02		
FDR of WM, JM, OSR	158,275.10	2,500,000.00	6.3%
Total Other Expense	248,127.05	2,500,000.00	9.9%
Net Other Income	1,895,529.70	(468,760.49)	(404.4)%
Net Income	<u>1,757,993.83</u>	<u>(468,760.49)</u>	<u>(375.0)%</u>

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: May 13, 2025

Sign Permit Application: Publix – Flemington Village – E Oglethorpe Hwy, Flemington, Parcel 069D020

Contractor: Fred Cole, Douglas Sign Company

Zoned: PUD (Planned Unit Development)

Comments: Installing wall signage at the new grocery store/shopping center. The proposed sign package meets the sign code provisions.

LCPC Staff:

Todd Kennedy

Date

THE LIBERTY CONSOLIDATED PLANNING COMMISSION
DIRECTOR – JEFF RICKETSON, AICP
100 MAIN STREET, SUITE 7520
HINESVILLE, GA 31313



CITY OF FLEMINGTON SIGN PERMIT APPLICATION

REQUIRED INFORMATION FOR SIGN PERMIT APPROVAL (AN INCOMPLETE APPLICATION WILL BE RETURNED TO APPLICANT WITHOUT ACTION)

1. Letter of Authorization from Property/Building Owner
2. Scaled Site Plan
3. Scaled Sign Drawing
4. Electrical Permit for Illuminated Signs
5. Fee \$85.00/sign
6. Inventory of other signs on same parcel
7. Wind structural load information
8. Engineered Footer Details
9. UL Certificate for Electric Sign

SIGN OWNER INFORMATION

Name _____ Business Name Publix
Business Address P.O. Box 407 Lakeland FL 33802 Type of Business Supermarket
Business Phone (863) 688-1188 Mobile Phone _____
Email Address _____ Signature _____

BUILDING OWNER INFORMATION

Name Branch Sofran Flemington Associates, L.P. Type of Ownership ☐ Individual; ☒ Corporation; ☐ Other
Mailing Address 3340 Peachtree Rd #2775 City Atlanta State GA
Phone 404-832-8900 Mobile _____ Signature _____

CONTRACTOR/INSTALLER INFORMATION

Name Douglas Sign Company E-Mail Address folecyu@gmail.com Signature [Signature]
Business License # 2733600 Issuing City/County Douglas, GA Expiration Date 12-31-25

SIGN INFORMATION

Choose Appropriate Corridor ☐ Gateway ☐ Old Towne ☐ Contemporary
Wall ☒ Stanchion/Pylon _____ Window _____ Parapet _____ Mansard _____ Projecting _____
Canopy _____ Monument _____ Entrance ☒ Pole & Panel _____ Sandwich Board _____ Other _____
One tenant n/a Multi-tenant _____ See Drawings Attached

SIGN SPECIFICATIONS

Sign Height for Pylon/Monument Signs n/a Single Face ☒ Double Face ☐
Sign Face Area 206.33 sq ft total Building Front (Length x Height) (not required for freestanding signs) 651 sq ft
Proposed Distance between leading edge of sign to right-of-way _____ (A min. of 10 ft. is required)

ZONING REVIEW

LCTM 0691020 Parcel PUD Zoning District _____ Approved As: ☒ Conforming ☐ Non-Conforming
Reviewer's Name/Title [Signature] Planner 3 Date 4/30/25

STRUCTURAL/ELECTRICAL REVIEW

Installation Plan ☐ APPROVED ☐ DISAPPROVED
Structural Plan ☐ APPROVED ☐ DISAPPROVED
Electrical Plan ☐ APPROVED ☐ DISAPPROVED

FLEMINGTON MAYOR & COUNCIL REVIEW

☐ APPROVED ☐ DISAPPROVED DATE _____

Permit # _____ Project # _____ Check # _____

Wednesday, January 8, 2025



Liberty Co Consolidated Planning Commissi
Building Department

RE: Publix - 2016
Flemington Village Shopping Center
1435 E Oglethorpe Hwy
Hinesville, GA

To Whom it may concern:

I, Priscilla G. Thomas, hereby authorize Douglas Sign Company to apply for permits in their name, and install signage at the above referenced location.

Priscilla G. Thomas
President, Thomas Sign and Awning Company

Sworn before me this 6th day of January 2025

Known to me personally.

Notary

Please forward any questions or concerns to the Thomas Sign project manager for the site

Amy Torres

Project Manager, ext (308)

Amy.Torres@Thomassign.com

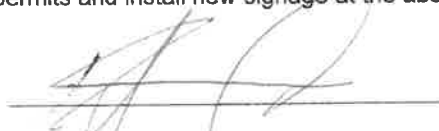
March 3, 2025

Liberty Co Consolidated Planning Commission
Building Department

RE: Publix – 2016
Flemington Village S.C. – Main Store
1435 E Oglethorpe Hwy
Hinesville, GA 31313

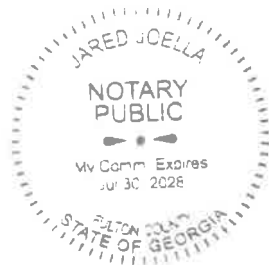
To Whom it may concern:

I hereby authorize Thomas Sign and Awning Company, Inc. and/or authorized agent to apply for permits and install new signage at the above location.


/ Branch Sofran Flemington Associates, L.P.

Sworn before me this 4th day of ^{March} ~~February~~, 2025


Notary





THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33782
800-526-3325

www.thomassign.com

CLIENT

Publix #2016
1800 N. Highway 101
99318 Site Plan

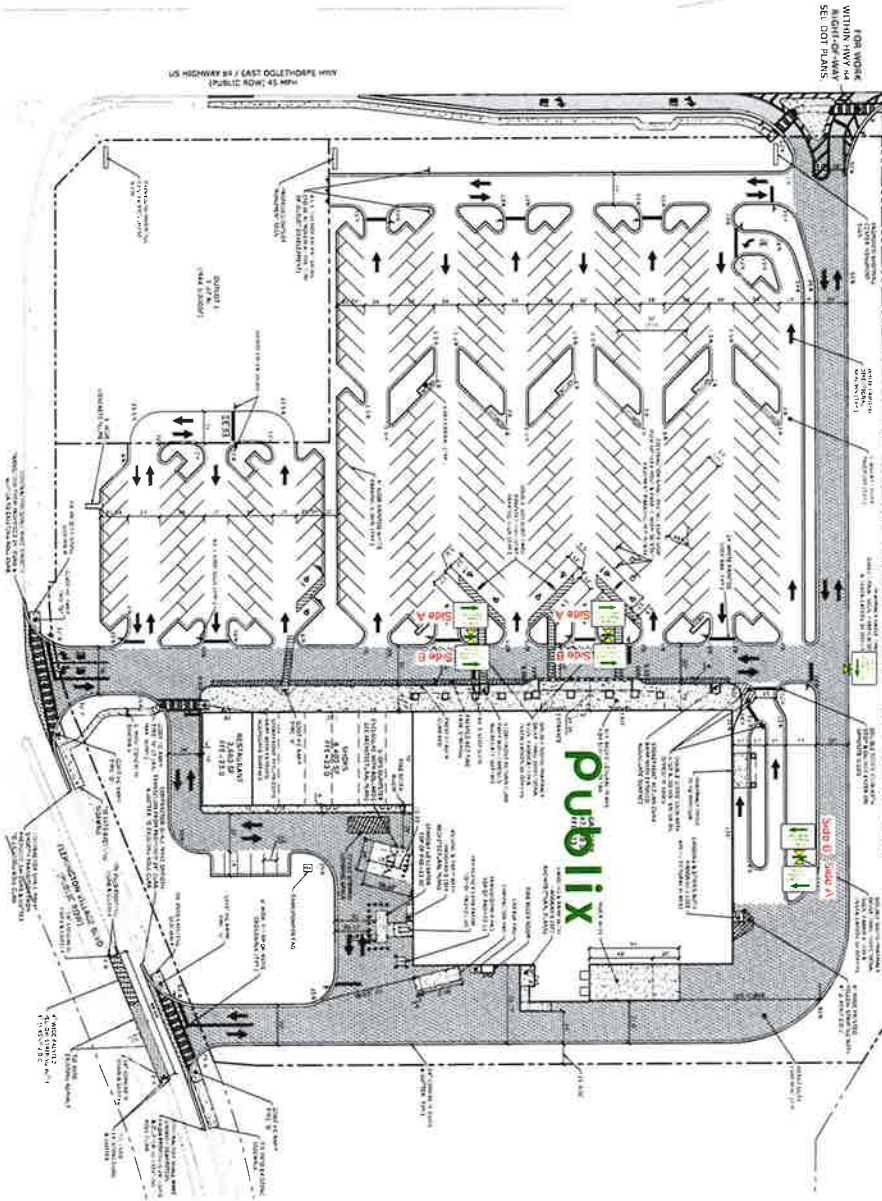
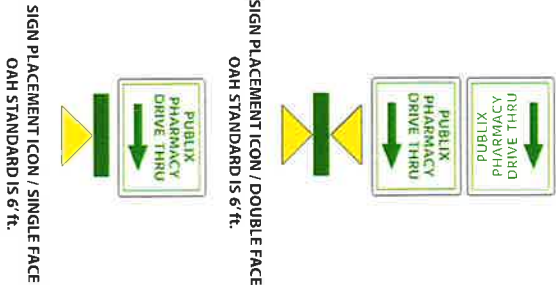
SEC US 84 &
Flemington Village Blvd
Flemington, GA

Project Identifier Number
98527

Sales Associate: Project Team
15A
Designer: GDL/ML
SLO Date: 10-02-23

Project Location
Rev 1:

SIGNAGE LEGEND	
SIGN	SIGN #
D/F PHARMACY DRIVE - THRU (#PPL-2)	Side B
D/F PHARMACY DRIVE - THRU (#PPL-1)	Side A
S/F PHARMACY DRIVE - THRU (#PPL-B)	



SITE PLAN

SCALE: NTS



3M MCS Warranty

Approvals
☐ Approved
DATE

☐ Approved as noted
DATE

☐ Revise & Re-Submit

DATE
The undersigned, Thomas Sign & Awning Co, Inc, hereby certifies that the information provided on this drawing was prepared by a duly licensed professional engineer, architect, or other qualified person, and that the information is true and correct to the best of their knowledge and belief.

Page Sheet



City of Flemington Comprehensive Plan 2025

Acknowledgments

We would like to thank all those who participated in and assisted with developing the City of Flemington 2025 Comprehensive Plan. This plan is the result of a year-long process involving City staff, stakeholders and representatives, as well as a series of public meetings. The plan was further enhanced by the generous input provided by members of the public at public hearings and community planning meetings. We are extremely grateful for the support we received during the process and look forward to implementing this plan.

City of Flemington Council

Paul Hawkins – *Mayor*
David Edwards – *Mayor Pro Tem*
Gail Evans – *Council Member*
Rene’ Harwell – *Council Member*
Larry Logan – *Council Member*
Hasit Patel – *Council Member*
Leigh Smiley – *Council Member*

Liberty Consolidated Planning Commission – Planning Commissioner

Tim Byler – *Chair*
Phil Odom – *Vice Chair*
Lynn Pace – *Assistant Vice Chair*
Sarah Baker – *Commissioner*
Alonzo Bryant – *Commissioner*
Durand Standard – *Commissioner*
Duncan C. Reagan D.C. – *Commissioner*
Donna Groover – *Commissioner*
Larry Baker – *Commissioner*

Liberty Consolidated Planning Commission – Staff

Jeff Ricketson – *Executive Director*
Kelly Wiggins – *Executive Assistant*
Lori Parks – *Zoning Administrator*
Mardee Sanchez – *Engineering Director*
Curles Butler – *Senior Inspector*
Todd Kennedy – *Planner III*

Coastal Regional Commission

Dionne Lovett – *Executive Director*
Aaron Carpenter – *Planning & Assistant Executive
Director*
Wincy Poon – *GIS Manager*

Executive Summary

The City of Flemington, the Liberty Consolidated Planning Commission, the Coastal Regional Commission, and the stakeholder committee worked together to prepare the City of Flemington 2025 Comprehensive Plan update. Comprehensive planning is an important tool for promoting strong, healthy communities in the State of Georgia. Comprehensive plans are centered around a vision and goals that express a desired future. Through the vision, goals, and work plans, the City of Flemington intends to utilize this Plan to continue to create a thriving community.

The City of Flemington is defined not by its geographic boundaries but by the strong sense of shared values that its residents hold dear. At the heart of Flemington are principles such as small-town values, thoughtful growth, and the preservation of its rich historical, cultural, and natural heritage. These guiding values form the foundation of what makes Flemington a truly special place to live. This Plan outlines a vision for the City's future, focusing on maintaining the unique character of the community while embracing sustainable development and enhancing the quality of life for all residents.

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1 Introduction

The City of Flemington has developed this updated comprehensive plan ("the Plan" in this document) to chart its future course. The Plan focuses on maintaining the community's unique character while embracing sustainable development and enhancing the quality of life for all residents.

1.1 Purpose

In the interest of providing healthy and successful communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for local comprehensive planning and to provide oversight of the planning processes. The purpose of the minimum standards is to provide a framework for the development, management, and implementation of local comprehensive plans.

The purpose of comprehensive planning at the community level is to bring together all sectors within the City, including residents, the business community, and non-profit organizations, to develop a strategy with the intent to make the City of Flemington an attractive place to invest, conduct business, raise a family, and visit. A comprehensive plan provides policy direction and guidance for elected officials, staff, and the public to inform the decision-making processes. This Plan articulates the City's vision for the future and creates a roadmap for residents, property owners, investors, businesses, and interested parties in the City's plans and goals. The Plan is also intended to assist in recognizing the need for and the subsequent implementation of important economic development and service delivery initiatives. Finally, maintaining the comprehensive plan allows the City to maintain its Qualified Local Government status, making it eligible for various state funding and permitting programs.

1.2 Planning Scope

In this Plan, the City of Flemington addresses the elements required by the DCA's minimum standards and procedures. The following required elements are included in the City's 2025 comprehensive plan: community goals, needs and opportunities, broadband, and community work program.

As a community that has adopted a zoning ordinance and is also a member of a Metropolitan Planning Organization, the City of Flemington is required to adopt a comprehensive plan that addresses land use and transportation. The City also addresses the planning elements of housing, economic development, and historic and cultural resources.

This Plan continues the City's planning tradition and sets the stage for the City of Flemington as a great place to live, work, play, and visit. Growth within the City is inevitable, but reasoned and thoughtful planning that forms the basis of this Plan will allow the City to manage its growth, maximize benefits for its residents in the community, and fulfill the City's vision.

As part of the requirement, the Coastal Georgia Regional Water Plan and the rules for Environmental Planning Criteria established by the Georgia Department of Natural Resources were considered during the planning process.

1.2.1 Regional Water Plan

Liberty County is part of the Coastal Georgia Regional Water Planning Council (Coastal Council). The Coastal Council was formed in 2009 as part of the statewide planning process to help address challenges and explore how Georgia is expected to grow and use water over the next 40 years. The Coastal Council developed a regional water plan in 2010. In 2011, the Coastal Regional Water Plan was adopted. The Liberty Consolidated Planning Commission, the Steering Committee, and the local governments gave careful consideration to the Regional Water Plan while preparing for this Plan. The City of Flemington considered the six goals established by the Coastal Council for the region in preparation for this Plan. The six goals are listed below:

1. Manage and develop high-quality water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs.
2. Identify fiscally responsible and implementable opportunities to maximize existing and future supplies, including promoting water conservation and reuse.
3. Optimize existing water and wastewater infrastructure, including identifying opportunities to implement regional water and wastewater facilities.
4. Protect and maintain regional recreation, ecosystems, and cultural and historic resources that are water-dependent to enhance the quality of life of our current and future residents and help support tourism and commercial activities.
5. Identify and utilize the best available science and data and apply principles of various scientific disciplines when making water resource management decisions.
6. Identify opportunities to manage stormwater to improve water quantity and quality, while providing wise land management, wetland protection, and wildlife sustainability.

The Regional Water Plan's vision to conserve and manage water resources to sustain and enhance Coastal Georgia's unique coastal environment and economy is inherent in this Plan's community goals, needs, and opportunities.

1.3 Environmental Planning Criteria

The Environmental Planning Criteria (O.C.G.A. 12-2-8) stated: "for the promulgation of minimum standards and procedures for the protection of natural resources, environment, and vital areas of the state; stream and reservoir buffers." This was taken into consideration during the development of this Plan. Liberty County and its municipalities have adopted several ordinances that comply with O.C.G.A. 12-2-8, including water supply and sewer disposal, wetlands, stormwater discharge, soil erosion, and conservation subdivision ordinances. These ordinances protect the natural resources in Liberty County and its municipalities.

