

*"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

July 8th, 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 and Pledge of Allegiance by Invitation
4. Meeting Minutes
 - June 10th, 2025 Regular Meeting Minutes
 - June 27th, 2025 Executive Session Minutes – Real Estate & Litigation
5. June 2025 Law Enforcement Report – LT Anthony Gallob, LCSO
6. June 2025 Financial Update – Ms. Jenelle Gordon, City Clerk
 - June 2025 General Fund Register
 - June 2025 Balance Sheet
 - FY25 Profit & Loss Budget vs. Actual (through 6.30.25)
7. Bi-Annual Update – Ebony Mulberry, Creative & Content Coordinator, Liberty County Convention & Visitors Bureau
8. **NEW BUSINESS**
 - Liberty Consolidated Planning Commission (“LCPC”)
 - i. Variance Request #2025-27-F: Variance from Landscape Ordinance @ 1148 E. Oglethorpe Hwy (Owner: Dennis Patel)
 - ii. Publix Grocery Store Business Licenses Request @ 1435 E. Oglethorpe Hwy
 - iii. Request to Paint Exterior of 912|Living at 1661 E. Oglethorpe Hwy., Suite H
 - iv. 2025 Joint Liberty Comprehensive Plan
9. **BUSINESS IN PROGRESS**
 - Status Update(s)
 - RFP – Municipal Solid Waste
 - Rezoning of 8.64 acres of City Property on Old Sunbury Rd.
 - Work in Progress/Tasked Parties (for future updates)
 - TBD
10. Engineering Report – M.E. Sack Engineering

11. ON THE HORIZON

a. July 2025

- i. 31st – RFP Submittal for Citywide Municipal Solid Waste Due by 1700

b. August 2025

- 1st – Bid Opening for RFP for Citywide Municipal Solid Waste @ 1000
- 1st – Election Qualifying Packets Available @ City Hall
- 18th – 22nd – Election Qualifying (0830-1630)
- 23rd - TSPLOST/FLOST Event @ Performing Arts Center (1130-1330)

12. Executive Session – *if needed*

13. Adjourn



Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 912-877-3223 promptly to allow the city to make reasonable accommodations for those persons.

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**CITY COUNCIL
MEETING MINUTES
JUNE 10TH, 2025 AT 4:30 P.M.
FLEMINGTON CITY HALL
156 OLD SUNBURY RD**

Present at City Hall: Mayor Paul Hawkins
Mayor Pro Tem David Edwards
Councilwoman Rene' Harwell
Councilman Larry Logan
Councilwoman Gail Evans
Councilwoman Leigh Smiley
Jenelle Gordon, City Clerk
Craig Stafford, City Attorney
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Councilman Hasit Patel

1. The regularly scheduled meeting of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Tuesday, June 10th, 2025 at 4:30 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 Councilman Logan and the Pledge of Allegiance was recited in unison.
4. *Councilwoman Evans made a motion to approve the May 13th, 2025 minutes as written. Councilwoman Harwell seconded the motion. All approved. The motion passed.*

Councilwoman Smiley made a motion to approve the May 29th, 2025 FY26 Budget Public Hearing minutes. Councilman Logan seconded the motion. All approved. The motion passed.
5. LT Gallob with the LCSO gave a report on law enforcement activities for the month of May 2025.
6. The Council reviewed the May 2025 General Fund check register, P&L and Balance Sheet, and the FY25 Budget vs. Actual report (through 5/31/25).
7. Mayor Hawkins signed the National Pollinator Week and World Oceans Day proclamations for Keep Liberty Beautiful.

8. Mr. Jeff Ricketson with the Liberty Consolidated Planning Commission came before Council with the alcohol license request for Publix. While a business license is usually presented with an alcohol license request; Mr. Ricketson shared that the state licensing could take some time and this request would assist Publix with having store shelves stocked at the time of opening. He also reported that the property is compliant with distance requirements. *Councilwoman Evans made a motion to approve the alcohol license for Publix. Councilwoman Smiley seconded the motion. All approved. The motion passed.*
9. The Mayor and Clerk presented the FY26 Budget for adoption. *Councilwoman Smiley made a motion to adopt the FY26 budget with the correction of removing the Patriots Trail TSPLOST project from the Special Fund Revenue and Expenditures on page 2. Councilman Logan seconded the motion. All approved. The motion passed. Note: 30% TSPLOST⁴ to be on the referendum in November 2025 for constructing a road in a current easement to connect Patriots Trail with E. General Stewart Way. See FY25 Adopted Budget. Project moved to the TSPLOST2 budget (pending voter approval) of the Liberty County Board of Commissioners.*
10. After receiving approval from the Coastal Regional Commission and the Department of Community Affairs, the Mayor and Clerk presented the FY24 Impact Fee Capital Improvement Elements ("CIE") resolution. *Councilwoman Harwell made a motion to adopt the FY24 Impact Fee CIE resolution. Mayor Pro Tem Edwards seconded the motion. All approved. The motion passed.*
11. Mayor Hawkins shared that Ms. Lisa Lee from Golden & Associates, CPA's completed the FY24 Audit, to be submitted to the Department of Audits & Accounts the next day. The Council requested her to present the findings at a future meeting, expressing concerns about delays in audit reporting, the impact on state funding due to delinquency, and procedural requirements.
12. The Mayor stated that the City is still in need of a company to provide sanitation services for the City beginning January 1st, 2026. The consensus of the Council was to advertise a Request for Proposals ("RFP") as soon as possible.
13. Mr. Randy Dykes, representing M.E. Sack Engineering, has provided an update on the progress of full-depth reclamation projects on Wallace Martin Drive, Joseph Martin Road, and Old Sunbury Road.

Joseph Martin Road:

- The second compaction test on Joseph Martin Road failed.
- The remedy for the contractor was to either start over, or add an additional inch of asphalt.
 - Mr. Marcus Sack approved the extra inch as acceptable, which would come at no cost to the City.

Liquidated Damages:

- Mr. Dykes stated that liquidated damages of \$300 per day will be applied if the contractor misses the project end date of June 27th, 2025.
- However, the contractor will be allowed extensions day-for-day for rain delays.

