

FLEMINGTON CITY COUNCIL MEETING

September 13, 2016

PRESENT: Mayor Sandra Martin
Mayor Pro Tem Paul Hawkins
Council Member Charles Richardson
Council Member Donnie Smith
Council Member Gail Evans
Council Member David Edwards

ALSO PRESENT: City Attorney Craig Stafford
Deputy Guy Pagliolo

ABSENT: Council Member Palmer Dasher
Temporary City Clerk Lori Taylor

The regularly scheduled meeting of the City of Flemington was called to order by Mayor Sandra Martin on Tuesday, September 13, 2016 at 4:30 p.m. in the conference room at City Hall in Flemington, GA. A quorum necessary to conduct business was visibly present.

1. Invocation by Pastor Greg Loskoski, Flemington Presbyterian Church, followed by the Pledge of Allegiance.
2. Gail Evans made a motion to approve and dispense with the reading of the minutes from the August Meeting and Workshop, as written. Motion was seconded by Charles Richardson. All approved and motion passed.
3. Deputy Guy Pagliolo reviewed the monthly Law Enforcement Report.
4. Council reviewed the City Expense Report. Donnie Smith suggested council look over the report and bring comments back at the next meeting. All agreed.

Council Member Palmer Dasher joined the meeting via teleconference at 4:40 p.m. He stated that he was out of town attending the Governor's Conference on Tourism in College Park, GA. Attorney Craig Stafford verified the information.

5. ACTION ITEM

- a. Gabby Hartage, zoning specialist LCPC, presented Rezoning Petition 2016-024-FL. The proposal was to rezone 27 acres of land from R-1 to PUD. The parcel was identified as LCTM-Parcel 067-001. It is located on either side of Old Savannah Road. The proposal consists of 46 lots, with 7.85 acres of open/green space, standard right-of-way streets, sidewalks, all-brick houses, tree buffer on Old Savannah Road, 50 ft. buffer to Ft. Stewart and fencing, posted signs of military installation, noise level reduction of 25 decibels, real estate disclosure concerning Ft. Stewart, and HOA. After reviewing the Zoning Analysis, LCPC recommended approval of the Rezoning Petition 2016-024-FL from R-1 to PUD with both standard and special conditions.
- b. Paul Hawkins opened the floor to Bill Nutting to speak on behalf of Provident Land Holdings. He had an electronic presentation showing photos of similar constructions and subdivisions. He discussed the benefits of PUD, including HOA advantages, as well as cons of R-1 Zoning in comparison.
- c. Mayor Martin opened the floor to the residents for comments. Keith Moran, a resident for 23 years, had an electronic presentation showing examples of other subdivisions with a similar design and the problems therein. On behalf of all the residents, he requested that

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the parcel in question remain zoned R-1. Donnie Smith asked him to clarify that even after multiple meetings and discussions with the developer, they still want R-1. Mr. Moran affirmed that clarification. Jodie Smiley, another resident, also spoke regarding problems with HOA's and stated that in too many cases, HOA's just do not work.

- d. Virgil Jones, Liberty County Tax Commissioner, requested that council make a contingency that Mr. Nutting satisfy his tax debt with Liberty County prior to approving anything for him or his business. Audience discussion began. Attorney Craig Stafford brought order and stated that Mr. Jones statements are not relevant to the zoning request presented and should not shape the council's decision with the matter at hand.
- e. Charles Richardson motioned to accept LCPC's approval request to rezone Parcel 067-001 from R-1 to PUD. There was no second. The motion died, no action taken.
- f. For clarity purposes, Paul Hawkins made a motion to take the consensus of the citizens of Flemington and deny the PUD request, thus the property would remain zoned as R-1. Motion was seconded by Donnie Smith. Members in favor were: Gail Evans, Paul Hawkins, Donnie Smith, and Palmer Dasher. Members against were: Charles Richardson and David Edwards. Motion passed with a vote 4-2.

Council Meeting recessed at 6:48 p.m. for ten minutes while a large number of people left. Meeting resumed at 6:58 p.m. Palmer Dasher joined the meeting via teleconference. Remaining people in attendance were the Mayor, council members, Jeff Ricketson, Gabby Hartage, Matthew Barrow and Craig Stafford.

6. Matthew Barrow, City Engineer, reported that he and Mr. Hawkins would be opening bids for the City Maintenance contracts on September 16, 2016 at 10:00 a.m. at City Hall. He will contact the clerk with documents after the bid opening and council will take action at the next monthly meeting. He also updated council on the turn lane project at Wallace Martin. He raised the question as to who would be the POC for coordinating with the property owner. Donnie Smith suggested that Matthew would be the POC. All council agreed.
7. Unfinished/New Business
 - a. Mayor Martin stated that someone needs to be appointed to KLB. Discussion ensued about responsibilities and duties. Donnie Smith motioned to request Sara Swida be present at the next meeting to address council in order to make a final appointee. Gail Evans seconded the motion. All approved. Motion passed.
 - b. Council discussed the option of having professional pictures taken for both group and individual pictures to use on the new city website. Gail Evans motioned to table it pending obtaining more information. Motion seconded by Palmer Dasher. All approved. Motion passed.
 - c. Council was provided with information regarding the GMA Fall Meeting, scheduled for October 18, 2016 at 11:30 a.m. in Richmond Hill. Paul Hawkins stated he would be attending.
 - d. Mayor Martin discussed the city's 2016 pledge to the Boy Scouts and asked if they wanted to continue supporting them. Charles Richardson motioned to continue to support the Boy Scouts with a \$500 pledge. Motion was seconded by David Edwards. All approved. Motion passed. Palmer Dasher stated that we should contact the Boy Scouts and ask them to do a service project for Flemington to ensure that we are within the financial legalities for giving a donation.
8. Paul Hawkins motioned to enter Executive Session at 7:22 p.m. Seconded by Charles Richardson. Palmer Dasher excused himself from the Executive Session.
9. Council returned to Open Session at 7:42 p.m. Charles Richardson gave a report from the Transit Steering Committee that he and Paul Hawkins attended.
10. Charles Richardson made a motion to adjourn the meeting at 7:45 p.m. Second by Paul Hawkins. All agreed. Motion passed.