2 Background

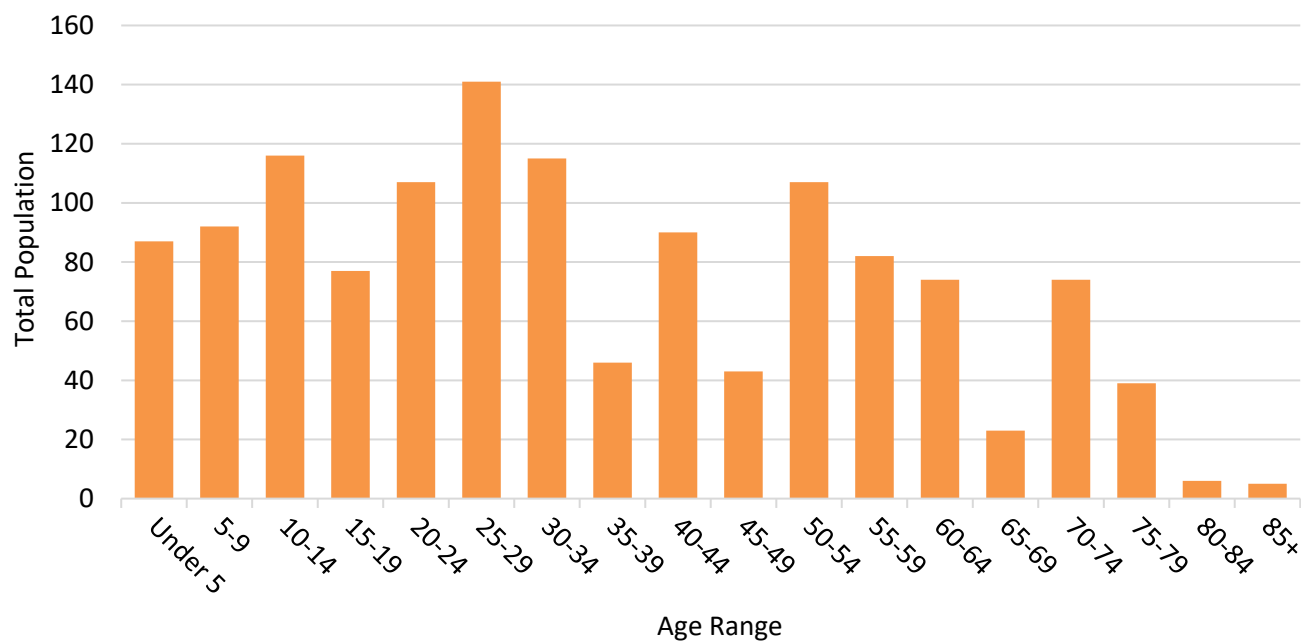
Originally established as a small community, Flemington has grown while maintaining its unique identity within the region. Its proximity to Fort Stewart, a major U.S. Army installation, influences local economic and demographic trends, while its connection to Hinesville provides access to key services, businesses, and employment opportunities. Flemington’s location along major transportation routes also supports its role in regional connectivity and development.

2.1 Demographics

According to the 2023 American Community Survey (ACS) five-year estimates published by the U.S. Census Bureau, the population of the City of Flemington was estimated to be 1,324, representing a 78 percent increase since the 2010 Census. The population is projected to grow with economic development and expansion throughout the County and the region. This projection presents several challenges related to City services, infrastructure, impacts on community resources, and overall quality of life that must be considered in future planning.

The City of Flemington has a predominantly Black or African American population, making up about 50 percent of its population in the 2023 ACS five-year estimates. About 24 percent of the population is White, 3 percent is Asian, 2 percent is Native Hawaiian and other Pacific Islanders, and 20 percent identified as other races or two or more races.

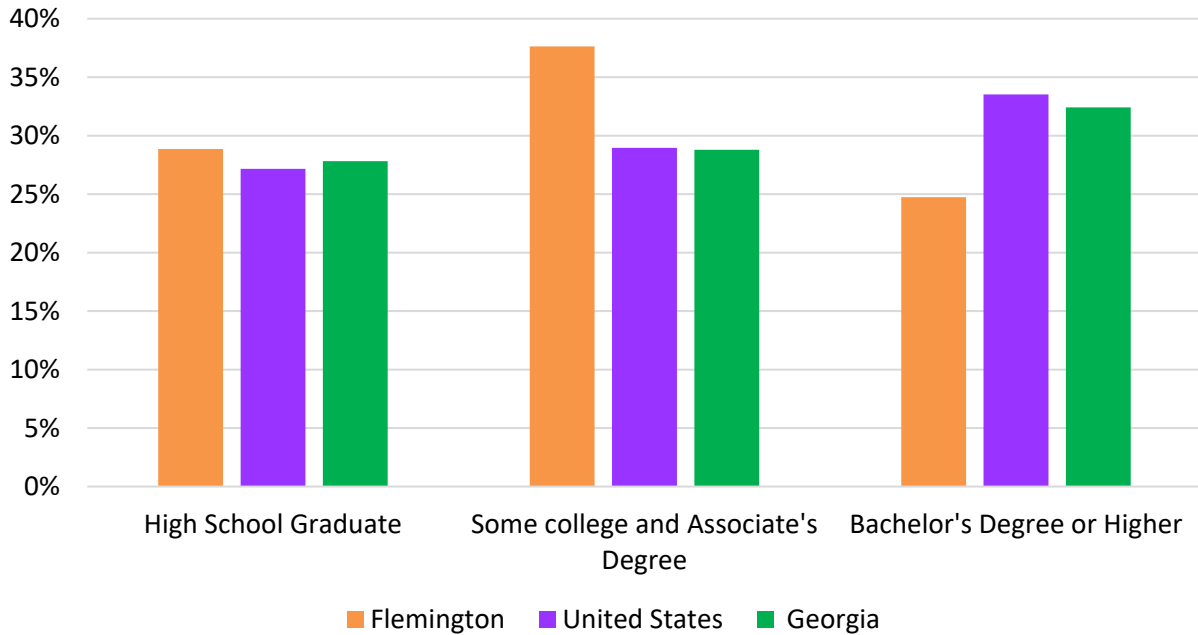
The median age in the City of Flemington is 31 years old. 27 percent of the population is under 18 years old and 11 percent is 65 years or older.



Source: 2023 ACS 5-year Estimates (Table S0101: Age and Sex)

2.2 Education

In the City of Flemington, according to the 2023 ACS five-year estimates on educational attainment, 29 percent of the population 18 years or older had a high school diploma or an equivalent GED as their highest level of education, and 38 percent attended some college or earned an associate's degree, and 25 percent had a bachelor's degree or higher.



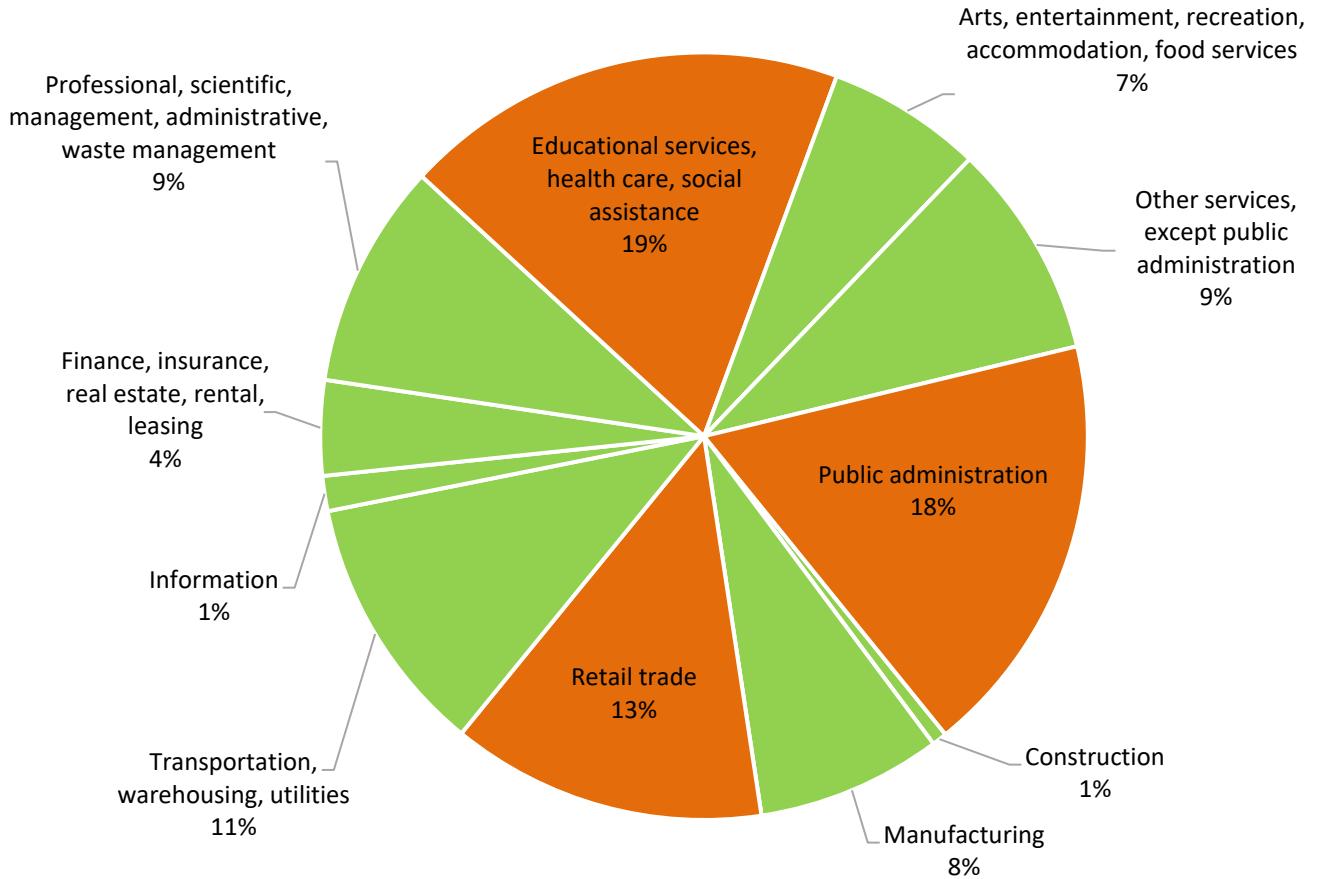
Source: 2023 ACS 5-year Estimates (Table S1501: Educational Attainment)

2.3 Economic Development

Key indicators of the economic health of the City of Flemington are employment and unemployment trends, employment by occupation and industry, major employers, household income, and retail sales.

According to the Georgia Department of Labor Workforce Statistics Division, in 2024, Liberty County had an unemployment rate of 3.5 percent compared to 3.4 percent in Georgia (non-seasonally adjusted) and 3.8 percent in the United States (non-seasonally adjusted).

It is estimated that 474 people were employed in the City of Flemington in 2023. The majority of the population is employed within the educational services, health care, social assistance, and public administration sectors. It is estimated that 10.7 percent of Flemington's workforce work within the City, 58.7 percent work within Liberty County, and 95.4 percent work within Georgia.



Source: 2023 ACS 5-year Estimates (Table S2405: Industry by Occupation for the Civilian Employed Population 16 Years and Over)

In 2023, The U.S. Census Bureau defined the poverty threshold as an income of \$15,850 or less for an individual under 65 years old and an income of \$31,200 or less for a family of four. In 2023, the American Community Survey reported that an estimated 8.5 percent of Flemington's population lived below the poverty level. This is lower than the 13.6 percent in Georgia and 12.4 percent in the United States. The median household income is estimated at \$95,114 in 2023, a 16 percent increase since 2010.

3 Vision and Goals

This section of the comprehensive plan presents the desired direction for the City of Flemington's growth and quality of life over the next ten years and beyond. The City has adopted the following vision to guide future development and decision making.

"To be a City which promotes a wholesome, progressive environment, reflecting the traditional values of our heritage while embracing a dynamic vision of our future."

3.1 Goals and Policies

Economic Development

- Encourage and attract the development of a diverse economy.
- Promote brownfield and greyfield sites for appropriate mixed-use development.

Transportation

- Consider the impact on traffic flow for all new developments, including commercial and residential expansions.
- Incorporate recommendations from the US Highway 84 Corridor Study as appropriate.
- Support opportunities to provide alternative modes of transportation, including public transit, and bike and pedestrian facilities.
- Improve roadway safety.

Infrastructure and Services

- Make appropriate, proactive infrastructure investments to accommodate planned growth.
- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Work jointly with neighboring jurisdictions to develop solutions for shared regional issues.
- Promote maximum collaboration among all public safety, emergency response, and law enforcement officials across the county to reduce duplication, speed interventions, and maximize efficiency.
- Enforce regulations to address signage to ensure efficient emergency response and mail delivery.

Housing

- Accommodate a diverse population by encouraging a compatible mixture of housing types, densities, and costs.
- Encourage and support the development of affordable housing.

Quality of Life

- Provide various recreational and entertainment opportunities.
- Promote beautification and streetscape improvements where needed.
- Continue to promote the preservation of the City's existing tree canopy, especially the legacy oak tree.

4 Needs and Opportunities

This section provides the list of needs and opportunities the City of Flemington has identified through this planning process. The City intends to address the needs or opportunities listed herein through corresponding implementation measures in the community work program. This list was developed with assistance from the stakeholder committee through a strengths, weaknesses, opportunities, and threats (S.W.O.T.) analysis and evaluation of demographics and economic information.

4.1 Economic Development

The City's goal of diverse economic development emphasizes the need to support the development and expansion of a variety of businesses that are valuable for the community, ensure long-term sustainability, foster connections with other economic activities in the region, minimize the impact on city resources and the environment, and create job opportunities that meet the needs of the local workforce. This objective also includes a directive for the City to use innovative tools, work to enhance and expand the skills of its workforce and foster innovative approaches to attracting a variety of businesses.

Business Recruitment and Retention

- There needs to be sufficient water, sewer, and stormwater infrastructure capacity and competitive rates and tap fees.
- The City needs a diverse economy that is not dependent on a single industry.
- The City needs to encourage the establishment of small local businesses.

Skilled Workforce

- The City needs to identify additional workforce development programs and promote existing ones.
- There are opportunities to explore partnerships with schools, career academies, Fort Stewart, and neighboring communities to recruit skilled labor.
- The City needs to participate in state-funded Workforce Division programs and initiatives.

Tourism as an Economic Driver

- There are opportunities to establish coordinated tourism programming to increase access to historical and cultural landmarks.
- The City needs to increase family entertainment options.

4.2 Land Use

The City's objective of efficient land use, guided by development suitability, focuses on managing growth by promoting development in areas with adequate public facilities, available infrastructure capacity, and a minimized impact on environmental resources.

- Dedicate areas of vegetation for recreational use or aesthetic purposes.
- Encourage the establishment of small parks.
- Expand utility infrastructure to areas with projected growth.
- Continue coordinating and collaborating with neighboring communities on planning efforts, e.g. Liberty Consolidated Planning Commission, Hinesville Area Metropolitan Planning Commission, etc.

4.3 Transportation

A transportation element is required for any local government included within a Metropolitan Planning Organization. The Hinesville Area Metropolitan Planning Organization (HAMPO) is currently the MPO for the City of Flemington and is responsible for addressing transportation planning within the urbanized area surrounding and including Hinesville. The City's goal of transportation is to improve roadway safety, explore alternative modes of transportation, and address congestion concerns.

- Coordinate with HAMPO and the Georgia Department of Transportation (GDOT) to develop strategies for addressing current traffic concerns on heavily traveled roads.
- Continue to expand the non-motorized transportation network.
- Improve bicycle and pedestrian safety infrastructure.
- Utilize various funding sources to improve roadway safety.

4.4 Housing

The Housing element is required for Community Development Block Grant Entitlement Communities and is an option but encouraged for all other local governments. The City's goal for housing opportunities is to encourage a range of safe and healthy housing types, sizes, costs, and densities for all income levels.

- Encourage diverse housing options.
- Evaluate the availability of public services and infrastructure at new developments, e.g. emergency response, water and sewer availability, etc.

4.5 Intergovernmental/Interagency Coordination

The City's objective of regional coordination is intended to cultivate collaboration with neighboring jurisdictions, as well as regional, state, and federal agencies, to address shared needs through adequate funding, legislation, and technical assistance.

- Enhance open communication between local government and other agencies.
- Share or consolidate services to reduce costs or slow the growth rate of costs while maintaining a reasonable level of service capacity and quality.
- Plan towards common goals with agencies and organizations that focus on similar tasks.
- Work on common goals to address issues that can hinder growth, cause loss of natural and cultural resources, or negatively impact the quality of life.

5 Land Use

According to the minimum standards and procedures for Local Comprehensive Planning, communities with zoning or similar development regulations are required to include a land use element within their comprehensive plan. In 2023, the City of Flemington adopted the Liberty County Unified Development Ordinance (UDO), which updated and consolidated the zoning and subdivision regulations for Liberty County and its seven municipalities into a single document. The table below outlines twenty zoning districts in Liberty County.

Category	District	District Name
Agricultural and Conservation Districts	A-1	Agricultural
	AR-1	Agricultural Residential
	DM	Dunes and Marshes
Residential Districts	R-20	Single-Family Residential-20
	R-12	Single-Family Residential-12
	R-8	Single-Family Residential-8
	ATR	Attached Residential
	MFR	Multi-family residential
	MHP	Manufactured Home Park
	SFMH	Single-Family Manufactured Home
Commercial Districts	C-1	Central Business
	C-2	General Commercial
	C-3	Highway Commercial
	OI	Office Institutional
	IC	Interstate Corridor
	DD	Downtown Development
Industrial Districts	LI	Light Industrial
	I-1	Industrial
Planned Districts	PUD	Planned Unit Development
	PDD	Planned Development

This chapter includes two sections (a) future land use, and b) character areas.

5.1 Future Land Use

Future Land Use Map serves several important purposes. It guides zoning decisions by ensuring that zoning regulations align with broader planning goals, helping to shape the future development of an area. This map also plays a key role in infrastructure planning, supporting the strategic placement of public facilities to meet the needs of the community. Growth management is another vital function, as the map directs development to appropriate areas while preserving valuable open spaces, wetlands, floodplains, and other environmental-sensitive areas. Future Land Use Map is also instrumental in economic development, identifying suitable locations for commercial and industrial investment that can boost the local economy. Additionally, this map

supports housing and community development by promoting diverse and sustainable housing options, and coordinating land use with roadways, ensuring better connectivity and mobility within the community.