Concerns of the Council:

- The Council expressed significant worries about project quality, inconvenience to citizens, and additional costs associated with the project.

Mr. Dykes attempted to alleviate the Council's concerns by assuring them that the contractor has a good reputation and that they are engaged in a dispute regarding fault for the delays and issues with their subcontractor(s).

Mr. Dykes also reported that the HWY 84 TSPLOST sidewalk project (from the Liberty County Performing Arts Center to Liberty High School) was slated to begin work later that week pending the weather.

14. *Mayor Pro Tem Edwards made a motion to enter Executive Session for the purposes of real estate. Councilwoman Harwell seconded the motion. All approved. The motion passed and closed session began at 5:18 pm. Open session resumed at 5:48 pm.*

*Councilwoman Harwell made a motion to approve the Resolution requesting the Liberty County Public Facilities Authority to issue a 2025 revenue bond in the amount of \$975,000 for the acquisition of real property for a new City Hall. Mayor Pro Tem Edwards seconded the motion. All approved. The motion passed. **Councilwoman Smiley recused herself from the discussion and voting due to conflict of interest.*

15. Added without notice: Mayor Hawkins stated that under the law, it was within his purview to hire temporary help at City Hall, and that it could be considered discrimination and the City could be liable. The consensus of the Council, with support from the City Attorney, was that Mayor and Council work together as one unit.
16. *Mayor Pro Tem Edwards made a motion to adjourn. Councilwoman Evans seconded the motion. All approved. The motion passed and the meeting adjourned at 5:55 pm.*

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**EXECUTIVE SESSION
MEETING MINUTES
REAL ESTATE & LITIGATION
JUNE 27TH, 2025 AT 2:00 P.M.
FLEMINGTON CITY HALL
156 OLD SUNBURY RD**

Present at City Hall: Mayor Paul Hawkins
Mayor Pro Tem David Edwards
Councilwoman Rene' Harwell
Councilman Larry Logan
Councilwoman Gail Evans
Councilman Hasit Patel
Jenelle Gordon, City Clerk
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Councilwoman Leigh Smiley
Craig Stafford, City Attorney

1. The special called Executive Session of the Council of the City of Flemington was called to order by Mayor Paul Hawkins on Friday, June 27th, 2025 at 2:02 p.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. *Councilwoman Harwell made a motion to enter Executive Session for the purposes of real estate and litigation. Councilwoman Evans seconded the motion. All approved. The motion passed and closed session began at 2:04 pm. Open session resumed at 2:14 pm.*
 - *Councilwoman Harwell made a motion to adopt the Resolution to Secure Funds for the purpose of real estate acquisition. Mayor Pro Tem Edwards seconded the motion. All approved. The motion passed.*
 - *Mayor Pro Tem Edwards made a motion to adopt the Reimbursement Resolution for the purpose of real estate acquisition. Councilman Logan seconded the motion. All approved. The motion passed.*
 - *Mayor Pro Tem Edwards made a motion to agree to all terms of the settlement offer for the Highway 84 sidewalk from the Liberty County Performing Arts Center to Liberty High School. Councilwoman Harwell seconded the motion. All approved. The motion passed.*
3. *Mayor Pro Tem Edwards made a motion to adjourn. Councilwoman Harwell seconded the motion. All approved. The motion passed and the meeting adjourned at 2:16 pm.*

City of Flemington

7/2/2025 3:27 PM

Register: 111100 · General Fund

From 06/01/2025 through 06/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/03/2025			-split-	Deposit			128.75	343,644.14
06/06/2025	12448	Paul Hawkins {v}	EXPENDITURES:509...	Council	850.00			342,794.14
06/06/2025	12449	David Edwards {v}	EXPENDITURES:509...	VOID: Council		X		342,794.14
06/06/2025	12450	Rene' Harwell {v}	EXPENDITURES:509...	Council	450.00			342,344.14
06/06/2025	12451	Larry Logan	EXPENDITURES:509...	Council	450.00			341,894.14
06/06/2025	12452	David Edwards {v}	EXPENDITURES:509...	June 2025 Cou...	650.00			341,244.14
06/06/2025	12453	Gail Evans {v}	EXPENDITURES:509...	Council	450.00			340,794.14
06/06/2025	12454	Hasit Patel {v}	EXPENDITURES:509...	Council	450.00			340,344.14
06/06/2025	12455	Leigh Smiley {v}	EXPENDITURES:509...	Council	450.00			339,894.14
06/06/2025	12456	Flemington Outdoor ...	-split-	VOID: 2nd Mo...		X		339,894.14
06/06/2025	12457	Jody Smiley Landsc...	EXPENDITURES:520...	Inv #: 18228	4,300.00			335,594.14
06/06/2025	12458	Jody Smiley Landsc...	EXPENDITURES:520...	Inv #: 18239	1,750.00			333,844.14
06/06/2025	12459	City of Hinesville {...	EXPENDITURES:520...	28804-144723	14.40			333,829.74
06/06/2025	12460	GA Power {Old Hine...	EXPENDITURES:520...	42833-31022	374.05			333,455.69
06/06/2025	12461	GA Power {Flem. Vi...	EXPENDITURES:520...	08033-42118	494.95			332,960.74
06/06/2025	12462	GA Power {100 Turp...	EXPENDITURES:520...	08238-48086	191.50			332,769.24
06/06/2025	12463	GA Power {TS Phas...	EXPENDITURES:520...	43838-03025	244.25			332,524.99
06/06/2025	12464	GA Power {TS Phas...	EXPENDITURES:520...	54631-41045	395.10			332,129.89
06/06/2025	12465	GA Power {Street Li...	EXPENDITURES:520...	00031-48409	452.90			331,676.99
06/06/2025	12466	GA Power {Roadway...	EXPENDITURES:520...	26319-02408	1,885.05			329,791.94
06/06/2025	12467	GA Power {TS Phas...	EXPENDITURES:520...	89631-37017	249.32			329,542.62
06/06/2025	12468	GA Power {FV Resi...	EXPENDITURES:520...	86439-94010	793.29			328,749.33
06/10/2025	12469	Phillips Radar	EXPENDITURES:561...	Inv. #: 6861	155.00			328,594.33
06/10/2025	12470	Woodard & Sons Ap...	EXPENDITURES:561...	Inv #: 853927	150.00			328,444.33
06/12/2025	12471	Gordon, Jenelle	-split-	PP Ending 6.12...	1,614.36			326,829.97
06/12/2025	12472	Kennedy, Nahalia	-split-	PP Ending 6.12...	667.01			326,162.96
06/12/2025	12473	Flemington Outdoor ...	EXPENDITURES:541...	1st Mowing - J...	180.00			325,982.96
06/12/2025	12474	Liberty County Cha...	EXPENDITURES:513...	Inv #: 27826	20.00			325,962.96
06/12/2025	12475	GA Power {City Hall}	EXPENDITURES:541...	78656-12029	268.91			325,694.05
06/12/2025	12476	City of Hinesville	EXPENDITURES:565...	Inv #: 14996	7,004.23			318,689.82
06/13/2025			-split-	Deposit			1,982.75	320,672.57
06/16/2025			-split-	Deposit			6,140.31	326,812.88
06/16/2025	EFT	Internal Revenue Ser...	-split-		2,217.99			324,594.89
06/18/2025			-split-	Deposit			643.75	325,238.64
06/18/2025	12477	City of Flemington	Ask my accountant	VOID:		X		325,238.64
06/18/2025	12478	Lib. Co. Board of Co...	-split-	Acct #: 1016 ~ ...	12,700.00			312,538.64
06/18/2025	12479	Brightspeed {Former...	EXPENDITURES:541...	306023049	295.84			312,242.80
06/18/2025	12480	Verizon Wireless	EXPENDITURES:561...	52281166-00001	38.01			312,204.79
06/18/2025	12481	GA Power {LED LT ...	EXPENDITURES:520...	05719-04017	18.82			312,185.97
06/18/2025	12482	GA Power {Old Sava...	EXPENDITURES:520...	15554-14091	125.29			312,060.68

