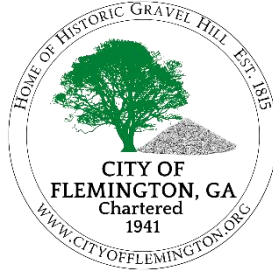


*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins,
MAYOR



City Hall
156 Old Sunbury Rd.
Flemington, GA 31313

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SPECIAL CALLED MEETING MINUTES
DOWNTOWN DEVELOPMENT COMMITTEE MEETING
NOVEMBER 25th, 2024 at 10:00 A.M.
FLEMINGTON CITY HALL ♦ 156 OLD SUNBURY RD.
Public Participation in Person

Present at City Hall: Mayor Paul Hawkins
Mayor Pro Tem ("MPT") David Edwards
Councilwoman Rene' Harwell (entered @ 10:06 a.m.)
Councilman Larry Logan
Councilman Hasit Patel
Councilwoman Leigh Smiley
Jenelle Gordon, City Clerk
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Councilwoman Gail Evans
Craig Stafford, City Attorney

1. The special called meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Monday, November 25th, 2024 at 10:04 a.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. MPT Edwards articulated that the primary objective of the meeting was to establish an overlay district. He noted that the design of the property situated at the curve of the signalization was inspired by the City of Suwanee, which required two decades to realize. He expressed uncertainty regarding the timeline for the completion of the project in Flemington. Subsequently, MPT Edwards handed the floor to Mr. Jeff Ricketson from the Liberty Consolidated Planning Commission ("LCPC").
4. Mr. Ricketson presented two maps: one showing the UGA concept and the other current property ownership, highlighting the need for collaboration between the city and property owners for successful development. He noted the land's potential as a civic space, enhancing property value for owners, and emphasized the importance of an initial road network with main access at the traffic light. He also stressed the necessity of maintaining Flemington's aesthetics within the commercial overlay district.
5. The Council stated that future development along the curve will take years and stressed the need for design parameters to preserve Flemington's aesthetic. They reached a consensus on the importance of a commercial overlay district and appropriate zoning, also citing an imminent millage rate. Furthermore, they noted the recent failure of the TSPLOST renewal, emphasizing the urgent need for funding to support road infrastructure and maintenance.
6. A number of property owners adjacent to the City property in the Curve were invited to participate in a discussion and provide their feedback. The key points of their feedback included:

- Their properties have been family-owned for generations and are not for sale.
 - Concerns regarding the financial resources necessary to purchase and maintain the property in the Curve.
 - While developing the land could potentially increase surrounding property values, there are apprehensions about needing to sell or subdivide to meet property tax obligations.
 - Questions regarding the rationale behind constructing new roads when the City lacks the funds to maintain existing ones.
 - A call for prioritizing the preservation of Old Sunbury Road leading to the Presbyterian Church, as well as Old Savannah Road and Old Hines Road, which are considered integral to the identity of Flemington.
7. All attendees, including council members and property owners, reached a consensus on establishing a historic district along Old Sunbury Road, designating the property in the Curve as a downtown district. There was also unanimous agreement on the necessity of implementing a commercial overlay to regulate the types of businesses that may open adjacent to residential areas.
8. *MPT Edwards made a motion to adjourn. Councilman Patel seconded the motion. All approved. The motion passed and the meeting adjourned at 10:58 a.m.*