The following future land uses have been identified by the City of Flemington and are shown on the map in this chapter.

- *Residential High-Density*
- *Residential Low-Density*
- *Commercial*
- *Public/Institutional*
- *Park/Recreation*
- *Agriculture/Forestry*
- *Mixed-Use Urban Corridor*
- *Mixed Use*

5.1.1 Residential High-Density

The predominant land uses within this category are multi-family dwelling units and mobile home parks. Except for subdivisions, developments with three or more homes per acre are considered high-density.



Regulations

- Ensure ease of pedestrian accessibility and circulation.
- Ensure the sales of development is compatible with that of the surrounding neighborhood.
- Provide internal circulation and parking system for the entire development.
- Encourage connection of streets, sidewalks, and other modes of transportation.
- Require multi-family projects to provide adequate recreational facilities, equipment, structures, and play surfaces.

Compatible Zoning

- *MFR (Multi-family Residential)*
- *MHP (Manufactured Home Park)*
- *PUD (Planned Unit Development)*

5.1.2 Residential Low-Density

The predominant use of land within this category is single-family dwellings.



Regulations

- Encourage a variety of compatible housing options.
- Use road networks in residential areas to promote safety and connectivity with existing and future developments.
- The size, scale, design, and material of duplexes/townhomes must be compatible with the established neighborhood character and located preferably along collector or local roads.
- Public pedestrian or multiple-use trails are encouraged to provide a connection between neighborhoods and parks or other destinations.
- Allow home occupation (professions and services but not retail sales) by permitting the employment of one full-time equivalent individual not residing on the premises.
- New developments require buffering for controlling visual, noise, and activity impacts between residential and commercial uses.

Compatible Zoning

- A-1 (*Agricultural*)
- AR-1 (*Agricultural Residential*)
- R-8 (*Single-family Residential-8*)
- R-12 (*Single-family Residential-12*)
- R-20 (*Single-family Residential-20*)
- ATR (*Attached Residential*)
- SFMH (*Single-family Manufactured Home*)
- PUD (*Planned Unit Development*)

5.1.3 Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, offices, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.



Regulations

- Commercial development must be compatible with adjacent land uses.
- Appropriate to traffic flow/access and must be supported by existing or planned infrastructure.
- Development should have an internal parking and pedestrian circulation system.
- Create a comprehensive design scheme for future development and redevelopment.
- Site design should be pedestrian-oriented internally and between development and neighborhoods.
- New developments should be in a planned commercial center.
- Fast food and other “drive-thru” windows should be discouraged except on mixed-use urban corridors.
- Commercial development should have required site design features that limit noise, lighting, and other activity to not adversely impact surrounding residential areas.
- Low-density office uses shall serve as a transitional land use between residential uses and uses of higher intensity.

Compatible Zoning

- C-1 (*Central Business*)
- C-2 (*General Commercial*)
- C-3 (*Highway Commercial*)
- OI (*Office Institutional*)
- IC (*Interstate Corridor*)
*through conditional use permits
- PUD (*Planned Unit Development*)

5.1.4 Public/Institutional

This category includes certain federal, state, or local government uses, and institutional land uses. Government uses include government offices, police stations, fire stations, libraries, prisons, post offices, schools, military installations, etc. Institutional land uses include colleges, churches, cemeteries, hospitals, etc.



Regulations

- Buildings should be built close to the street, except to provide an entrance courtyard or gathering area.
- Public and semi-public facilities should have convenient access to arterial streets and public transportation.
- Libraries, parks, fire, and EMS stations should be located according to population, distance, and response time standards as established in adopted facility plans.
- Large religious places of worship and campuses should be located where traffic and needed circulation will be accommodated.
- Land use should be appropriately sited to ensure compatibility of hours, traffic impacts, and functions.

Compatible Zoning

- A-1 (*Agricultural*)
- AR-1 (*Agricultural Residential*)
- OI (*Office Institutional*)
- IC (*Interstate Corridor*)

5.1.5 Park/Recreation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned, and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers, etc.



Regulations

- Frontage required on major thoroughfares and collector streets for city/public parks.
- City parks should include sizeable acreage of undeveloped land with natural vegetation.
- Neighborhood parks should be near schools to maximize use.
- Discourage incompatible uses on surrounding land.
- Reduce impervious surface to buffer and protect sensitive areas.
- Pocket parks or neighborhood parks should be centrally located within neighborhoods.
- Park facilities should be adjacent to other existing or proposed facilities, such as trails, schools, libraries, open spaces, etc.

Compatible Zoning

All

5.1.6 Agricultural/Forestry

This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.



Regulations

- Residential development should be on a scale that does not interfere with the character of the land.
- Incorporate conservation subdivision design that considers the preservation of wetlands, steep hills, floodplains, agricultural fields, forests, and open spaces.
- Buildings are low in density, and residential development and processing facilities should be considered “necessary” to the use of the land itself.
- Farms and forestry activities should not be negatively affected by new residential developments.
- Encourage industries related to and dependent on natural resources of agriculture, timber, and minerals.
- Neighborhood convenience commercial uses should be permitted throughout rural areas, specifically at road intersections and accessible from collector or arterial roads.
- Open space corridors should be maintained between urban growth areas and areas of more intensive rural development to prevent sprawl and preserve wildlife corridors.

Compatible Zoning

- A-1 (*Agricultural*)
- AR-1 (*Agricultural Residential*)

5.1.7 Mixed-Use Urban Corridor

This category is for land dedicated to intensive commercial, retail, services, and offices along major highway corridors with an emphasis on landscaping and aesthetics. There will be minimal existing residential development, with limited possibility of new single-family residential development.



Regulations

- Discourage uses that diminish transit and pedestrian character.
- Encourage and implement buffering to lessen potential conflicts between uses in major retail centers and surrounding areas.
- Encourage land use densities that allow for a transition from the high densities of the urban area to the lower densities of the rural area.
- Any exterior off-street parking should be located and designed to provide the least intrusive visual impact on the public right-of-way.
- Incorporate sidewalk requirements for all new residential, neighborhood, and community center developments and retrofit existing sidewalks in areas within a one-mile circumference from schools and major thoroughfares.
- No new single-family residential lot should have direct vehicular access from urban principal arterial roads.
- Revitalization of the corridor should include improved signage, landscaping, lighting, and controlled access management.

Compatible Zoning

All except I-1 (*Industrial*) and LI (*Light Industrial*)

5.1.8 Mixed Use

This category is for land that blends a combination of developments: residential, commercial, public/institutional, or industrial uses, where the functions are physically and functionally integrated and pedestrian connectivity is provided. This category may include a mixed-use real estate development project or an area that a private developer, governmental agency, or a combination thereof develop.



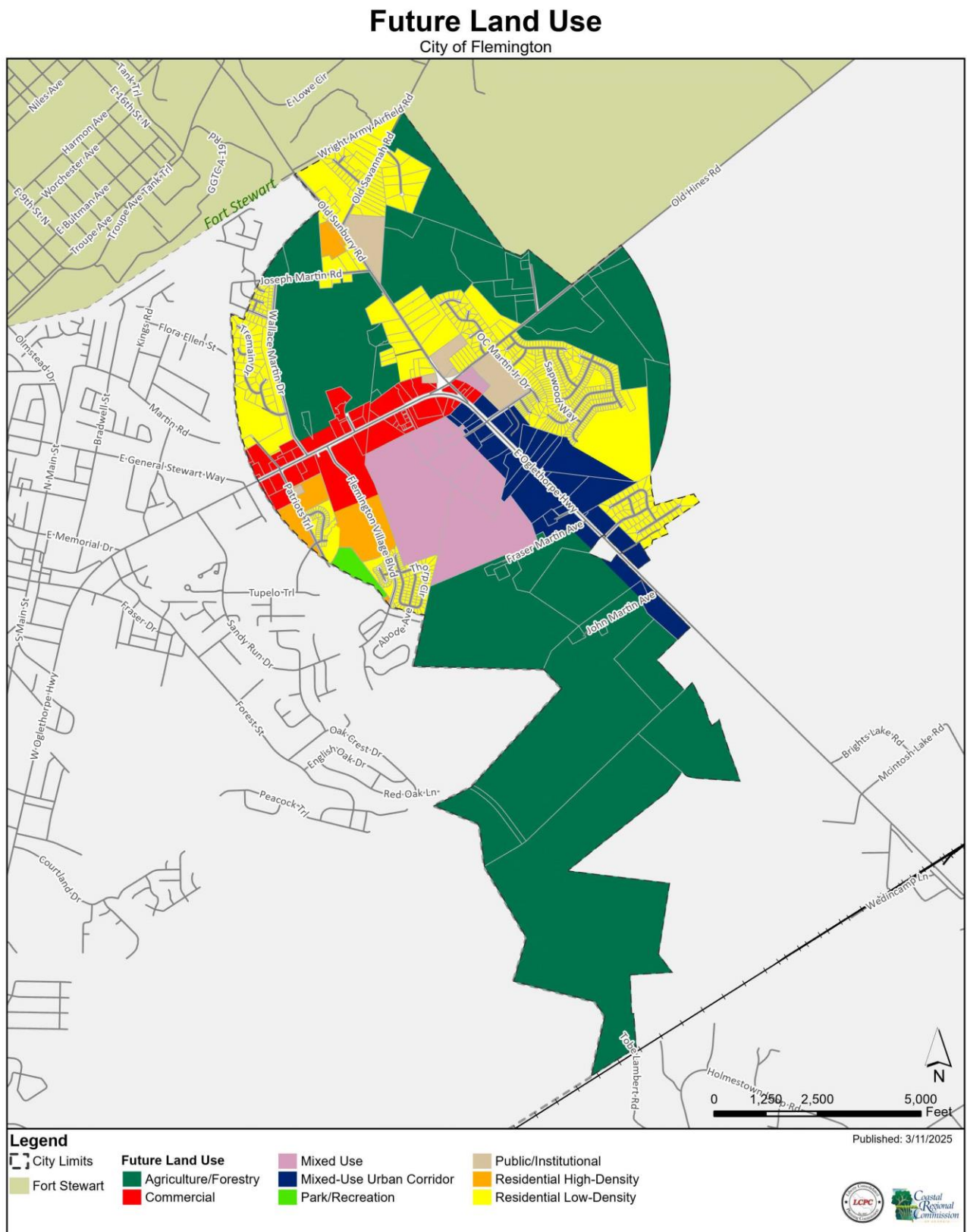
Regulations

- Non-residential buildings should provide space for multiple tenants and users.
- Provide internal traffic circulation and parking.
- Any off-street parking should be located behind buildings, out of view from public streets.
- Plazas or courtyards should be located at key focal points and may be consolidated to maximize the impact on a single block.
- A comprehensive parking plan for the district should be established to provide efficient parking facilities.
- Mixed-use buildings combining residential and/or office uses with complementary service use should be encouraged.
- Collaborative planning between adjacent residential neighborhoods and institutional uses to determine firm boundaries for high impact uses and appropriate buffering needed to protect residential areas.
- Institutional entities within the district should be encouraged to participate in the redevelopment of residential neighborhoods.
- All downtown areas should be connected within a network of sidewalks, street trees, and pedestrian scale lighting to encourage non-vehicular traffic.
- Large religious places of worship and campuses should be located where traffic and needed circulation will be accommodated.

Compatible Zoning

All

5.1.9 Future Land Use Map



5.2 Character Areas

The Character Area Map is defined by the Department of Community Affairs (DCA) as a specific geographic area or district within a community that possesses unique or special characteristics that should be preserved or enhanced, such as a downtown, historic district, neighborhood, or transportation corridor. It may also represent an area with the potential to evolve into a distinctive area through intentional guidance of future development, facilitated by adequate planning and implementation, like a strip commercial corridor that could be revitalized into a more attractive village development pattern. Additionally, a character area may require special attention due to unique development issues, including rapid changes in development patterns or economic decline.

The City of Flemington has identified the following character areas, which are shown on the map in this chapter.

- *Traditional Neighborhood*
- *Residential Neighborhood*
- *Scattered Residential*
- *Town Center*
- *Downtown*
- *Commercial Center*
- *Neighborhood Commercial*
- *Marketplace Corridor*
- *Gateway Corridor*
- *Historic Preservation*
- *Other/Special*
- *Agriculture/Farmland*

5.2.1 Traditional Neighborhood

These are residential areas with compact development that support shops, schools, and other services, and allow open space or greenways. This category includes older urban neighborhoods as well as new neighborhoods. These areas generally have a traditional southern coastal character.

Recommended Development Patterns

- Promote infill development.
- Additional pocket and passive parks.
- Encourage the preservation of existing trees.
- Provide affordable housing development incentives.
- Strong bicycle and pedestrian connectivity to encourage residents to walk or bike to work and shopping.
- Incorporate sidewalks for all new developments and retrofit existing sidewalks.
- Service retail should be encouraged, such as dry-cleaning, convenience stores, salons, or similar retail services.
- Higher-density developments should have direct access to arterial streets.
- Incorporate landscape buffers to preserve the traditional coastal southern natural character.



5.2.2 Residential Neighborhood

This character area category includes tracts of land that are divided specifically for residential developments, commonly known as subdivisions.

Recommended Development Patterns

- Variety of architectural types.
- Neighborhood Park or recreation space specifically for development.
- Individual lots are uniform in size.
- Sidewalks and paths are provided on at least one side of the street and paths may be provided through common open spaces.
- Streets have a narrow to moderate cross-section.
- Open spaces and landscaping along the perimeter or edges of developments act as a buffer from commercial or higher intensity development, and to screen the uses from adjacent single-family residential uses.
- Buildings are typically located in the center of lots with regular front and side yards.



5.2.3 Scattered Residential

This category includes individual housing units that are located throughout Liberty County.

Recommended Development Patterns

- Build new residential developments to match the mix of housing types and styles of surrounding properties.
- Ensure compatible land use.
- Maintain natural buffers.
- Preserve open space, natural beauty, and environmental areas.
- High degree of separation between buildings.
- Each lot typically has access to the main arterial or collector road.
- Low pedestrian orientation and access.



5.2.4 Town Center

Town Center is a community service center with retail, office, governmental, cultural, and residential uses.

Recommended Development Patterns

- Should include a mix of retail, office, services, and employment.
- Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- New residential and commercial development should be concentrated in and around downtown and adjacent neighborhoods on infill sites.



5.2.5 Downtown

Downtown is the heart, economic, and cultural center of the city, the traditional central business district, and its immediate surrounding commercial, industrial, or mixed-use areas.

Recommended Development Patterns

- On-street parking is encouraged, and additional parking is placed in structures or in surface lots behind buildings to create a more pedestrian-friendly environment.
- Shared parking arrangements that reduce overall parking needs and help alleviate traffic congestion.
- Downtown should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area.



- Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family townhomes, apartments, lofts, and condominiums.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- New residential and commercial development should be concentrated in and around downtown and adjacent neighborhoods on infill sites.

5.2.6 Commercial Center

This category includes large-scale retail areas that provide goods and/or services to the public.

Recommended Development Patterns

- Continuation of commercial development.
- Location of large retail development.
- Continuation of pedestrian features from downtown or town center character area, where applicable.
- Should be mixed-use and pedestrian-friendly.
- Uniform signage.
- Street trees and on-site tree planning requirements.
- Uniform street numbering system for easy recognition by emergency responders.
- Location of businesses promoting motor vehicle use (i.e. drive-thru).
- Consolidate driveways and provide inter-parcel connections.
- Locate commercial structures near the street front with parking in the rear of the building.
- Build a neighborhood commercial center on appropriate infill sites to serve the surrounding neighborhoods.
- Development should be architecturally integrated with the site and developed at an appropriate scale, so it is compatible with surrounding developments.
- Redevelop vacant commercial centers in lieu of new construction.
- Located along a major thoroughfare.



5.2.7 Neighborhood Commercial

These are neighborhood focal points with a concentration of activities easily accessible by pedestrians, such as general retail, service, commercial, professional office, higher-density housing, and appropriate public and open spaces.

Recommended Development Patterns

- Local-oriented concentration of retail, office, and service uses typically located at busy arterial intersections within neighborhoods or at their perimeter.
- Mix of retail, services, and offices to serve neighborhood residents day-to-day.
- Use buffers to protect existing neighborhoods and provide visual/sound barriers between adjacent/incompatible uses.
- Should be pedestrian-oriented, with strong, walkable connections between different uses.
- Loft housing should be available.
- Multi-family housing developments should be encouraged.
- Street layout should match those in older parts of the community or connect to the existing street network at many points.
- May be used as a transition between neighborhoods and more intense business districts.



5.2.8 Marketplace Corridor

This category includes community-serving thoroughfare featuring shops and services along a major roadway. Rules and regulations of Marketplace Corridor will encourage pedestrian, bicycling, and transit use through creative designs.

Recommended Development Patterns

- Uniform signage.
- Implement traffic calming measures (i.e., raised medians, landscaped medians, curb extensions, polymer cement overlay, raised pedestrian crossing).
- Limit the number of billboards.
- Coordinate land uses and bike/pedestrian amenities.
- Focus on appearance with appropriate signage, landscaping, and other beautification measures.
- Employ smart growth principles with all new developments, including shared driveways or inter-parcel road connections to reduce traffic on the main highways.



5.2.9 Gateway Corridor

These are major thoroughfares that serve as an important entrance or means of access to the community.

Recommended Development Patterns

- Adopt regulations restricting the number, scale, and design of signs and billboards.
- Landscaped medians.
- Create overlay ordinances.
- Construct bikeways or bike lanes along corridors, where appropriate.
- Manage access to keep traffic flowing.
- Uniform gateway signage.
- Remove dilapidated structures along major corridors.