City of Flemington

7/2/2025 3:27 PM

Register: 111100 · General Fund

From 06/01/2025 through 06/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/18/2025	12483	GA Power {NLC LE...	EXPENDITURES:520...	15394-46057	41.98			312,018.70
06/18/2025	12484	GA Power {Old Sav....	EXPENDITURES:520...	12913-39011	19.05			311,999.65
06/24/2025			-split-	Deposit			4,007.36	316,007.01
06/27/2025	12485	Flemington Outdoor ...	EXPENDITURES:541...	Re-issue: 2nd ...	180.00			315,827.01
06/27/2025	12486	Flemington Outdoor ...	EXPENDITURES:541...	Quarterly Turf ...	200.00			315,627.01
06/27/2025	12487	Flemington Outdoor ...	EXPENDITURES:541...	VOID: Trim Sh...		X		315,627.01
06/27/2025	12488	Flemington Outdoor ...	EXPENDITURES:541...	2nd Mowing - ...	180.00			315,447.01
06/27/2025	12489	HdL Companies	EXPENDITURES:516...	Inv #: SIN0515...	826.17			314,620.84
06/27/2025	12490	Yates Astro	EXPENDITURES:541...	Acct #: 381323...	59.00			314,561.84
06/27/2025	12491	Kennedy, Nahalia	-split-	PP Ending 6.26...	832.86			313,728.98
06/27/2025	12492	Gordon, Jenelle	-split-	PP Ending 6.26...	1,475.22			312,253.76
06/27/2025	12493	Flemington Outdoor ...	EXPENDITURES:541...	Trim Shrubs & ...	450.00			311,803.76

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City of Flemington Balance Sheet As of June 30, 2025

	Jun 30, 25
▼ ASSETS	
▼ Current Assets	
▼ Checking/Savings	
111100 · General Fund	311,803.76
111111 · SPLOST	471,009.95
111112 · Certificates of Deposit (CD)	113,328.91
111114 · Impact Fee	518,912.91
111115 · TSPLOST MM	428,174.88
111116 · LMIG MM	1,042,031.29
111118 · GDOT Land Purchase - Ameris	97,300.00
111120 · LRA Account	17,097.65
Total Checking/Savings	2,999,659.35

10:55 AM

07/03/25

Cash Basis

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

	Jul '24 - Jun 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
REVENUE			
316 · Property Tax	0.00	0.00	0.0%
General Fund Reserves	0.00	107,217.00	0.0%
317 · Prop. Tax Relief LOST (PTRLOST)	0.00	0.00	0.0%
311 · Court Fines & Fees	1,884.00	10,000.00	18.8%
314 · Real Estate Transfer Tax (RTT)	2,642.18	2,000.00	132.1%
313 · Intangible Tax	8,376.24	6,500.00	128.9%
309 · Other Income (incl. Admin Fee)	11,045.00	1,000.00	1,104.5%
302 · Business License Tax	11,150.00	9,000.00	123.9%
305 · Alcohol Beverage Tax	22,868.15	22,500.00	101.6%
301 · Alcohol Licenses Tax	24,600.00	16,000.00	153.8%
315 · Title Ad Valorum Tax (TAVT)	37,377.65	27,000.00	138.4%
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)	223,277.49	210,000.00	106.3%
303 · Hotel Occupancy Tax (HOT)	860,998.85	600,000.00	143.5%
Total REVENUE	1,413,637.83	1,186,217.00	119.2%
Total Income	1,413,637.83	1,186,217.00	119.2%
Gross Profit	1,413,637.83	1,186,217.00	119.2%
Expense			
592 · Capital Outlay	10,000.00		
EXPENDITURES			
501 · Legal Fees	0.00	20,000.00	0.0%
562 · City Car Auto Expense	99.30	750.00	13.2%
563 · Equipment Expense	146.71	750.00	19.6%
542 · Furniture/Fixtures/Equipment	347.56	500.00	69.5%
510 · General Administration	366.00	2,500.00	14.6%
500 · Financial Administration	481.91	450.00	107.1%
530 · Public Health {Mosquitos}	1,225.87	1,900.00	64.5%
550 · Social Services (Donations)	2,000.00	2,000.00	100.0%
507 · Code Enforcement	2,400.00	2,400.00	100.0%
515 · Office Supplies	2,777.09	5,000.00	55.5%
512 · Payroll Taxes	5,463.88	7,500.00	72.9%
502 · Subscriptions/Dues/Memberships	10,385.67	7,000.00	148.4%
505 · Planning & Zoning/LCPC	11,716.25	14,000.00	83.7%
513 · Conventions, Meetings & Events	13,790.32	45,000.00	30.6%
518 · Insurance	14,012.00	12,000.00	116.8%
565 · Transit	14,713.96	7,500.00	196.2%
541 · Occupancy	17,241.81	20,000.00	86.2%
514 · Professional Fees	28,945.18	30,000.00	96.5%
509 · Council Fees	44,550.00	45,000.00	99.0%
511 · Salaries	76,488.10	85,000.00	90.0%
520 · Streets & Drainage	141,276.53	129,000.00	109.5%
561 · Law Enforcement Officer Expense	165,454.93	175,000.00	94.5%
564 · Fire Services	388,345.15	197,967.00	196.2%
516 · Tourism	620,903.32	375,000.00	165.6%
Total EXPENDITURES	1,563,131.54	1,186,217.00	131.8%
Total Expense	1,573,131.54	1,186,217.00	132.6%
Net Ordinary Income	-159,493.71	0.00	100.0%