5.2.10 Historic Preservation

This category represents cultural resources where the features, landmarks, and civic or cultural uses retain significant historic integrity.

Recommended Development Patterns

- Promote housing maintenance primarily of original exterior design features.
- Encourage National Register of Historic Places Designation.
- Adopt Historic Preservation Ordinance.
- Encourage rehabilitation according to the Secretary of the Interiors Standards for Rehabilitation.
- New development should be compatible with the existing architectural style.
- Discourage incompatible land uses and developments.
- Pedestrian-oriented.
- Site plans, building design, and landscaping sensitive to historical resources.



5.2.11 Other/Special

This is a district or area that presently does not fit or is not envisioned fitting into the above categories. It may, for instance, have singular characteristics, such as a hospital, airport, big box, etc., that are not likely to be replicated elsewhere within the community.

Recommended Development Patterns

- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other trail/bike routes linking to neighboring communities and major destinations.
- Focus on appearance with appropriate signage, landscaping, and other beautification measures.
- Development should be compatible with and supportive of existing surrounding development.



5.2.12 Agriculture/Farmland

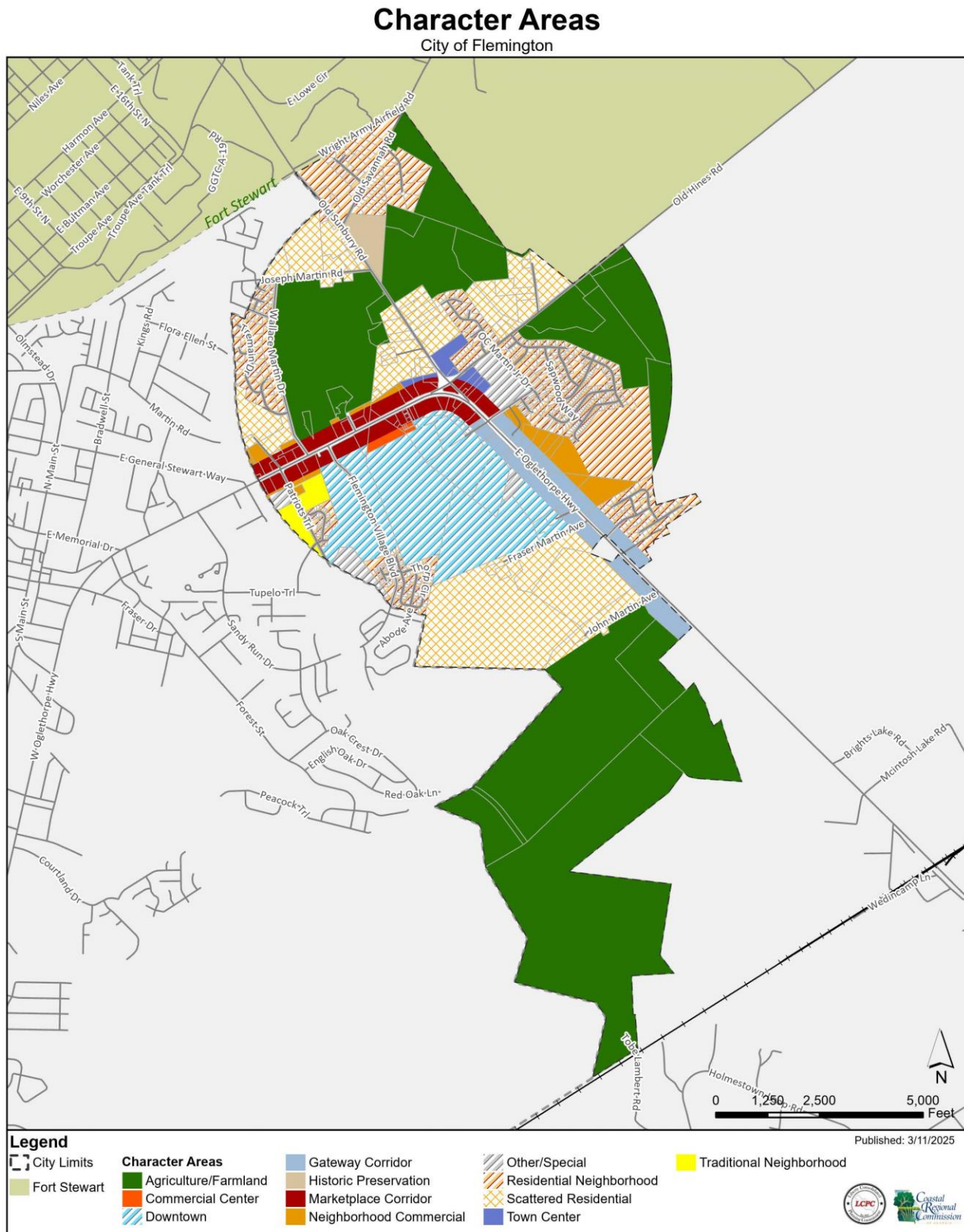
These are lands in an open or cultivated state or sparsely settled, including woodland and farmlands.

Recommended Development Patterns

- Defined by a pattern of large un-subdivided lots with widely spaced roads suited for agricultural and rural levels of traffic movement.
- Protect farmland and open space by requiring large lot sizes.
- Promote and encourage the use of conservation easements.
- Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.
- Preserve land by setting it aside for natural/environmental educational areas, public parks, trails, or greenbelts.



5.2.13 Character Areas Map



6 Transportation

The transportation element of the comprehensive plan evaluates all modes of transportation operating within the City, including vehicular travel, transit, bicycle, and pedestrian.

6.1 Existing Transportation Network

6.1.1 Roadways

The City of Flemington roadway system consists of a network of federal, state, and local facilities, each with a functional classification determined by the Federal Highway Administration. Functional classifications group roadways into classes or systems according to the character of service they are intended to provide, and the amount of traffic carried. Functional classifications include arterials, collectors, and local roads.

- Arterials are roadways with the most access control. They are designed to carry large volumes of traffic at high speeds and are typically for long-distance travel. Based on the amount and type of traffic, arterial roads are further stratified as principal or minor arterials.
- Collectors are designed to carry medium traffic levels at lower speeds for distances between arterials and local roads. These roadways collect traffic from the local network, provide access to the arterial system, and balance access and mobility.
- Local roads are the most common roads. They are designed specifically to be highly accessible and to connect to collectors and arterials. They are typically utilized for local trips rather than through traffic.

The City of Flemington has approximately 17 miles of roadways, including 2.7 miles of arterials, 3.1 miles of collectors, and 11.2 miles of local roads.

6.1.2 Public Transit

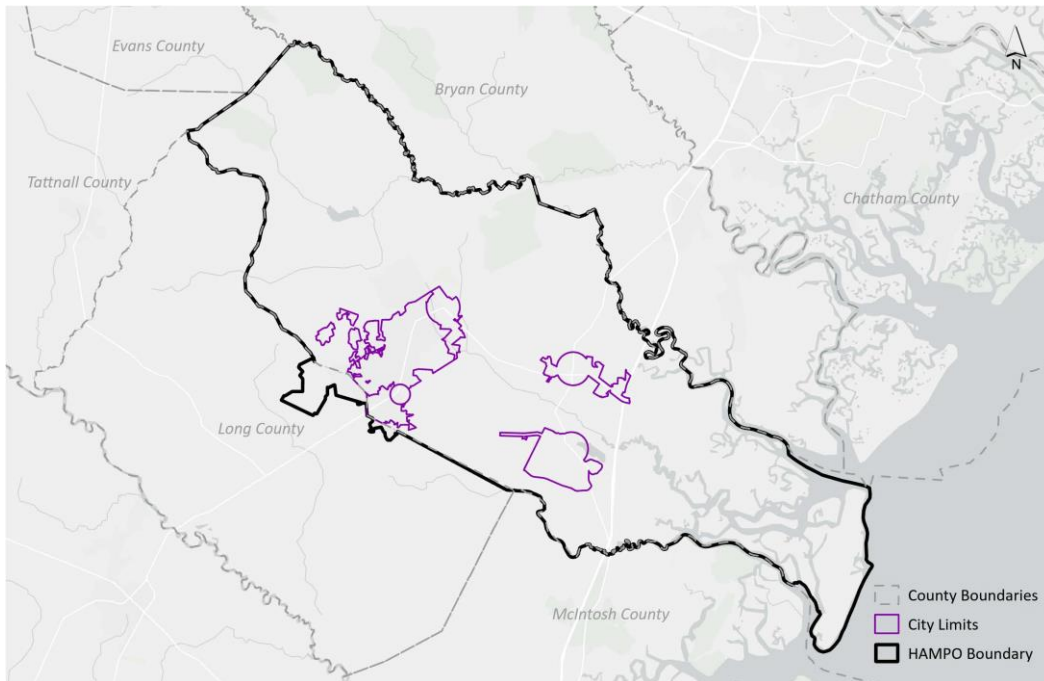
Two public transit systems operate within the City of Flemington: Liberty Transit, and Coastal Coaches. Liberty Transit provides fixed route and paratransit services in City of Flemington, City of Hinesville, City of Walthourville, and Fort Stewart. Coastal Coaches, operated by the Coastal Regional Commission, is a demand-response, advanced-reservation, regional rural transit system that serves ten coastal counties.

6.1.3 Freight

Located between the Ports of Savannah and Brunswick, Liberty County is positioned to support port-related warehousing and distribution, as well as other freight movements. The County is also home to significant freight generators and attractors, including Fort Stewart, industrial parks, and distribution centers. The significant freight activity and the freight-related industries are critical components of the local and state economy and support the states' position in the global economy. With the continued expansion of industries in the region, it is projected that truck and freight-related activities will increase significantly in the future.

6.2 Hinesville Area Metropolitan Planning Organization (HAMPO)

Federal law mandates that transportation planning in urbanized areas with populations exceeding 50,000, or areas expected to become urbanized within the next twenty years, must be managed by a Metropolitan Planning Organization (MPO). In the 2000 Census, the population of the Hinesville urbanized area was 50,360, and as a result, the Hinesville Area Metropolitan Planning Organization (HAMPO) was established. The HAMPO boundary is shown below.



As a federally designated transportation planning agency, HAMPO's mission is

"to provide the citizens of the HAMPO study area, the traveling public, and the military with a safe, efficient, environmentally sound, and cost effective multimodal transportation system that operates at reasonable levels of service, supports, and enhances our economy, promotes our comprehensive development goals, and complements the mission of Fort Stewart."

HAMPO is responsible for addressing transportation needs and overseeing the long-range transportation planning within the urbanized areas in Liberty and Long Counties.

HAMPO is staffed by the Liberty Consolidated Planning Commission (LCPC) and operates under the leadership of a Policy Committee comprised of elected officials and decision-makers from each participating jurisdiction, the Georgia Department of Transportation (GDOT), and other state and federal agencies. A Technical Coordinating Committee (TCC) and Citizens Advisory Committee (CAC) provide valuable input to the Policy Committee on transportation issues. The TCC provides technical recommendations on transportation planning while the CAC advises the Policy Committee on public opinion regarding planned changes to the HAMPO plans and programs, study findings, and recommendations. The CAC ensures that public participation in the transportation planning process will be incorporated and is accomplished in accordance with the HAMPO Participation Plan.

6.2.1 Related Transportation Plans

6.2.1.1 Metropolitan Transportation Plan (MTP)

The HAMPO Metropolitan Transportation Plan (MTP) was adopted in September 2020 with a horizon year of 2045. The MTP identified, analyzed, and recommended a fiscally constrained and prioritized list of short-and long-range strategies and investments that will support a safer and more efficient intermodal transportation system in the HAMPO area. The goals and objectives identified in the 2045 MTP are listed in table below.

Goals	Objectives
Promote Quality of Life and Protect Existing Resources: Provide a transportation system that protects the environment and improves the quality of life for all residents.	<ul style="list-style-type: none"> • Minimize impacts on wetlands, historic resources, neighborhoods, recreational facilities, and other important resources. • Support infill development. • Provide access to essential services. • Preserve/enhance the community's character.
Invest in a Multimodal System: Provide a connected, multimodal transportation system that allows for efficient movement of freight while meeting the needs of all transportation users.	<ul style="list-style-type: none"> • Provide for a connected bicycle and pedestrian network. • Maximize accessibility for populations to employment and activity centers. • Minimize network deficiencies and impacts on efficient freight mobility and access.
Promote the Management and Preservation of the existing transportation system: Preserve and maintain the existing transportation infrastructure while enhancing the efficiency and operations of the system.	<ul style="list-style-type: none"> • Require improvements necessary to accommodate future growth in the development review process. • Coordinate with state, regional, and local planning partners. • Maximize the efficiency of signalized intersections. • Expand the use of intelligent transportation systems. • Maintain the existing transportation system.
Promote Economic Development and Support Freight Movement: Support the economic vitality of the area through efficient transportation systems that support local and global competitiveness and productivity.	<ul style="list-style-type: none"> • Minimize work trip and congestion delays. • Enhance freight connections. • Provide transportation alternatives.

Goals	Objectives
<p>Improve Safety and Security: Ensure the safety and security of the multimodal transportation system for all users.</p>	<ul style="list-style-type: none"> • Ensure all transportation systems are structurally and operationally safe and secure. • Minimize the frequency and severity of vehicular crashes. • Promote continuity with applicable state and local emergency preparedness plans. • Prepare coordinated incident responses. • Enhance Safe Routes to Schools through multimodal infrastructure improvements. • Improve the safety and accessibility of the non-motorized transportation network.
<p>Invest in Mobility Options: Maximize mobility for all users through an integrated, connected, and accessible transportation system.</p>	<ul style="list-style-type: none"> • Minimize congestion delays. • Maximize accessibility for the population to employment and activity centers. • Provide efficient and reliable freight movement. • Encourage transportation services for the transportation disadvantaged. • Encourage multimodal use.
<p>Promote Resiliency and Reliability while promoting transportation projects and practices that minimize stormwater impacts</p>	<ul style="list-style-type: none"> • Minimize delays due to recurring and non-recurring congestion. • Coordinate with local and state emergency management agencies. • Identify vulnerable areas of the system that impact the reliability of travel and identify strategies to address them. • Review transportation projects to ensure minimal stormwater impacts.
<p>Provide a transportation network that enhances travel and tourism through regional accessibility</p>	<ul style="list-style-type: none"> • Promote regional connectivity. • Promote transportation investments and strategies that provide access to tourist attractions.

| 6 Transportation

The 2045 MTP included a list of non-motorized projects in the HAMPO area as listed below. Since the MTP adoption in 2020, several projects have been completed. In the upcoming MTP updates, the list will also include recommendations from Safe Streets and Roads for All (SS4A) and transit supportive infrastructure projects.

	Project Type	From	To	Location
1	New Facility	McDowell Rd	Varnedoe St	Hinesville
2	New Facility	Existing sidewalks south of Martin St	Existing sidewalks north of E Mills Ave	Hinesville
3	New Facility	Lakeview Drive	E General Stewart Way	Hinesville
4	New Facility	E G Miles Parkway	South Main St	Hinesville
5	New Facility	W Oglethorpe Hwy	Talmdage Rd	Allenhurst / Walthourville
6	New Facility	Bacon Rd	Existing sidewalks W of Brett Dr	Hinesville
7	New Facility	E G Miles Parkway	Bacon Rd	Hinesville
8	New Facility	Fraser St	Gray Fox Rd	Hinesville
9	New Facility	W Oglethorpe Hwy	Forest St	Hinesville
10	New Facility	East General Stewart Way	East Oglethorpe Hwy	Hinesville
11	New Facility	Pineland Avenue	Varnedoe St	Hinesville
12	New Facility	Citation Boulevard	Airport Rd	Hinesville
13	New Facility	S Main St	W Oglethorpe Hwy	Hinesville
14	New Facility	Lakeview Dr	Snelson-Golden Middle School	Hinesville
15	New Facility	N Main St	Martin Rd	Hinesville
16	New Facility	Glenn Bryant Rd	Darsey Rd	Hinesville
17	New Facility	Olmstead Dr	Lakeview Dr	Hinesville
18	New Facility	Darsey Rd	W Oglethorpe Hwy	Hinesville
19	New Facility	Lakeview Dr	Jacks Hill Rd	Hinesville
20	New Facility	EG Miles Parkway	Bacon Rd	Hinesville
21	New Facility	Existing sidewalks W of Cherrydale St	Existing sidewalks on Madison Dr	Hinesville
22	New Facility	Existing sidewalks on Debbie Dr	Desert Storm Dr	Hinesville
23	New Facility	Tupelo Trail	Gray Fox Rd	Hinesville / Walthourville
24	New Facility	Darsey Rd	Airport Rd	Hinesville
25	New Facility	W Oglethorpe Hwy	Dunlevie Rd	Walthourville
26	New Facility	Bacon Rd	Honey Ridge Lane	Hinesville
27	New Facility	Dunlevie Rd	State Hwy 119	Walthourville
28	New Facility	US Hwy 84	Cay Creek	Midway
29	New Facility	East Oglethorpe Hwy	Liberty Elementary School	Midway
30	New Facility	Veterans Parkway	Azalea St	Hinesville
31	New Facility	Interstate 95	Fort Morris Rd	East Liberty County
32	New Facility	US Hwy 17	US Hwy 84	Midway

Project Type		From	To	Location
33	New Facility	Holmestown Rd	Cay Creek Rd	Central Liberty County
34	New Facility	Barrington Ferry Rd	US Hwy 17	Riceboro
35	New Facility	Sandy Run Rd	E B Cooper Hwy	Riceboro
36	New Facility	Barrington Ferry Rd	US Hwy 17	Riceboro
37	New Facility	Barrington Ferry Rd	Rail-To-Trail Connector	Riceboro
38	New Facility	US Hwy 17	S Liberty County Line	Riceboro
39	New Facility	Hines Rd	Fort Stewart Boundary	Flemington
40	New Facility	Old Sunbury Rd	Arts Center Rd	Flemington

6.2.1.2 Unified Planning Work Program (UPWP)

In accordance with federal requirements, HAMPO staff established its annual Unified Planning Work Program (UPWP). This work program identifies transportation planning priorities and activities in the upcoming fiscal year that are funded through GDOT, Planning ("PL") funds and Transit ("5303") funds.

6.2.1.3 Transportation Improvement Program (TIP)

The HAMPO Policy Committee adopts the Transportation Improvement Program (TIP) every four years. The TIP lists all federally funded capital and operational transportation projects over a four-year timeframe.

6.2.1.4 Transit Development Plan (TDP)

In 2024, Liberty Transit updated its short- and long-range transit plan through the Transit Development Plan (TDP). The plan summarized the existing conditions of the transit system, identified public needs, defined goals and objectives, and recommended actions.

6.2.1.5 HAMPO Multimodal Plan: Transit Coordination and Bicycle/Pedestrian Facilities

This plan, published in 2008, focused on building an integrated, multimodal transportation network in the HAMPO area.

6.2.1.6 HAMPO Regional Freight Plan

In 2017, HAMPO completed a Regional Freight Plan highlighting freight's importance and impact in the region.

7 Housing

The housing section of the Plan evaluates the adequacy and suitability of the existing housing stock to address current and potential future community needs.

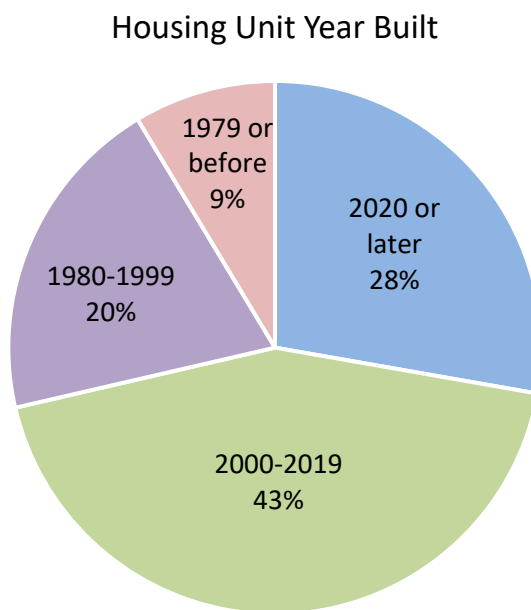
7.1 Existing Housing Conditions

7.1.1 Housing Occupancy and Condition

According to the U.S. Census Bureau's 2023 American Community Survey (ACS) five-year estimates, the City of Flemington has 468 housing units. With a full-time population of 1,324, this equates to an average of 2.8 people per housing unit in the City.

Of the 468 total housing units in the City of Flemington, 48 units are estimated to be vacant with a 6.9 rental vacancy rate in 2023. The majority of the housing units are owner-occupied with 19.3 percent renter-occupied housing units, which is lower than the average of 40 percent rent-occupied housing units in other places.

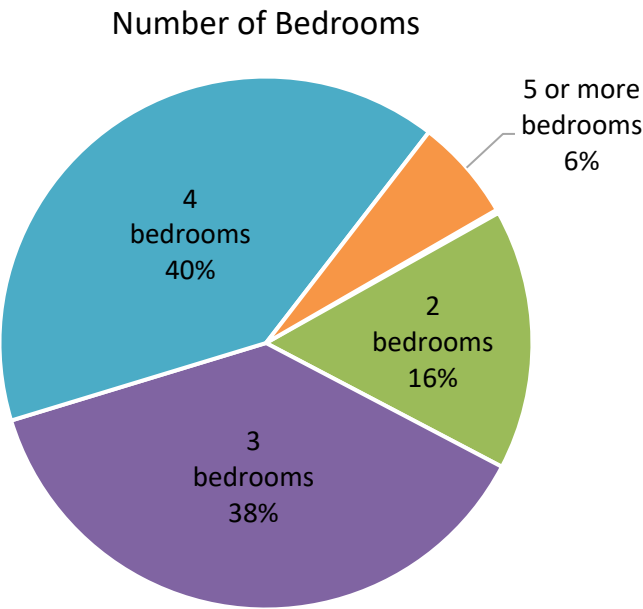
Since 2000, the City of Flemington has experienced a rapid increase in subdivision development, including Flemington Village, Tranquil South, Baconfield, Flemington Oaks, and Gravel Hill subdivisions.



Source: 2023 ACS 5-year Estimates (Table DPo4: Selected Housing Characteristics)

7.1.2 Housing Types

To assess the housing needs of a community, it is helpful to look at the breakdown of household sizes as it compares to what is currently available in terms of form, function, and cost. ACS reports that the average City of Flemington household size is 3.15 persons per household, which is higher than the Liberty County average of 2.7 and the Georgia average of 2.6. In the City of Flemington, 44 percent of households have one or more people under 18 years old, contributing to the higher average household size in the City. Most housing units in the City of Flemington have 3 or more bedrooms. According to ACS data, over 95 percent of the housing units are single-family detached structures.



Source: 2023 ACS 5-year Estimates (Table DPo4: Selected Housing Characteristics)

7.1.3 Housing Costs

Housing costs for the City of Flemington's long-term renters have increased over the past few years as a response to the increasingly limited supply of short-term housing and increasing construction costs. ACS reported that the median gross rent in the City was \$1,731 a month in 2023, a 27 percent increase since 2020.

Home prices in the City of Flemington have also appreciated 33 percent, with the median home value increasing from \$196,400 in 2020 to \$261,000 in 2023.

7.1.4 Cost-Burdened Household

The U.S. Department of Housing and Urban Development (HUD) considers housing affordable if housing expenses, primarily rent or mortgage payments, utilities, and insurance, comprise no more than 30 percent of a household's income. This number is calculated as the threshold that a resident can be expected to pay for housing while being able to afford critical expenses, such as groceries, medication, transportation, etc. If a household pays more than 30 percent of its gross family income on housing costs, HUD considers these households cost-burdened. If a household pays more than 50 percent of their family income on housing costs, HUD considers these households severely cost-burdened, meaning their housing costs substantially affect their ability to afford other necessities. Using the 2021 ACS 5-year estimates data, HUD has determined that 12 percent of households in the City of Flemington are classified as cost-burdened, and 11 percent as severely cost-burdened.

8 Historic and Cultural Resources

Historic and cultural resources are invaluable to the City of Flemington. They provide insight into the past and shape the present identities. Preserving and interpreting these resources allows the City to honor the diverse cultural narratives, foster community pride, and ensure that future generations can connect with the stories that have shaped their surroundings.

8.1 Inventory

Flemington Presbyterian Church

William Fleming established Gravel Hill in 1815 as a summer retreat. In 1832, a church was built on land given by Simon Fraser. In 1850, the name of the retreat was changed to Flemington. A new church for the old Gravel Hill church was built. T.Q. Cassels was the architect. The structure is a classic example of Greek revival religious architecture of the mid-Victorian period. He was knowledgeable of classical civilization and its monuments, ultimately incorporating an impressive steeple on the church. In 1866, the church officially adopted Presbyterianism.

Roselon Plantation

The Victorian-style home was built by Richard Baxter Cassels on his father's plantation. It remained in the family for years and was used as a summer home for many years. The house is often referenced as the Cassels-Martin House.

Quarterman-Stacy House

The house was built for Luther Quarterman, a descendant of the original Quarterman family who owned a significant amount of land throughout the community.

Flemington Post Office/Trask Store

The building was built by William Bates Trask who was originally from Massachusetts. He and Fredrick Newsom Lyons operated the store and post office in Flemington and Riceboro under the name of Lyons and Trask. Peter Fleming Martin, Sr. and Herbert Lowery Stacy, Sr later operated the store. The store remains in the Stacy family and is currently utilized as a floral shop.

Trask House

This house was built by William Bates Trask near his general store. The house and store were purchased and restored by the Martin and Stacy families.

M.F. Martin House

Marion F. Martin built this home from lumber milled from his successful lumber business. It is currently used for Thomas L. Carter Funeral Home.

Cassels-Mills House

This house was built as a summer retreat home for Robert Q. Cassels and Alice Gordon Cassels. A room was added for Dr. Charles C. Carson, pastor of the Flemington Presbyterian Church.

Fraser-Davis House

Captain James Bacon Fraser built the house, which is an example of a raised cottage-style house with Victorian additions.

Flemington City Hall

This property originally served as the manse for the minister of Flemington Presbyterian Church. In 2006, the building was renovated to maintain the historical integrity of the house.

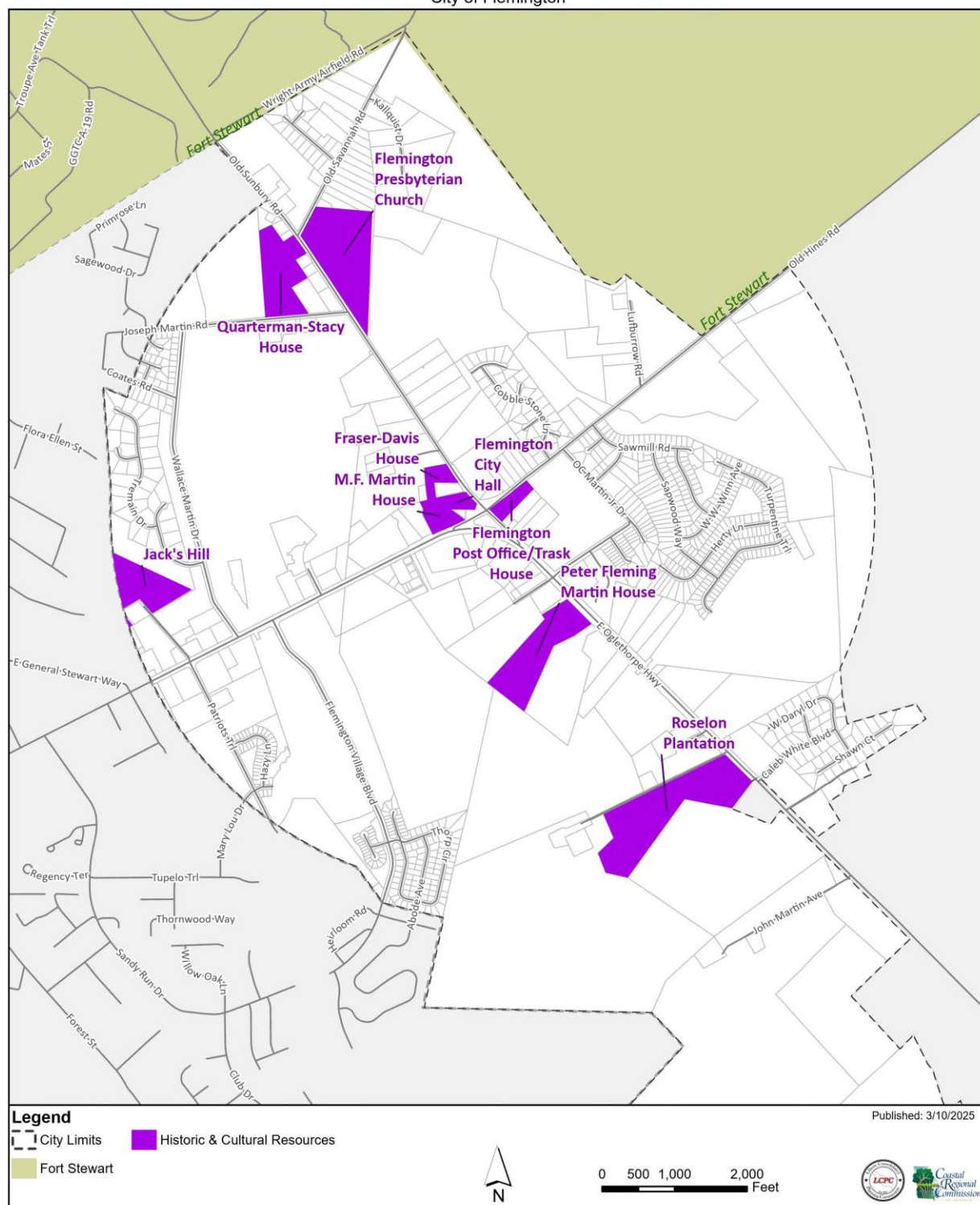
Jack's Hill

John Martin built the original home on this site in 1803, which was burnt in 1872. The foundation of the present house was built using the original brick from the chimney. The house remained in the Martin family.

Peter Fleming Martin House

The original home of William Wilson Winn, a professor at Tranquill Institute. The home has been continuously owned and occupied by descendants of Peter Fleming Martin, a prominent family in the Flemington community.

City of Flemington



9 Broadband

In 2018, Georgia launched the Georgia Broadband Deployment Initiative to provide high-speed internet to rural communities and underserved areas statewide. Georgia defines broadband services as a minimum of 25 Mbps download and 3 Mbps upload speed. The Georgia Broadband Map identifies homes and businesses that do not have access to broadband services. This helps local communities and providers to direct investment to reach the unserved areas.

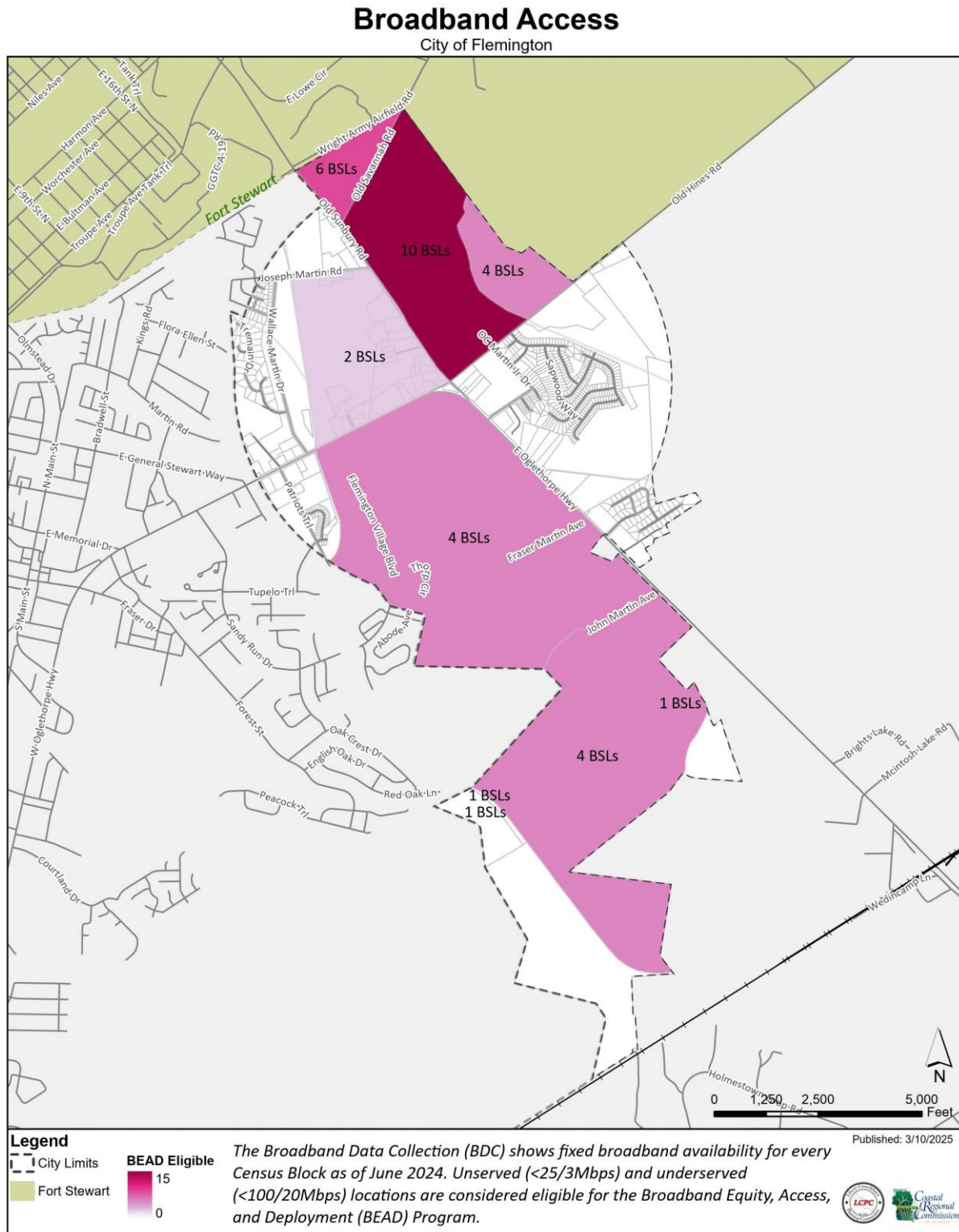
9.1 Benefits

Access to broadband internet is one of the most crucial elements for a community looking to grow its economy, develop its workforce, and improve the overall quality of life for residents. With the younger and more educated workforce coming to the community, fast and reliable internet services are expected.

9.2 Current Access

According to the June 2024 Federal Communications Commission (FCC) Broadband Data Collection (BDC), 97 percent of the broadband serviceable locations in the City of Flemington have low-latency fiber, cable, copper, or licensed terrestrial fixed wireless offering the speed of at least 100/20 Mbps. 2 percent of the locations are classified as underserved (speed is at least 25/3 Mbps but less than 100/20 Mbps) and 1 percent is classified as unserved (speed is less than 25/3 Mbps). The map below shows the number of underserved and unserved locations at a Census Block level. These locations are eligible for the Broadband Equity, Access, and Deployment (BEAD) Program.