10:55 AM

07/03/25

Cash Basis

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

	Jul '24 - Jun 25	Budget	% of Budget
Other Income/Expense			
Other Income			
323 · ARPA Funding	0.00	0.00	0.0%
610 · Interest	60,552.36		
300 · Impact Fee Revenue	99,743.30	0.00	100.0%
319 · TSPLOST Revenue	152,789.12	144,000.00	106.1%
318 · SPLOST Revenue	252,311.00	251,600.00	100.3%
320 · GDOT LMIG Grants	1,634,951.92	1,635,639.51	100.0%
Total Other Income	2,200,347.70	2,031,239.51	108.3%
Other Expense			
Ask my accountant	0.00		
SPLOST Eligible Expense	800.00		
Impact Fee Eligible Expenses	9,766.82		
ARPA Eligible Expense	25,670.11	0.00	100.0%
TSPLOST Eligible Expenses	68,465.09		
FDR of WM, JM, OSR	824,602.17	2,500,000.00	33.0%
Total Other Expense	929,304.19	2,500,000.00	37.2%
Net Other Income	1,271,043.51	-468,760.49	-271.1%
Net Income	1,111,549.80	-468,760.49	-237.1%

Variance Request 2025-27-F

A request has been submitted by VIP Liberty, LLC (Dennis Patel) for a variance from the landscape ordinance for two landscape islands and, instead, to pave and stripe these areas. Property is located at 1148 E. Oglethorpe Highway and is further described as LCTM Parcel 069C086.

Public Notification

Rezonning Petition 2023-24-R

A rezoning petition has been submitted by owner Roxboro Holdings, LLC, to rezone 5.46 acres +/- of a 10.00 +/- parcel from AR-1 to I-1 (Agricultural Residential to Industrial) for a storage building. Property is located at 3918 S. Coastal Highway in Roxboro and is further described as a portion of LCTM Parcel 2208011. Property is bounded now or formerly as follows: NORTH by lands of Interstate Paper Corp. and St. George Timberland Holdings, Inc.; EAST by lands of Interstate Paper Corp., Kato Way Estate, True Vine Co., Inc., and Willie and Sochie Mae Roberts; SOUTH by S. Coastal Highway; and WEST by lands of Matthew H. White and Delilah Way.

Rezonning Petition 2023-25-H

A rezoning petition has been submitted by Stefan, Robichaux of D & B Development Group on behalf of owner Henry Parker O'Neal to rezone 5.80 acres +/- from MPR to C-3 (Multi-Family Residential to Highway Commercial) for a commercial facility. Property is located off of W. Ogilthorpe Highway in Hinesville and is further described as LCTM Parcel 099A193. Property is bounded now and formerly as follows: NORTH by Flowers Drive; EAST by lands of Linda Spillman, Jeffery Whitehorn, H. Grass, Kimberly Payne and Barry and Yung Dorris; SOUTH by lands of Benjamin and Sissy O'Neal; WEST by W. Ogilthorpe Highway.

Rezonning Petition 2023-36-LC

A rezoning petition submitted by Sharness Lewis to rezone 5.88 acres +/- from A-1 to R-8 (Agricultural to Single-Family Residential-8) to be able to subdivide the lot into two one-acre tracts with one duplex on each. Property is located on E. Ogilthorpe Highway and Pecan Lane in unincorporated Liberty County and is further described as LCTM Parcel 121098. Property is bounded now and formerly as follows: NORTH by lands of Hinesville Home Center, Inc. and Nathaniel Jones; EAST by lands of Oscar Shumway; SOUTH by lands of Winfred Singleton and Nathaniel Jones; WEST by lands of Pecan Lane, Robbin Bacon and Horace Bacon, Jr., et al.

Variance Request 2023-27-F

A request has been submitted by owner VPI Liberty, LLC, (Dennis Pash) for a variance from the Tree Ordinance's to allow the removal of two landscaped tree islands in the parking lot for the Hampton Inn. Property is located at 1148 E. Ogilthorpe Highway in Flemingham and is further described as LCTM Parcel 099C035 and 099C066. Property is bounded now and formerly as follows: NORTH by lands of W. C. Martin Estate; EAST by 1979 Hinesville, LLC and Southern Bread Properties, LLC; SOUTH by Southern Coastal Veterinary Properties, LLC; WEST by lands of Cherry Road.

Rezonning Petition 2023-28-LC

A rezoning petition submitted by Grace Creek, LLC, on behalf of owners James and Catha Ray and Arcadia Escavating, LLC (Ronald and Melissa Ray) to rezone 177 acres +/- of LCTM Parcel 139234 and 38 acres +/- of LCTM Parcel 139036

from AR-1 and A-1, respectively, to R-12 (Agricultural Residential to Agricultural), respectively, to Residential-12 for an expansion of the Arcadia Subdivision. The Ray property is located off Arcadia Drive and the Arcadia Escavating property is off Leroy Carter Road, both of which are in unincorporated Liberty County. Properties are bounded now and formerly as follows: NORTH by lands of Mark Floyd and other lands of James and Catha Ray and of Arcadia Escavating; EAST by lands of Willie Stevens Estate and other lands of James and Catha Ray; SOUTH by lands of Georgia Power, Liberty County Board of Commissioners, Samuel Baker Estate, Les Pierce, George Lloyd Estate, Calvin Barrett, Chad Smith, Ritchie Anderson, Teresia Holmes and Robert Gilled, Jacqueline Myrie, and Johnny and Torrey Southwell and by other lands of James and Catha Ray; WEST by lands of James Patch and Jamie Pate, Michael A. and Elaine M. Norris and Wladimir Rodriguez and other lands of James and Catha Ray.

Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting on June 17, 2025, at 6:30 p.m. in the Council Chamber in Hinesville City Hall, located at 115 East M.L. King, Jr. Drive in Hinesville. Public Hearings to be held by the Applicable Governing Authorities: Tuesday, July 1, 2025, 6:00 p.m. - The Roxboro City Council will meet at the Roxboro City Hall, 4614 South Coastal Highway, Roxboro. Tuesday, July 1, 2025, 6:00 p.m. - The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, 2nd floor, Hinesville. Thursday, July 3, 2025, 5:00 p.m. - The Hinesville City Council will meet at the Hinesville City Hall, 115 East M.L. King, Jr. Blvd. Hinesville. Tuesday, July 8, 2025, 6:00 p.m. - The Flemingham City Council will meet at the Flemingham City Hall, 156 Old Sanjour Road, Flemingham 31026 5/29/25 RL



Vicinity Map



Request Narrative

**Property Address:
1148 E OGLETHORPE HWY
FLEMINGTON, GEORGIA**

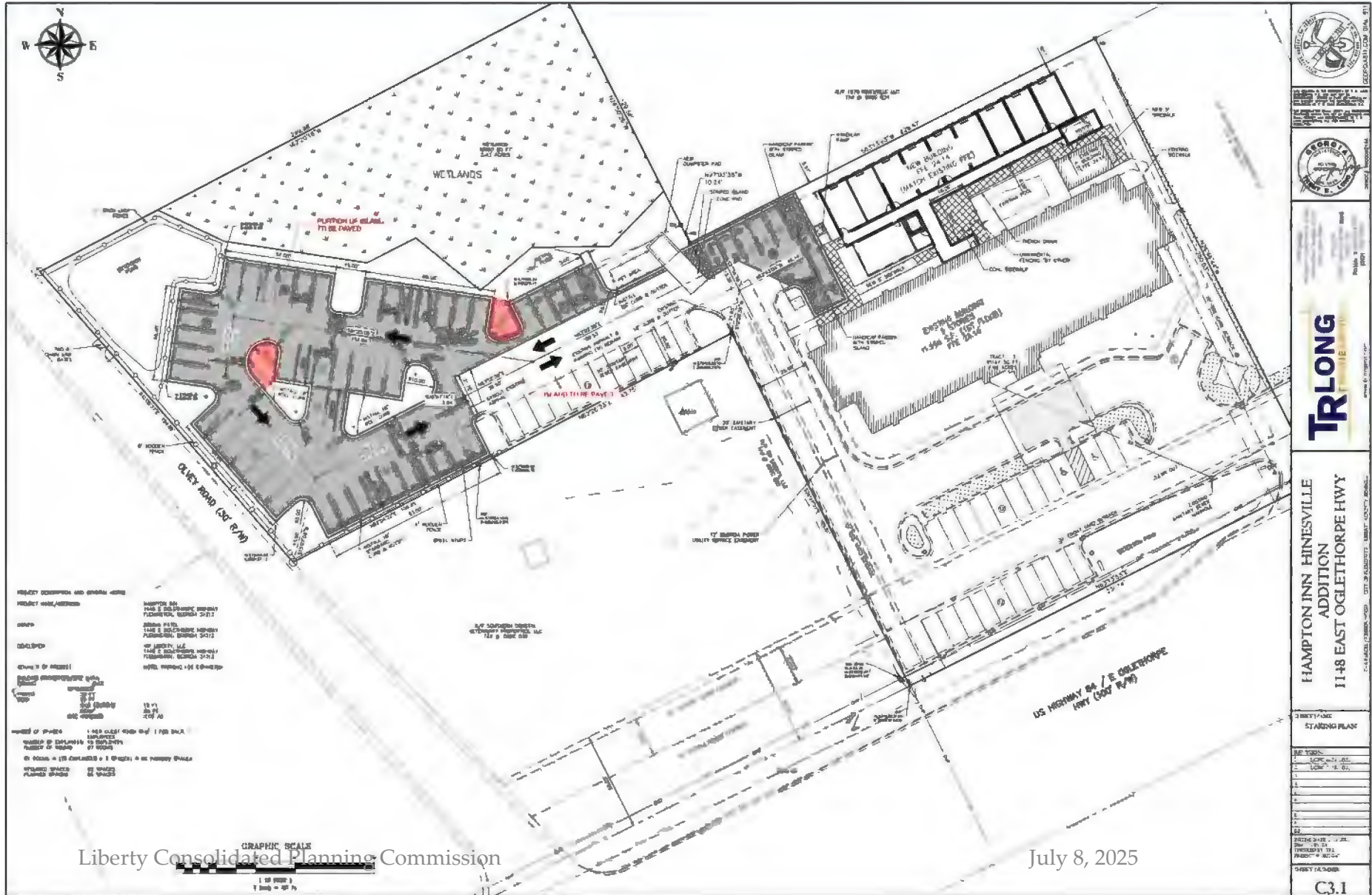
This variance is requested on behalf of VIP LIBERTY LLC (A.K.A Hampton Inn)

The site is Zoned C-3 General Commercial.

The property is required to comply with Sec. §39-204 - Canopy trees planted in parking islands shall have 400 square feet of unpaved soil for root development. The standard tree island shall be 20 feet by 20 feet; provided, however, that where the islands are an extension of a ten-foot-wide landscape median, the islands may be reduced in width to 16 feet. Islands shall not be separated by more than 12 parking spaces, including the landscaped ends of the drive aisles. Islands shall be designated so as to minimize foot traffic across them.