9.3 Broadband Access Map



10 Community Work Program

The community work program (CWP) presents the specific action items designed to address the needs and opportunities identified in [Section 4](#). It is important to note that the implementation of these elements is dependent on a number of variables, such as future developments, federal and state programs, legislation, etc.

Action Item	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Pursue establishment of a millage rate	x					City Council	Staff Time	General Fund
Community Facilities & Services								
Pursue funding for a new municipal complex	x	x	x			City Council	Staff Time	General Fund
Establish a recreational center with Bowling alley & restaurant					x	City Council	TBD	Public-Private Partnerships
Establish recreational facilities, e.g. basketball courts			x	x		City Council	TBD	General Fund
Construct a fire station			x	x		City Council, City of Hinesville	TBD	General Fund, Grants, CIE
Expand water & sewer infrastructure on Hwy 84	x	x	x			City Council	TBD	General Fund
Land Use & Development								
Pursue Annexation to expand the Hwy 84 Corridor	x	x				City Council, LCPC, County Board of Commissioners	Staff Time	General Fund
Transportation								
Install sidewalks along Old Sunbury Rd	x	x	x	x	x	GDOT	TBD	GDOT
Install median along US 84 (from General Stewart Way to Old Hines Rd)	x	x	x			HAMPO, GDOT	\$500,000	GDOT, TSPLOST
Install median along US 84 (from Old Hines Rd to Near Spires Rd)	x	x	x	x	x	HAMPO, GDOT	\$1,700,000	GDOT, TSPLOST

Action Item	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Continue to pursue having the State take over maintenance of Old Sunbury Rd	x	x	x	x	x	GDOT, City Council	Staff Time	General Fund
Install sidewalks from Joseph Martin Rd to Old Savannah Rd	x	x				City Council	TBD	TSPLOST, LMIG
Landscaping and paving Old Sunbury Rd					x	City Council	TBD	TSPLOST
Align Wallace Martin Dr & Flemington Village Blvd	x	x	x			City Council	TBD	GDOT, TSPLOST
Resurface Patriots Trl	x	x				City Council, County Board of Commissioners	TBD	General Fund, LMIG

11 Report of Accomplishments

Action Item	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Economic Development					
Pursue the establishment of a millage rate	City Council	N/A	General Fund	Underway	Anticipate to become effective in 2026 after the 2025 election.
Natural & Cultural Resources					
Create a Historic Preservation Ordinance	City Council	TBD	General Fund	Cancelled	Lack of initiation; no longer a priority.
Community Facilities & Services					
Pursue study of water and wastewater management options	City Council	TBD	General Fund	Completed	Water and wastewater services provided through Hinesville.
Limit use of septic tanks	City Council, LCPC	TBD	General Fund	Completed	Septic tanks are prohibited through ordinance if water and sewer services are available.
Pursue funding for a new municipal complex	City Council	TBD	General Fund	Underway	Lack of funding for land acquisition.
Hire an additional deputy	City Council	TBD	General Fund	Completed	
Transition to waste disposal with County	City Council	TBD	General Fund	Completed	
Land Use & Development					
Pursue Annexation to expand the Hwy 84 Corridor	City Council, LCPC, County Board of Commissioners	N/A	General Fund	Postponed	Pending communication regarding water service provider because the area currently receives services from the County.
Complete the Unified Development Ordinance with the County	LCPC, City Council	N/A	General Fund	Completed	

Action Item	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Transportation					
Bike/Ped Facility (sidewalk) on Old Sunbury Rd	GDOT	TBD	GDOT	Postponed	Pending state route designation for Old Sunbury Rd to receive funding. There are also concerns about tree preservation. This is revised as "Install sidewalks along Old Sunbury Rd" in the updated Work Program.
Transportation Study to ID New Needed HAMPO Projects	HAMPO, City Council	\$20,000	City Transportation Impact Fee	Cancelled	No CIE was dedicated to transportation
Regional Airport Access - Mid Coast Regional Airport to New Flemington Loop	HAMPO, GDOT	\$13,500,000	GDOT, TSPLOST	Cancelled	A new residential subdivision development blocks potential access.
US 84 Access Management Improvements - East of General Stewart Way to West of Old Hines Road	HAMPO, GDOT	\$500,000	GDOT, TSPLOST	Underway	This is revised as "Install median along US 84 (from General Stewart Way to Old Hines Rd)" in the updated Work Program.
Continue to pursue having the State take over maintenance of Old Sunbury Rd	GDOT, City Council	N/A	General Fund	Underway	Pending on state route realignment effort on Fort Stewart
US 84 Access Management Improvements - West of Old Hines Rd to Near Spires Rd	HAMPO, GDOT	\$1,700,000	GDOT, TSPLOST	Postponed	Postponed due to unknown development in the area. This is revised as "Install median along US 84 (from Old Hines Rd to Near Spires Rd)" in the updated Work Program.

12 Community Engagement

The City of Flemington has developed this comprehensive plan to plot the future course for the City. This Plan is intended to embrace the special character of the City while encouraging economic development and improving the quality of life for the City's residents. To accomplish this, a series of community engagement sessions were conducted.

12.1 Steering Committee

The steering committee serves as an advisory group that oversees the development of this Plan.

City of Flemington Council

Paul Hawkins – *Mayor*

David Edwards – *Mayor Pro Tem*

Gail Evans – *Council Member*

Rene' Harwell – *Council Member*

Larry Logan – *Council Member*

Hasit Patel – *Council Member*

Leigh Smiley – *Council Member*

Liberty Consolidated Planning Commission – Staff

Jeff Ricketson – *Executive Director*

Kelly Wiggins – *Executive Assistant*

Lori Parks – *Zoning Administrator*

Mardee Sanchez – *Engineering Director*

Curles Butler – *Senior Inspector*

Todd Kennedy – *Planner III*

Liberty Consolidated Planning Commission – Planning Commissioner

Tim Byler – *Chair*

Phil Odom – *Vice Chair*

Lynn Pace – *Assistant Vice Chair*

Sarah Baker – *Commissioner*

Alonzo Bryant – *Commissioner*

Durand Standard – *Commissioner*

Duncan C. Reagan D.C. – *Commissioner*

Donna Groover – *Commissioner*

Larry Baker – *Commissioner*

12.2 Stakeholder Committee

Through the community engagement process, the stakeholder committee identified priority goals, strategies, and action items that have been incorporated into this Plan.

A total of five individual stakeholder meetings were held throughout the planning process. The dates of the meetings and topics covered are summarized below. The list of stakeholders is included in Appendix A.

Date	Topic
December 12, 2024	This meeting was to inform the stakeholders of their purpose in the planning process. Census demographics data was presented. Stakeholders discussed their visions for the City.
January 15, 2025	The committee reviewed and discussed the vision and goals.

Date	Topic
February 13, 2025	This meeting focused on the strengths, weaknesses, opportunities, and threats for the City of Flemington.
February 27, 2025	This meeting focused on reviewing and updating the Future Land Use and Character Area maps, descriptions, and regulations.
April 22, 2025	This meeting focused on reviewing the community work program.



12.3 Public Hearings and Community Planning Meeting

The Department of Community Affairs (DCA) minimum planning standards require two public hearings to be held throughout the comprehensive planning process, at the beginning and end of the planning process. In addition to the required public hearings, the City of Flemington held a community planning meeting. Below is a summary of the topics discussed at each public meeting. Stakeholder meetings were also open to the public with chances for public comment at specific times in each meeting.

Public Hearings

A public hearing was held on January 18, 2024. The Liberty Consolidated Planning Commission delivered a presentation that introduced the comprehensive planning process and the purpose of updating the plan. The presentation discussed the minimum planning requirements as defined by the DCA, the general benefits of planning, and the opportunities the City will use to engage and involve residents and other key players in the community.

A second public hearing was held on April 8, 2025, at a regularly scheduled City of Flemington Council Meeting. Interested parties could provide final comments before the Council voted to transmit the comprehensive plan draft to the Coastal Regional Commission and the Department of Community Affairs for a regional and state review.

Community Planning Meeting

A community planning meeting was held on February 26, 2024 at 6pm at the Liberty County Performing Arts Center located in Flemington. During the meeting, the Liberty Consolidated Planning Commission presented the comprehensive planning process and reviewed future land use and character area maps. Comments and suggestions were collected from attendees.



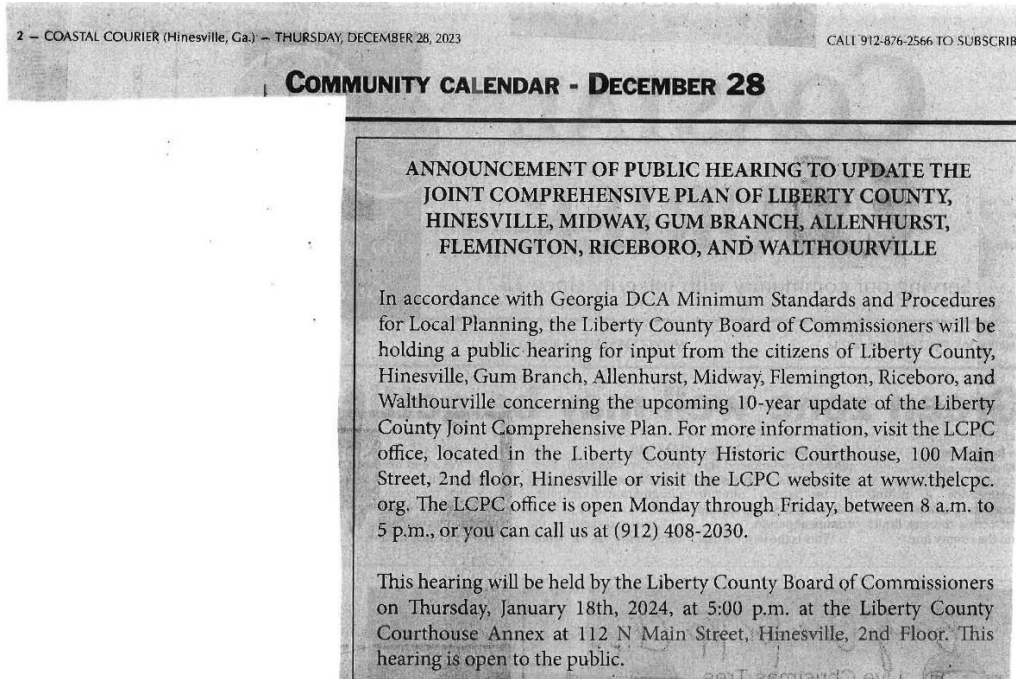
12.4 Supporting Documents

Stakeholder Roster

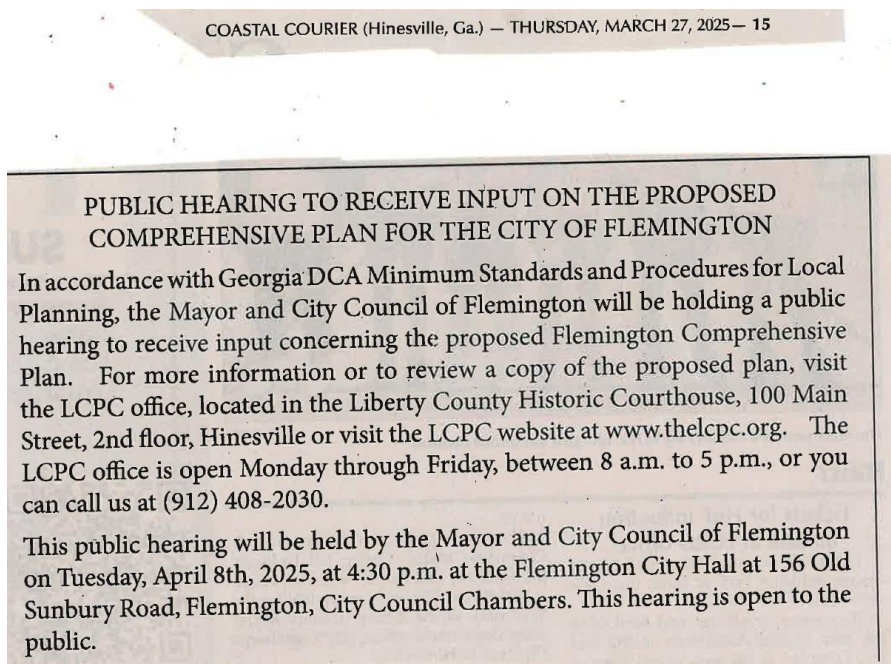
Name	Affiliation	Title
Arnold, Ryan	City of Hinesville	Assistant City Manager
Bowman, Will	Liberty County	Sheriff
Hayes, Sarah B.	City of Walthourville	Mayor
Riles, Karl	City of Hinesville	Mayor
Brown, Allen	Century 21	Realtor/Broker
Brown, Joey	Liberty County Board of Commissioners	County Administrator
Brown, Louise	City of Riceboro	Councilmember
Byler, Tim	Planning Commission	Chairman
Clancy Jr, Levern	City of Midway	Mayor
Dryden, Claude	Dryden Homes	Owner
Eason, Tina	City of Gum Branch	Mayor
Ford, Joe	Liberty County Chamber of Commerce/Hinesville Housing Authority	Chairman
Frost, Emma	Fort Stewart	Master Planning
Gilliard, Gary	Liberty County BOC/ Hinesville Public Works	Commissioner
Hatcher, Rachel	RS&H / HAMPO	Senior Planner
Hawkins, Paul	City of Flemington	Mayor
Horne, Brooke	City of Gum Branch	Mayor Pro Tem
Howard, Kenneth	City of Hinesville	City Manager
Howard, Tracey	City of Hinesville	Chief of Police
Jones, Verdell	Liberty County School System	Chair
Logan, Larry	City of Flemington	Councilmember
Long, Trent	T.R. Long Engineering	President
Lovette, Donald	Liberty County Board of Commissioners	Chairman
Mims, Tammy	Liberty Regional Medical Center, Hospital Authority	CEO
Mobley, Travis	Hunter Army Airfield	
Mosley, Joseph	Liberty County Board of Commissioners	Assistant County Administrator
Nelson, Vicky	City of Hinesville	Councilmember
Odom, Phil	Citizens Advisory Committee	Chairman
Pittman, Troy	GDOT	District Engineer
Perry, Franklin	Liberty County School System	Superintendent
Poole, Leah	Liberty County Chamber of Commerce	Director
Ray, Melissa Carter	Liberty County Development Authority	Board Member
Ricketson, Jeff	Liberty Consolidated Planning Commission	Director
Ricketson, Michelle	HDDA	Executive Director
Rogers, James	Liberty Regional Medical Center, Hospital Authority	Chairman
Sack, Marcus	Liberty County Development Authority	Board Member

Name	Affiliation	Title
Sellers, Terrie	Savannah Technical College	Dean, Liberty Campus
Sikes, Trevor	RTS Homes	Owner
Simonton, Paul	City of Hinesville	City Engineer
Stacy, Chris	City of Riceboro	Mayor
Stevens, Marion	Liberty County Board of Commissioners	Commissioner
Delisa Clift	Hinesville Housing Authority	Acting CFO
Grant, Brynn	Liberty County Development Authority	CEO
Volskay, Alan	GA Power	Local Manager
Washington, Clemontine	City of Midway	Mayor Pro Tem
Smith, George	City of Hinesville	Inspections Director
Wiggins, Kelly	Liberty Consolidated Planning Commission	Executive Assistant
Willis, James	Town of Allenhurst	Mayor

First Public Hearing Advertisement



Second Public Hearing Advertisement



Newspaper article explaining comprehensive planning

Planning meetings for comprehensive plan gaining steam

By PAT DONAHUE
pdonahue@coastalcourier.com

MIDWAY — The character area for most of Midway is not expected to change over the course of the next several years —

PLANNING continues on 16



16 — COASTAL COURIER (Hinesville, Ga.) — WEDNESDAY, JULY 3, 2024

PLANNING

Continued from page 1

even as more growth is headed to the area.

Liberty Consolidated Planning Commission staff met with Midway area residents, including those from Lake George and Isle of Wight, at a June 24 community planning meeting. The LCPC is making the rounds across the county to prepare for the 2026 comprehensive plan.

"We're definitely seeing growth in Liberty County, and that underscores the need to plan for growth," LCPC executive director Jeff Ricketson said at

the meeting.

The 2020 Census put the county's population at 65,274, and a 2022 estimate pegged it at 68,000. By 2030, Ricketson said, there could be 78,000 people living in Liberty County.

Midway has grown, Ricketson added, and the building of 250 homes on Isle of Wight in the Alder Grove subdivision is underway. That sparked concern from residents on traffic, especially along Isle of Wight and its intersection with Highway 84.

More construction and traffic is expected to occur at the Highway 84 and Interstate 95 interchange, where two large gas station

and convenience centers are planned, one to go on the southeast side of the interchange and the other on the southwest side.

The Jones convenience center, which also is expected to include

The Love's travel center, on the southeast side, is expected to be about 15,300 square feet with two restaurants.

The LCPC is continuing to review plans for both of those and Ricketson said it is likely Jones will break ground in a couple of months while the Love's could start construction some time early in 2025.

Ricketson said there are on average 40,000 vehicles a day on I-95 going

through Liberty County.

But much of the current zonings and land use aren't likely to change, Ricketson said, adding most of the new commercial building will take place along Highway 84 between the railroad tracks and exit 76.

"I don't really anticipate there is going to be a need for a lot of change," he said.