A variance is being requested from the current requirements to remove two landscape islands from the back parking lot. The owner indicates the islands obstruct the ability of larger trucks from turning around in the parking lot. The removed islands would become paved islands.

Site Plan



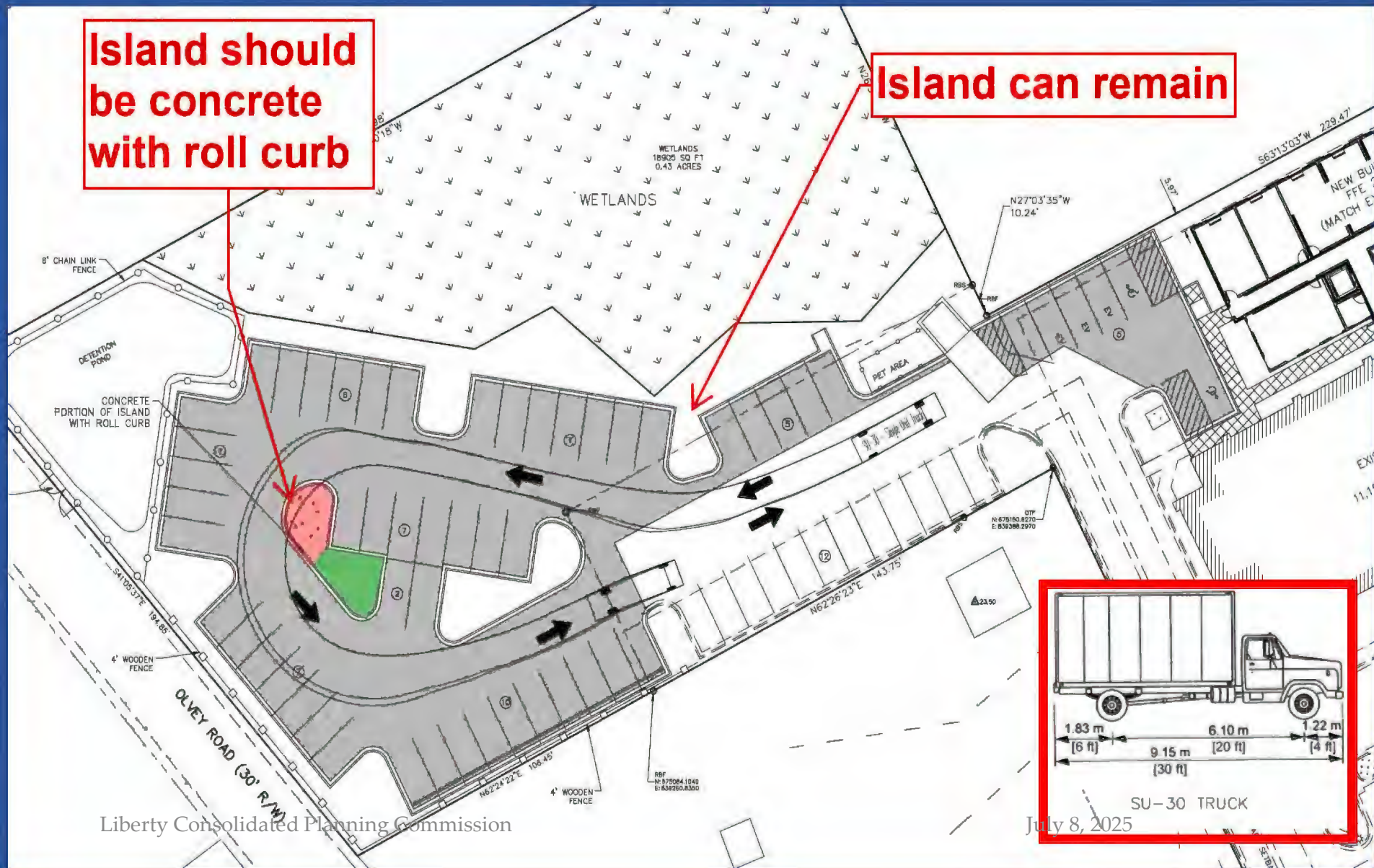
N/F 1979 H
TAX *



Truck Movement Through Parking Lot

Island should be concrete with roll curb

Island can remain



§38-204 Variance and appeal procedure, A variance shall only be granted:

- upon a determination that the request is the minimum necessary to afford relief,
Removal of one of the islands is not necessary for a truck to drive through the parking area.
- that the overall intent and purpose of this chapter will not be adversely impacted, and;
There are adjacent stands of trees that will help provide shade to the parking area and the tree to be removed can be planted elsewhere on the property.
- upon showing of good and sufficient cause.
Although the parking lot was only designed for passenger vehicles, the owner has indicated that trucks will need to circle the parking there is no longer space for them to turnaround.

Staff Recommendation

Partial Approval of Variance Request 2025-27-F

Only part of the western tree island
may be removed and replaced with
concrete and a roll curb

Conditions Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Condition

Only part of the western tree island may be removed and replaced with concrete and roll curb.

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: July 8, 2025

Type of Permit: Business License -Publix Super Markets, Inc.

Business Address: 1435 E. Oglethorpe Highway, Flemington

Zoned: PUD (Planned Unit Development) 069D020

Comments: Must get Certificate of Occupancy from Liberty County Building and Licensing Dept. and close out approval from LCPC before opening.

LCPC Recommendation: APPROVAL

LCPC Staff:

Lori Parks
Lori Parks

6-30-25

Date



CITY OF FLEMINGTON

156 Old Sunbury Rd.
Flemington, GA 31313

912-877-3223

cityhall@cityofflemington.org

APPLICATION TYPE: ☒ NEW ☐ RENEWAL

APPLICATION FOR OCCUPATION TAX CERTIFICATE (BUSINESS LICENSE)

NAME OF BUSINESS Publix Super Markets, Inc. #2016

BUSINESS ADDRESS 1435 E. Oglethorpe Hwy., Flemington, GA 31313

MAILING ADDRESS P.O. Box 32027, Lakeland, FL 33802-2027

FEDERAL ID# OR SSN# 59-0324412

E-VERIFY # 142908

SALES TAX # 309052935

TYPE OF BUSINESS Retail Grocery Store

MANAGER NAME Publix Licensing

MANAGER PHONE # (863) 688-1188

MANAGER EMAIL publixlicensing@publix.com

OF EMPLOYEES approx. 200

☐ I ELECT TO PAY A FLAT FEE FOR PROFESSIONALS. **See Definition on Supporting Documentation.*

☐ I AM A PEDDLER/TRANSIENT MERCHANT. (3 CONSECUTIVE DAYS & UP TO 3 EMPLOYEES)

OWNER'S NAME Publix Super Markets, Inc.

OWNER'S ADDRESS 3300 Publix Corporate Parkway, Lakeland, FL 33811

OWNER'S PHONE # (863) 688-1188

OWNER'S EMAIL publixlicensing@publix.com

(For more than one owner, please use a separate sheet of paper.)

IF YOU ARE REQUIRED TO HAVE STATE CERTIFICATION, A COPY OF THAT CERTIFICATION MUST BE SUBMITTED WITH THIS FORM.

NUMBER OF EMPLOYEES	TAX	ADMIN FEE	TOTAL DUE
1-5	\$100.00	\$25.00	\$125.00
6-15	\$200.00	\$25.00	\$225.00
16-30	\$300.00	\$25.00	\$325.00
31-50	\$400.00	\$25.00	\$425.00
51+	\$500.00	\$25.00	\$525.00
PROFESSIONALS	\$300.00	\$25.00	\$325.00
PEDDLER/TRANSIENT	\$250.00	\$25.00	\$275.00



FOR NEW LICENSES ONLY

Fill out the application completely and attach all supporting documentation based on the business type. Please see the Supporting Documentation sheet. Submit your completed application to the Liberty Consolidated Planning Commission ("LCPC") located at 100 N. Main Street Suite 7520, Hinesville, GA 31313.

The Flemington City Council approves all new business licenses. They meet every second Tuesday of the month at 4:30 pm at City Hall which is located at 156 Old Sunbury Rd. After approval, see the City Clerk for license issuance. Please make checks payable to "The City of Flemington." **Credit card processing is not available.**

☒ I WANT TO PUT UP A SIGN FOR MY BUSINESS. ☐ I HAVE A HOME-BASED BUSINESS.

RENEWALS

Renewals are processed between November 1st and December 31st for the next calendar year. Please fill out the application completely and attach all supporting documentation based on the business type. Submit your renewal to Flemington City Hall. Please make checks payable to "The City of Flemington." **Credit card processing is not available.**

IMPORTANT: Please read carefully.

The applicant hereby agrees to be bound by all the terms and conditions of the Ordinance adopted by the City of Flemington, Georgia and any laws as may apply to the above business. I hereby agree to permit any inspections during normal business hours as authorized by law.

Licenses can be suspended or revoked for the violation of the terms of the Ordinance. No business shall operate without a valid City of Flemington business license.

AUTHORIZED SIGNATURE OF APPLICANT

Merriann M. Metz, SVP, General Counsel & Sec.

APPLICANT NAME (PRINTED)

6/25/2025

DATE

PERSONALLY APPEARED BEFORE ME Merriann M. Metz, WHO
FIRST BEING DULY SWORN, STATES THAT THE ABOVE INFORMATION IS TRUE AND
CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME THIS 25th DAY OF June, 20 25

NOTARY PUBLIC

6/6/2029
MY COMMISSION EXPIRES:



MONIQUE M. GRIER
Notary Public
State of Florida
Comm# HH658023
Expires 6/6/2029



O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax License as referenced in O.C.G.A. § 50-36-1, from the City of Flemington, the undersigned applicant verifies one of the following with respect to any application for a public benefit:

- 1) ☒ I am a United States citizen.
- 2) _____ I am a legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.


My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.



Signature of Applicant

Merriann M. Metz, SVP, General Counsel & Sec.
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 25th DAY OF June, 20 25.



NOTARY PUBLIC

My Commission Expires: 6/6/2029



MONIQUE M. GRIER
Notary Public
State of Florida
Comm# HH658023
Expires 6/6/2029



PRIVATE EMPLOYER AFFIDAVIT

Pursuant to O.C.G.A. § 36-60-6(d), by executing this affidavit under oath, as an applicant for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d), from the City of Flemington, the undersigned applicant representing the private employer, verifies one of the following with respect to the application for the above-mentioned documents:

1. Fill out this section after July 1, 2013.

- a) ☒ On January 1st of the below signed year the individual, firm or corporation employed **more than ten employees.**
- b) ☐ On January 1st of the below signed year the individual, firm, or corporation employed **less than ten employees.**

If the employer selected (a) please fill out section 2 below. This is not your Federal Tax ID Number (EIN).


2. The employer has registered with and utilizes the federal work authorization program, also known as E-Verify, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6(a). The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are listed below:

142908
Federal Work Authorization User Identification Number

06/01/2011
Date of Authorization

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false statement, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties by such statute.

Executed on the 25th day of June, 2025 in Lakeland (City), Florida (State)



Signature of Authorized Officer or Agent

Merriann M. Metz, SVP, General Counsel & Sec.
Printed Name and Title of Authorized Officer or Agent

Publix Super Markets, Inc.
Business Name

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 25th DAY OF June, 2025.



NOTARY PUBLIC
My Commission Expires: 6/6/2029



MONIQUE M. GRIER
Notary Public
State of Florida
Comm# HH658023
Expires 6/6/2029

Florida

DRIVER LICENSE



SECTION M396-310-61-000-0 CLASS E

METZ
MERRIANN MAY
1329 S NEWPORT AVE
TAMPA, FL 33606-2934

1 DOB 04/04/1975 SEX F
16 EXR 04/04/2033 16 HGT 5-04"
17 RESID B 18 END NONE

SAFE DRIVER

ENDOR

EX 03/20/2025

SDD K172502200012



Operation of a motor vehicle constitutes
consent to any sobriety test required by law

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: July 8, 2025

Business Name: 912/Living

Operation of Business: Real Estate / Property Management

Business Owner: Jessica R. Victoria

Property Zoned: C2 (General Commercial) 069B018
1661 E Oglethorpe Hwy, Unit H

Comments: Mrs. Victoria would like to repaint
the store front of her building only.