Ricketson also addressed questions on the potential of the county bringing water and sewer service to the Lake George/Limerick Road area and on the extension of Hinesville's bus service to the east end. He said he did not know of any county plans to bring water and sewer service out to those

areas and to extend the bus service to the Midway Industrial Park or Tradeport East requires substantial funding.

Some residents worried about the future of their subdivision in Lake George and if it would remain zoned that way, and Ricketson said it did not seem feasible for a venture to buy up to as many as 300 homes for another zoning use.

He said the Tradeport East area remains attractive to industries because of how close it is to I-95.

"The market is going to determine where they want to be," he said. "They want to be in a proximity to the interstate."

The next set of community planning meetings will take place for the Walthourville area on July 22 at the Liberty College and Career Academy. Other meetings will include Allenhurst, Gum Branch and there will be three meetings for Hinesville residents. The final meeting is set for January 27, 2025, for the area east of I-95.

Comprehensive plans are done every 10 years, and the current comp plan was adopted in 2016, meaning the next one has to be concluded by 2026. Ricketson said he hopes they can start the adoption process for the next comp plan in 2025.

Flemington Community Planning Meeting Sign-In Sheet



Flemington Community Planning Meeting Sign In Sheet

Name	Email	Address
Phil Odom	kp0451@gmail.com	Spencer Haulden Rd. Baconfield
Jimmie & April Causser	CAUSERjimmie@yahoo.com	81 W Daryl Drive
Leigh Smiley		
David DeCoursey		
HASIT PATEL	11oggunaga@maila@gmail.com	
Larry Logan	tarrylogan@yahoo.com	
Hannah Mendill	hannah@onehundredmiles.org	
Susan Inman	susan@onehundredmiles.org	
Gretta Logan	gretta.logan@yahoo.com	
Mayor Hawkins		
Steve Dantzler	stevedantzler7@gmail.com	272 Sepwood Way, TS
Marcus Sack	marcus@mesariz.com	515 N Main
GAIL EVANS	rdevans@coastalnw.net	2239 E. GLETHORPE 3130
Tenika Evans	tenika-evans@yahoo.com	10 Herty Ln TS
Jody Smiley		
Rene Harwell		
Vicky Nelson		
Jeff		
Kenny		
Maggie		

Stakeholder Meeting #1 Sign-In Sheet



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: LIBERTY COUNTY JOINT COMP PLAN Date: 12/12/2024 Location: LIBERTY COUNTY COURTHOUSE

Name	Title	Organization	Email
SIMON HARDT	PLANNING MANAGER	CRC	shardt@crc.ga.gov
TINA EASON	MAYOR	Gum Branch	
Jeff Ricketson	Executive Director	LCPC	jrickets@thelcpc.org
Paul Hawkins	MAYOR	Flemington	hawkins.p@gmail.com
Todd Kennedy	Planner III	LCPC	tkennedy@thelcpc.org
JAMES WILLIS	MAYOR	ALLENHURST	willisj_w@coastalnow.net
Larry Logan	city Council	Flemington	larryloganrealmail@gmail.com
Jennifer Peterson	DAC	USAG Fort Stewart	hatcher jennifer.peterson@army.mil
Brynn Grant	CEO	LCDA	brynn.grant@cenegrow.global
RACHEL HATCHER	HAMPO PLANNER	HAMPO	RACHEL.HATCHER@RSAANDH.COM
John Dammons	HAMPO Planner	HAMPO	john.dammons@rsandh.com
Phil Ogden	LCPC Member	LCPC	PO1951@gmail.com
Marcus Sack	CEO	MESSE	marcus@mesack.com
Tracey Howard	Chief Police	HPD	thoward@cityofhinesville.org
KARL RILES	MAYOR Hinesville	CITY OF HINESVILLE	MAYOR@cityofhinesville.org
Carmen Cole	COO	LCDA	Carmen.Cole@cenegrow.global



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: LIBERTY COUNTY JOINT COMP PLAN Date: 12/12/2024 Location: LIBERTY COUNTY COURTHOUSE

Name	Title	Organization	Email
Arnold Jackson	COO	LCSS	ajackson@liberty.k12.ga.us
Donna Zepke	Chair BOC	LCBDC	
Kenneth Howland	City HV		
Michelle Ricketson	Hinesville Downtown Development Authority		mricketson@hinesvilledowntown.com
McKesson Stokton	Hines Development	HDA	
TRENT LONG	LIBERTY COUNTY	T.R.LONG ENGINEERING	TRLONG@TRLONGENG.COM
Marvin Stevens	LC BOC	Commissioner	
Mayor of Walterville			

Stakeholder Meeting #2 Sign-In Sheet



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: LIBERTY COUNTY JOINT COMP PLAN Date: 01/15/2025 Location: LIBERTY COUNTY COURTHOUSE

Name	Title	Organization	Email
Simon Hardt	PLANNING MANAGER	CRC	shardt@crc.ga.gov
Alan Volsky	Area Manager	GPC	advolsky@sonthovh.co.com
Susan Inman	Mid Coast Advocate	OHM	susan@cneuhundredmiles.org
Peter Arch	Assistant City Mgr	COH	forankel@cityofhinesville.org
Tracy Howard	Police Chief	Hinesville	thoward@cityofhinesville.org
Verdell Jones	Board Chair	BOE	vjones@liberty.k12.ga.us
Sarah B. Hayes	Mayor - Walthamville		mayor-sb-hayes@cityofwalthamville.com
Phil Odom	LCPC V. Chair	LCPC	KPO1951@gmail.com
Arnold Jackson	LCSS - COO	LCSS	ajackson@liberty.k12.ga.us
George W. Smith	Director of Inspections	Hinesville	gsmith@cityofhinesville.org
Paul Simonton	Engineer Simonton Eng.	Simonton Eng.	paul@simontoneng.com
Hannah Mendillo	Coastal planner	OHM	hannah@onehundredmiles.org
Todd Kennedy	Planner III	LCPC	tkennedy@theLCPC.org
Justin Frasier	County Commissioner	Liberty	Justin.Frasier172@gmail.com

Stakeholder Meeting #4 Sign-In Sheet



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: Liberty County Comp Plan Date: 2/27/2025 Location: Liberty County Courthouse Annex

Name	Title	Organization	Email
Tina Eason	Mayor	Gwinbranch	tina.eason1960@gmail.com
Phil Odom	Commissioner	LCPC	KPO1951@gmail.com
Clementine Washington	Mayor Pro-Tem	City of Midway	clementine.washington@cityofmidwayga.com
Susan Inneen	Mid Advocate	OTM	susan@onehundredeiniles.org
Brynn Grant	LCDA CEO	LCDA	brynn.grant@conegrow.global
Todd Kennedy	Planner III	LCPC	tkennedy@theLCPC.org
Hannah Meydillo	Coastal Planner	OTM	hannah@onehundredeiniles.org
Louise Brown	Mayor Pro Tem	City of Riceboro	lbrown@cityofriceboro.org
Paul Hampton	Mayor	Fleming Twp	
Donald Jette	Chairman	LCBL	
Sarah Hayes	Waltonville Mayor		
Michelle Rickleton	HDPA - Exec Dir		
Arnold Jackson	COO	LCSS	
Sarah B. Hayes	Mayor	Waltonville	
Joseph M. Mosley	Asst. Co Adm	Liberty County	Joseph.Mosley@libertycountyga.gov

**RESOLUTION REGARDING THE
2025 FLEMINGTON COMPREHENSIVE PLAN
FOR LIBERTY COUNTY, GEORGIA**

WHEREAS, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

WHEREAS, the comprehensive plan is intended to serve as a policy guide for future physical growth and land development in Flemington; and

WHEREAS, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

WHEREAS, the 2025 Flemington Comprehensive Plan was developed through a comprehensive and cooperative planning process in coordination with state and local officials; and

WHEREAS, Liberty County has been notified by appropriate cognizant authority that the most recent efforts updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said act; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Flemington hereby officially adopts the 2025 Flemington Comprehensive Plan this 13th day of May, 2025.

Paul Hawkins, Mayor

David Edwards, Mayor Pro Tem

Gail Evans, Councilmember

Rene Harwell, Councilmember

Larry Logan, Councilmember

Hasit Patel, Councilmember

Leigh Smiley, Councilmember

ATTEST:

Jenelle Gordon, City Clerk

**MEMORANDUM OF UNDERSTANDING FOR THE PROVISION OF CERTAIN
ADMINISTRATIVE AND PROFESSIONAL SERVICES BETWEEN THE CITY OF
FLEMINGTON, GEORGIA AND THE FLEMINGTON DEVELOPMENT AUTHORITY**

This **MEMORANDUM OF UNDERSTANDING** (herein “MOU” or “Agreement”) is entered into by and between the Flemington Downtown Development Authority (herein the “FDDA”), and the City of Flemington, Georgia (herein the “City”). It spells out the rights, obligations, and responsibilities of the parties hereto with respect to the provision of certain administrative and other professional services performed in support of the FDDA by the City.

WITNESSETH:

WHEREAS, the Flemington Downtown Development Authority is a statutory authority or instrumentality authorized pursuant to O.C.G.A. Section 36-42-1 et seq., and created by local (Resolution 2024-00:) in 2024; and

WHEREAS, the statutory purpose of the FDDA is exclusively to revitalize and redevelop the city’s central business districts; and

WHEREAS, the City of Flemington, Georgia is a municipal corporation organized and existing under the laws of the State of Georgia; and

WHEREAS, the FDDA and the City have joint and mutual interests in the economic development of the city’s central business district and quality of life of the community; and

WHEREAS, due to the joint and mutual interests held by the City and the FDDA, there is economy for the FDDA to continue to utilize certain administrative and professional services of the City in furtherance of its work and the projects it undertakes; and

WHEREAS, all FDDA programs, activities, meetings, and performance of all duties and obligations under this MOU shall be conducted in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City, and any Federal, State, or local governmental agency of competent jurisdiction; and

WHEREAS, the FDDA grants the City unrestricted access to the FDDA’s books and records at all times; and

WHEREAS, the FDDA has previously requested the City’s assistance, and continues to request the City’s support in certain general administrative duties, the administration of employee payroll, administration of human resources and employee benefits, and information technology support and services; and,

WHEREAS, the City and the FDDA have determined that providing the services requested by the Corporation will be mutually beneficial to the City and the FDDA, will promote local economic development, and will stimulate business and commercial activity within the City, all in furtherance of the purposes of the Authority; and

WHEREAS, the City and the FDDA agree that this agreement, once approved, will memorialize the agreement between the parties for the current fiscal year (FY2024) and will continue in place through June 30, 2035, unless terminated in accordance with its terms.

NOW THEREFORE, the parties hereto do mutually agree as follows:

Section I. City Obligations. In consideration of FDDA's obligations, the City agrees to provide the following general administrative and professional services generally described as:

- ◆ Allow the FDDA/Main Street Board of Directors to be covered under the City's "Insurance Liability umbrella" for events and projects
- ◆ Share legal services with the FDDA and Main Street Program
- ◆ Allow FDDA to utilize the City's staff to assist with presentation of grievances to the FDDA Board of Directors
- ◆ Allow FDDA to utilize the City's Finance Department as their fiscal agent
- ◆ Allow the FDDA to utilize office space within City facilities for meetings
- ◆ The City of Flemington will provide financial resources to assist with FDDA operations and activities

Section 2. Corporation Obligations.

In consideration of the City's obligations, the FDDA agrees to

- ◆ Boost the vitality of the area within the FDDA's boundary, with a focus on the Main Street District, Memorial Drive Corridor, and downtown's central business district
- ◆ Promote, recruit and work toward sustainable business development within the FDDA boundary
- ◆ Coordinate incentives for businesses within the triangle, including but not limited to, Grants and the Discover Downtown Revolving Loan Fund,
- ◆ Gather and report appropriate data to sustain Main Street accreditation
- ◆ Promote the downtown and its businesses as a destination
- ◆ Participate in Business Assistance Team
- ◆ Oversee rentals, coordinate maintenance, and manage development of future city property's.
- ◆ Operate visitation hours, respond to inquiries, manage rentals and maintenance for future City owned buildings.
- ◆ Respond to inquiries, manage rentals and keep a calendar of events for future Parks.
- ◆ Staff Historic Preservation Commission & lead public education efforts

- ◆ Collect data and coordinate submittal of City's Tree USA annual application
- ◆ Work with veteran area organizations on behalf of the City of Flemington (specifically staff Flemington Military Affairs Committee).
- ◆ Plan, secure sponsorship funding and produce a series of large-scale events.

Section 3. Term.

(A) This Agreement shall be effective on **January 1, 2025** and shall continue for a period of ten fiscal years from the effective date of this Agreement, subject to the terms of this Agreement, the Bylaws of the FDDA, and state law.

(B) The City and the FDDA may mutually extend this contract, at any time, under its current terms or renegotiate a contract containing additional or different terms. Any such renewal shall be consistent with the city's fiscal year.

(C) This Agreement may be terminated at any time by the City or the FDDA, in whole, or from time to time, in part. Termination shall be effective (90) days after delivery of Written Notice of Termination, which shall specify to what extent services under this agreement shall be terminated. It is understood, and both parties agree, that any payment obligations under this agreement survive termination if not paid in full prior to the termination date.

Section 4. Miscellaneous Provisions.

(A) This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.

(B) This Agreement embodies the entire agreement between the parties and may only be modified in a writing executed by both parties.

(C) The provisions of the Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

(D) This Agreement shall be construed in accordance with the laws of the State of Georgia, and the venue for all purposes hereunder shall be in Liberty County, Georgia.

IN WITNESS WHEREOF, the parties hereto have executed and entered into this Agreement as of (INSERT DAY/MONTH/YEAR).

ATTEST:

CITY OF Flemington, GEORGIA, a municipal corporation

PAUL HAWKINS, CITY OF FLEMINGTON

Mayor Date _____

NAME OF EXECUTIVE DIRECTOR, FLEMINGTON DOWNTOWN DEVELOPMENT
AUTHORITY

Executive Director Date _____

NAME OF CHAIR, FLEMINGTON DOWNTOWN DEVELOPMENT AUTHORITY

Chair, FDDA Board Date _____

[END OF SIGNATURES]

City of Flemington - City Clerk Job Description

Job Title: City Clerk

Department: City Administration

Reports To: Mayor and City Council

FLSA Status: Non-Exempt / Full-Time

Job Summary:

The City Clerk is responsible for the administration of official City records, overseeing municipal elections, and ensuring compliance with state and local statutes. The position acts as a liaison between the public, elected officials, and city departments, providing support to the Mayor and City Council.

The City Clerk will project a positive image for the City by tactfully interacting with citizens of Flemington and others seeking information or involvement in City projects. As a representative of the City, the City Clerk is expected to maintain high standards of conduct, dress, communication, and manners at all times, both on and off the job.

Key Duties and Responsibilities:

1. Official Records Management/Administrative

- Maintain and safeguard all official City documents, records, ordinances, resolutions, and contracts. Be the point of contact for records requests.
- Ensure compliance with state and local records retention laws. Back up historical records to digital form.
- Prepare and distribute meeting agendas, minutes, and public notices.
- Manage the City's website and social media for transparency and public communication.
- Assist the Liberty County Planning Commission (LCPC) and any other entities, in the creation of ordinances and resolutions by following legal processes.

2. City Council Support

- Attend City Council meetings and public hearings; record and prepare accurate meeting minutes.
- Provide procedural guidance to the Mayor and Council.
- Coordinate, when necessary, travel arrangements for outside training. Reconcile credit card usage.
- Provide the Council with an annual evaluation.
- Provide timely responses to Council correspondence and appropriate submission of information as requested.

3. Elections Administration

- Coordinate municipal elections, ensuring compliance with election laws and procedures.
- Certify election results and manage candidate filings.
- Handle the collection and management of documents related to ethics filings for the City Council.

4. Budget and Financial Management

- Assist in the preparation of the annual budget and monitor department expenditure. Provide the Council with a draft budget in April.
- Handle financial reporting and maintain accurate financial records. Reconcile statements and provide the Council with a detailed report at each meeting.
- Coordinate the audit process.
- Backup records and financial data at least weekly.
- Collect all the funds and settle necessary bills for the City, including taxes. Disburse funds according to instructions from the Mayor and City Council, or in their absence, the Mayor Pro Tempore.

5. Customer Service and Public Relations

- Respond to public inquiries, provide information, and process requests for public records.
- Serve as the primary point of contact for citizens, vendors, and government officials.
- Issue all licenses and permits authorized by the City Council and keep a record thereof.
- Ensure that the City Hall is open during normal business hours and be present and on time during normal business hours, except for approved absences.
- Maintain an up-to-date listing of all active boards/committees.

6. Compliance and Policy Implementation

- Ensure compliance with City policies, ordinances, and state regulations.
- Organize and maintain archives and delete records according to Georgia Law and the City's records retention schedule.

7. Performs other duties as assigned.

Qualifications:

- **Education:** Bachelor's degree in public administration, business administration, or a related field preferred.
- **Experience:** Minimum of 3 years of experience in municipal government, public administration, or equivalent.
- **Skills:** Strong communication, organization, and time-management skills. Proficiency in Microsoft Office Suite.

Preferred Qualifications:

- Certification as a Certified Municipal Clerk (CMC) or Master Municipal Clerk (MMC) preferred.
- Experience in budget preparation and records management.
- Maintain a notary public certification.

City of Flemington - Administrative Assistant Job Description

Job Title: Administrative Assistant

Department: City Administration

Reports To: City Clerk

FLSA Status: Non-Exempt / Part-Time

Job Summary:

The Administrative Assistant provides administrative and clerical support to the City Clerk and City departments. This position ensures efficient office operations and serves as the first point of contact for residents and visitors.

Key Duties and Responsibilities:

1. Administrative Support

- Assist the City Clerk with document preparation, filing, and records management.
- Schedule and coordinate meetings, appointments, and public events.
- Prepare correspondence, reports, and other documents.
- Able to schedule and coordinate meetings, appointments, and travel arrangements for staff.
- Fill in when the clerk is out.

2. Customer Service

- Greet and assist visitors, answer incoming calls, and respond to public inquiries.
- Process requests for public records and provide information to residents.
- Ensure a positive and professional public interaction experience.
- Able to make judgments and work in situations that may be stressful.

3. Financial and Data Management

- Assist in processing invoices, maintaining financial records, and preparing reports.
- Manage data entry and maintain databases for City operations.

4. Office Management

- Maintain office supplies and equipment, ensuring availability and functionality.
- Organize and maintain physical and electronic filing systems.
- Scan historical documents to a storage device.
- Manage office supplies and order new supplies as necessary.

5. Communication and Outreach

- Assist in updating the City's website and social media platforms.
- Distribute City announcements and public notices.

6. Additional duties as assigned.

Qualifications:

- **Education:** High school diploma or equivalent required; associate degree preferred.
- **Experience:** Minimum of 2 years of administrative experience, preferably in a municipal or government setting.

- **Skills:** Strong organizational, communication, and interpersonal skills. Proficiency in Microsoft Office Suite.
- Be able to carry and move up to 40lbs.

Preferred Qualifications:

- Familiarity with government operations and records management is a plus.
- Experience with financial reporting and budget assistance.

[illegible]

THIS AGREEMENT TO CONDUCT MUNICIPAL ELECTIONS PURSUANT TO O.C.G.A. § 21-2-45(c) (this “**Agreement**”) is made and entered into as of the Effective Date (as defined below), by and between **CITY OF Flemington**, a municipal corporation organized and existing under the laws of the State of Georgia (the “**City**”), and **LIBERTY COUNTY**, a political subdivision of the State of Georgia (the “**County**”). This Agreement is joined by the **LIBERTY COUNTY BOARD OF ELECTIONS AND REGISTRATION** (the “**Board of Elections**”) to the fullest extent required by the laws of the State of Georgia.

WITNESSETH:

WHEREAS, under the provisions of the Georgia Election Code, particularly Section 21-2-45(c) thereof, the City may by ordinance authorize the County to conduct such elections as the City deems necessary and expedient, and the City has previously adopted such an ordinance; and

WHEREAS, the City desires to continue the voting practice of contracting with the County pursuant to the approval of the Board of Elections to conduct the Municipal Election described below; and

WHEREAS, the City has authorized the Mayor and Clerk to enter into this Agreement with the County, and the County has agreed to conduct and supervise such election for the City upon the terms and conditions hereinafter set forth; and

WHEREAS, this Agreement was presented and approved at meetings of the governing authorities of both the County and the City pursuant to lawful and duly given notice as required by O.C.G.A. 50-14-1 et seq..

NOW, THEREFORE, in consideration of the mutual promises, covenants and undertakings of the parties hereto the City and County (as well as the Board of Elections) agree as follows:

1. **Supervision of Municipal Election.** Subject to the terms and conditions set forth herein, the County, through the Board of Elections, shall conduct for the City the November 2025 General Election, which will provide for the election of the mayor and council members of the City (or such other offices as required by law), on the date of said election, that being **November 4th, 2025**. Wherever in this Agreement the words "**Municipal Election,**" or their equivalent, are referred to, such reference shall be deemed to include the aforesaid Municipal Election held on November 4th, 2025, as well as any runoff election(s) required as a result thereof.

2. **Services Provided.** Subject to the obligation of reimbursement set forth in paragraph 3 and the City's performance of the other provisions of this Agreement applicable to it, the Board of Elections (acting through its board, employees, contractors, or other persons) shall, on behalf of the City, perform all duties and functions of superintendent of elections as specified under the

Georgia Election Code, O.C.G.A. § 21-2-1 et seq., with respect to the Municipal Election, to include, without limitation, the following (collectively, the “**Election Services**”):

- (a) hear and decide any challenges to the qualification of candidates pursuant to O.C.G.A. 21-2-6 and other applicable laws; provided, however, that the City shall act as the qualifying officer with respect to initial candidate qualification in accordance with Georgia law, and otherwise establish and publish all related fees and other notices in connection with such qualification; it being acknowledged that, immediately following the close of qualifying, the City shall furnish to the Board of Elections, via electronic mail or by hand delivery, a complete and accurate listing of all candidates qualifying for the Municipal Election, as well as copies of all affidavits and papers collected by the City from candidates during the qualification process;
- (b) prepare and cause to be published or otherwise posted any and all calls and other notices required by law regarding the occurrence of the Municipal Election and not otherwise designated as the responsibility of the City under this Agreement or by applicable law (provided that the City, at its option, may retain the right and responsibility to publish and post any and all calls and other notices regarding said Municipal Election, or, alternatively, the Board of Elections may elect to have the City undertake such responsibilities);
- (c) cause all ballots, whether printed or electronic, to be prepared and made available for use in connection with the Municipal Election; it being acknowledged that the City shall promptly review any and all ballot proofs furnished by the Board of Elections in connection with the Municipal Election and shall, within seventy-two (72) hours of receiving any such ballot proof, notify the Board of Elections of any needed corrections to the same;
- (d) provide the necessary Optical Scanning Voting Systems (or other voting systems) required by the Georgia Election Code in good working order and of sufficient capacity to accommodate the Municipal Election and any and all related elections being held in conjunction therewith;
- (e) select, appoint, instruct, supervise, and pay poll officials, deputy registrars, absentee ballot clerks, and other election workers required or appropriate, in the estimation of the Board of Elections, for the efficient and proper administration of the Municipal Election;
- (f) subject to reimbursement pursuant to paragraph 3 below, pay all costs necessary or appropriate for the holding of the Municipal Election;
- (g) designate, prepare and equip all polling places needed in connection with the Municipal Election;
- (h) make and issue such rules, regulations and instructions as are necessary or proper for the holding of the Municipal Election, and which are consistent with applicable law

(including the rules and regulations necessary for the guidance of poll officers, voting machine custodians and electors);

- (i) order all supplies necessary to the conduct of the Municipal Election from the Secretary of State or such other person(s) as permitted by law;
- (j) furnish the proper election officials all forms, including tally and return sheets, for use in the Municipal Election; such forms to have printed thereon appropriate instructions for their use;
- (k) furnish upon request a certified copy of any public record in its custody by virtue of the Municipal Election and to fix and charge a fee to cover the cost of furnishing the same in accordance with applicable law;
- (l) supervise the inspection of all voting systems;
- (m) receive from poll officers the election returns, canvass and compute the same, and certify as soon as practicable following the Municipal Election the results thereof to such authorities as may be prescribed by law;
- (n) announce publicly by posting in the office of the Board of Elections the results of the Municipal Election;
- (o) conduct the Municipal Election in such manner as to guarantee the secrecy of the ballot and to perform such other duties as may be prescribed by law; and
- (p) prepare and furnish to the City a list of electors (as well as inactive electors) for the Municipal Election as required by O.C.G.A. § 21-2-224; provided that the City shall review such list and identify in writing to the Board of Elections any names on the electors list of persons who are not qualified to vote as specified in said Code Section.

The City shall fully cooperate with the Board of Elections in its performance of the Election Services and provide the Board of Elections with such documentation and information as the Board of Elections may reasonably request in connection with the Election Services.

3. Payment by City. The City shall be liable for all costs and expenses incurred by the County and its Board of Elections in performing the Election Services, as follows:

(a) Dedicated Election. In the event that, for whatever reason, the Municipal Election is not held in conjunction with another election conducted by the Board of Elections (as determined by said Board of Elections), the City shall be liable for one hundred (100%) percent of all costs and expenses incurred by the County and its Board of Elections in performing the Election Services, as such costs and expenses may be identified by the Board of Elections, including, without limitation, all costs and expenses incurred for the following: printing ballots, publication of notices, personnel and labor (e.g., per diem labor, salaries, etc.), security, supplies, polling place operating costs (to also include advance in-person voting locations), contracted

technical support services, meals for poll workers and security personnel, poll worker training, public health protocols, and rental of vehicles, equipment and facilities necessary or desirable in connection with the Municipal Election (collectively, the “**Election Costs**”). The City shall be additionally liable for an administrative charge equal to ten (10.00%) percent of said Election Costs to help defray the administrative costs and burdens associated with the Municipal Election.

(b) Combined Municipal Elections. In the event that the Municipal Election is held in conjunction with other municipal elections conducted by the Board of Elections (but not in conjunction with other state, federal, or local elections), as determined by said Board of Elections, the City shall be liable for its proportional share of the Election Costs based on its population in relation to the population(s) of the other municipality or municipalities having an election(s) conducted in conjunction with the Municipal Election, as determined by the Board of Elections based on the most recent U.S. decennial census data existing at the time of the Municipal Election. The City shall be additionally liable for an administrative charge equal to ten (10.00%) percent of the Election Costs, which shall be shared by the participating municipalities in the same way that Election Costs are allocated.

(c) In Conjunction with Other Elections. In the event that the Municipal Election is held in conjunction with other regularly occurring state, federal, or county elections (other than municipal elections), the City shall generally not be liable for any Election Costs, except that the City shall pay to the County an administrative charge equal to ten (10.00%) percent of the total costs and expenses incurred by the County and Board of Elections in the conduct of the Municipal Election and all other elections held in conjunction with the Municipal Election. Should special circumstances warrant a departure from the payment structure contemplated in this subsection (c), the County, based on the recommendation of the Board of Elections, reserves the right to require additional payment from the City to address said special circumstances.

(d) Calculation and Payment of Election Costs. The calculation of Election Costs (and what costs and expenses shall be eligible for reimbursement) hereunder shall be accomplished in the sole and absolute judgment of the County (in consultation with the Board of Elections) and its determination in such matters shall be conclusive and binding upon the City for all purposes. All reimbursements and other payments required hereunder shall be made promptly upon demand by the County, in writing, no later than thirty (30) days following such demand, and shall be supported with such statements, invoices, and other information as the City may reasonably request related to the reimbursement; provided that the receipt of such statements, invoices, and other information shall not be a condition to payment of the amounts invoiced or otherwise due. In the event the City fails to make any of the payments required hereunder within the period stipulated above, the unpaid amount(s) shall continue as an obligation of the City until fully paid, and shall accrue interest from said due date at a per annum rate equal to the prime rate as established by the Board of Governors of the Federal Reserve System, as published in statistical release H. 15 or any publication that may supersede it, on said due date, PLUS five (5.00%) percent, or the maximum rate permitted under Georgia law, whichever is lesser.

4. Legal Services. The County shall not be responsible for furnishing any legal services in the form of legal opinion or defenses in any litigation arising by reason of the Municipal Election, but all such services shall be furnished by the City at no cost to the County.

Notwithstanding the foregoing, in the event that the Board of Elections requests assistance from its legal counsel or is otherwise required to hear any challenge(s) or made a party to any proceeding of whatever kind regarding the Municipal Election (e.g. challenge to candidacy, electors, or conduct of election, etc.), the Board of Elections shall have the right to be advised and represented by its legal counsel, and the City shall, within thirty (30) days of request from the Board of Elections, fully reimburse the County any and all legal fees and other costs and expenses incurred by it (through its Board of Elections) in connection with all such challenge(s).

5. Term. This Agreement shall be valid for and through the Municipal Election and for such period thereafter as is necessary to certify the results thereof and to otherwise fully perform this Agreement; provided, however, that it is the intent of the parties that such practice shall be permanent and recurrent until such time as either the City or the County should declare otherwise. Notwithstanding the foregoing, however, this Agreement is particular to the Municipal Election and shall not be renewed by operation of law. Should any further elections be conducted under similar situations a new contract shall be necessary.

6. Representation of the Parties. In order to induce one another to enter into this Agreement and to perform the undertakings set forth herein, the County and the City represent to the other (which representations shall be deemed independently material notwithstanding any prior inquiries or examinations) the following:

(a) **Authority.** Each has the power to make, deliver and perform this Agreement, and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement when executed will constitute the valid obligations of the County and the City legally binding upon the same and enforceable in accordance with the terms hereof, and no further consent or approval of any other party not specifically mentioned herein is required in connection with the execution, delivery, performance, validity and enforcement of this Agreement. The representatives of the party executing this Agreement have been duly authorized to execute and deliver same by all appropriate action on the part of the party's governing authority. Without limiting the generality of the foregoing, the County and City each warrant and represent that it has officially approved the execution and performance of this Agreement and the undertakings contemplated herein at a public meeting of its governing authority in accordance with the provisions of its organizational legislation and any and all other applicable local, state, and federal laws, to include, without limitation, the Georgia Open Meetings Act, O.C.G.A. 50-14-1 et seq.2

(b) **No Conflicting Agreements.** The execution, delivery and performance of this Agreement will not violate or contravene any contract, undertaking, instrument or other agreement to which the County or the City is a party or which purports to be binding upon the same. Without limiting the foregoing, each party specifically and expressly warrants and represents, and does hereby find, that this Agreement is authorized under the Intergovernmental Contracts Clause of the Georgia Constitution of 1983, Art. IX, Sec. III, Par. 1(a) and the laws of the State of Georgia, including O.C.G.A. § 21-2-45(c).

The representations contained in this Paragraph shall be true and correct as of the date hereof and such representations and the obligation of the parties to perform under this Agreement shall be expressly conditioned upon said representations being true and correct on the date hereof.

7. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties with respect to the subject matters addressed herein, and supersedes any and all prior or contemporaneous agreements, discussions, representations or understandings between them, whether written or oral, with respect to said subject matters.

8. **Counterparts; Electronic Signature.** This Agreement may be executed in multiple counterparts, each of which shall serve, as an original for all purposes, but all copies shall constitute but one and the same Agreement, binding on all parties hereto, whether or not each counterpart is executed by all parties hereto, so long as each party hereto has executed one or more counterparts hereof. To facilitate execution of this Agreement, the parties expressly acknowledge and agree that, notwithstanding any statutory or decisional law to the contrary, the printed product of a facsimile or electronic transmittal (e.g. pdf via email) shall be deemed to be “written” and a “writing” for all purposes of this Agreement, and shall otherwise constitute an original document binding upon the transmitting party for all purposes.

9. **No Assignment; Binding Effect.** The rights and obligations of the parties under this Agreement are personal and may not be assigned without the prior written consent of the other party hereto. Subject to the foregoing, this Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, the parties hereto and their respective successors and permitted assigns.

10. **Modification.** Any modification, amendment or other change to this Agreement, or additional obligation assumed, by either party in connection therewith shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

11. **No Third-Party Beneficiaries.** This Agreement is made between and limited to the County and City, and is not intended, and shall in no event be construed to be, for the benefit of any person or entity other than the County and City (and its Board of Elections), and no other person or entity shall be considered a third-party beneficiary by virtue of this Agreement or otherwise entitled to enforce the terms of this Agreement for any reason whatsoever.

12. **Severability of Provisions.** If any term, covenant, condition or provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held to be invalid or enforceable, then in each such event the remainder of this Agreement or the application of such term, covenant, condition or provision to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected, and each term, covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.

13. **Construction; Exhibits.** The parties hereto acknowledge that this Agreement was jointly negotiated and reviewed by them, and therefore no provision of this Agreement shall be construed against either party by any Court or other judicial or arbitral body by reason of such

party's being deemed to have drafted or structured such provision. Any exhibits referred to herein and attached hereto, or to be attached hereto, are incorporated herein to the same extent as if set forth in full herein.

14. Effective Date. This Agreement shall be effective and binding as of the date all of the parties hereto have approved and executed the same (as indicated below), and any reference to the "Effective Date," "date of this Agreement," the "date hereof," or any similar phrase shall refer to and mean the date of such approval and execution by all of the parties hereto.

[Signatures Appear on Following Page(s)]

[Agreement to Conduct Municipal Election (Flemington) – Signature Page]

IN WITNESS WHEREOF, the parties hereto acting by their duly authorized officers have hereunto set their hands and affixed their seals the day and year first herein written.

CITY OF FLEMINGTON, GEORGIA

(OFFICIAL SEAL)

By: _____
Mayor

Attest: _____
City Clerk

Date: _____

LIBERTY COUNTY, GEORGIA

(OFFICIAL SEAL)

By: _____
Donald L. Lovette, Chairperson

Attest: _____
Joseph M. Mosley, Administrator

Date: _____

GEORGIA, LIBERTY COUNTY

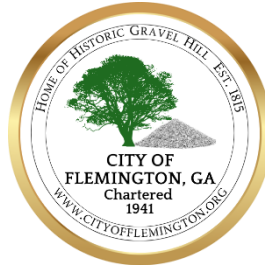
The undersigned Chairperson of the Liberty County Board of Elections and Registration does hereby acknowledge the terms of the foregoing Agreement and, on behalf of said Board of Elections and Registration, agrees to provide the specified Election Services.

John D. McIver, Chairperson

*"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

912.877.3223
cityhall@cityofflemington.org

CITY OF FLEMINGTON

NOTICE OF FY26 BUDGET PUBLIC HEARING

Notice is hereby given that a public hearing regarding the proposed FY26 Budget shall be held at Flemington City Hall, 156 Old Sunbury Road, Flemington, Georgia, on Thursday, May 29th, 2025, at 11:30 a.m. before the Mayor of the City of Flemington. A copy of the proposed budget is available at City Hall as well as at www.cityofflemington.org. Any persons wishing to be heard should be in attendance.

The Flemington City Council will review and adopt the final budget for Fiscal Year 2026 during the regular meeting of the Council at Flemington City Hall on Tuesday, June 10th, 2025 at 4:30 pm.