LCPC Zoning Recommendation: **APPROVAL**

LCPC Staff: *Lori Parks* 7-1-25
Lori Parks Date



Before



912 Learning

ai

After



Liberty County Joint Comprehensive Plan 2025

**Liberty County • Allenhurst • Flemington • Gum Branch •
Hinesville • Midway • Riceboro • Walthourville**

THE JOINT LIBERTY COUNTY COMPREHENSIVE PLAN

Liberty County, Allenhurst,
Flemington, Gum Branch,
Hinesville, Midway,
Riceboro, Walthourville

Public Hearings

A public hearing was held on January 18, 2024. The Liberty Consolidated Planning Commission delivered a presentation introducing 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 County will use to engage and involve residents and other key players in the community. After the draft Comprehensive Plan was completed, two final public hearings were held on July 15, 2025 during the Liberty County Planning Commission meeting and on July 17, 2025 during the Liberty County Board of Commissioners Meeting to collect public comments.

Table 1. Stakeholder meetings schedule and discussion topics.

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 County.
January 15, 2025	The Committee reviewed and discussed the vision and goals.
February 13, 2025	This meeting focused on the strengths, weaknesses, opportunities, and threats for the County.
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, and revisiting the County's vision and goals.



Table 2. Community planning meeting schedule.

Date	Subarea	Location
February 26, 2024	Flemington	Liberty County Performing Arts Center
March 25, 2024	Fleming	Fleming Baptist Church
April 22, 2024	McIntosh/Holmestown	Dorchester Academy & Museum
May 20, 2024	Riceboro	Riceboro Youth Center
June 24, 2024	Midway	Liberty County East End Complex
July 22, 2024	Walthourville	Liberty College and Career Academy
August 26, 2024	Allenhurst	Allenhurst Presbyterian Church
September 23, 2024	Gum Branch/ Rye Patch	Gum Branch Baptist Church
October 28, 2024	Hinesville West	Crossroads Holy Church of God
November 18, 2024	Hinesville Mid	Cherokee Rose Country Club
December 12, 2024	Hinesville East	Hinesville City Hall
January 27, 2025	Sunbury/Islands	Dorchester Civic Center



Figure 30. Subarea map.

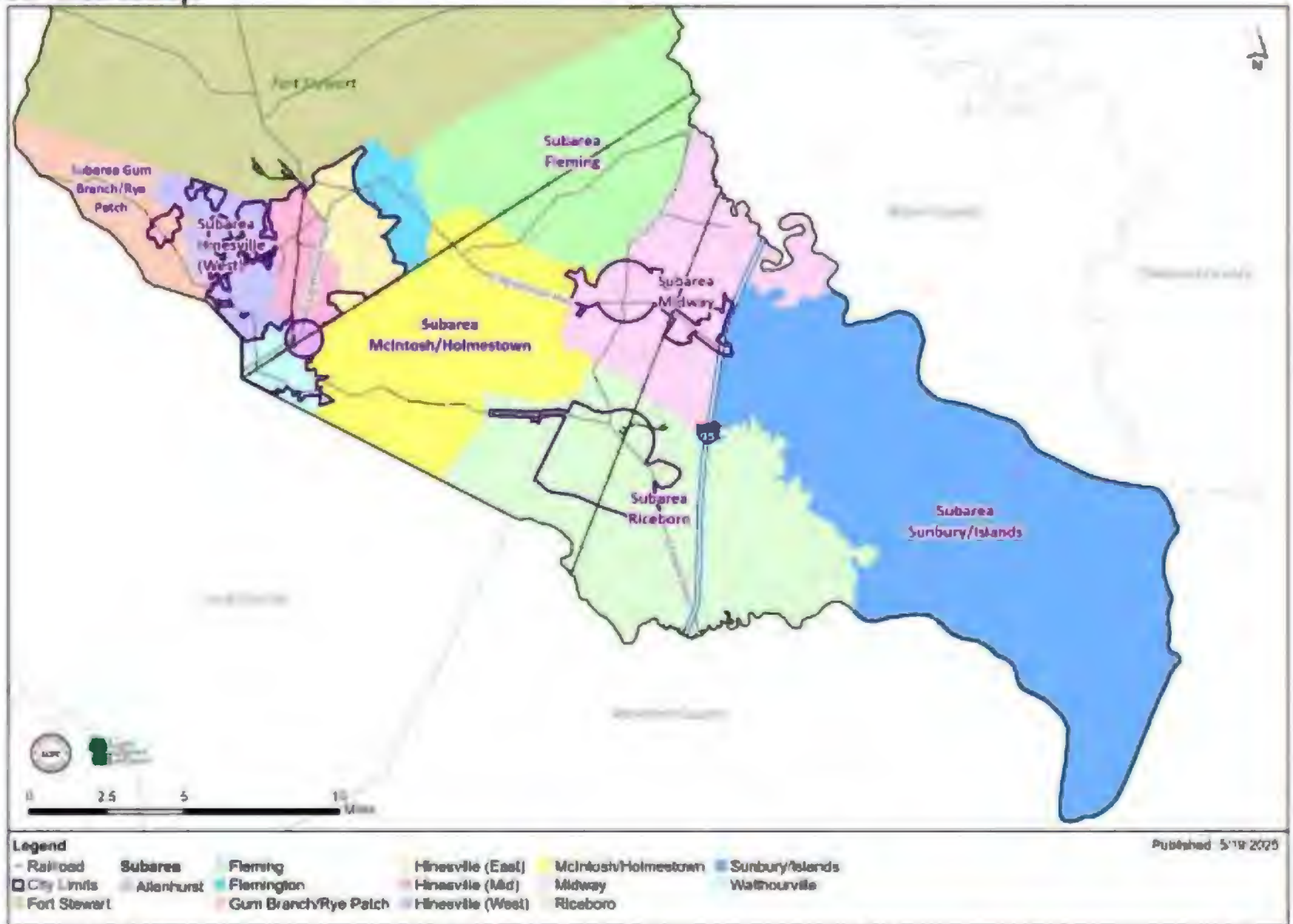
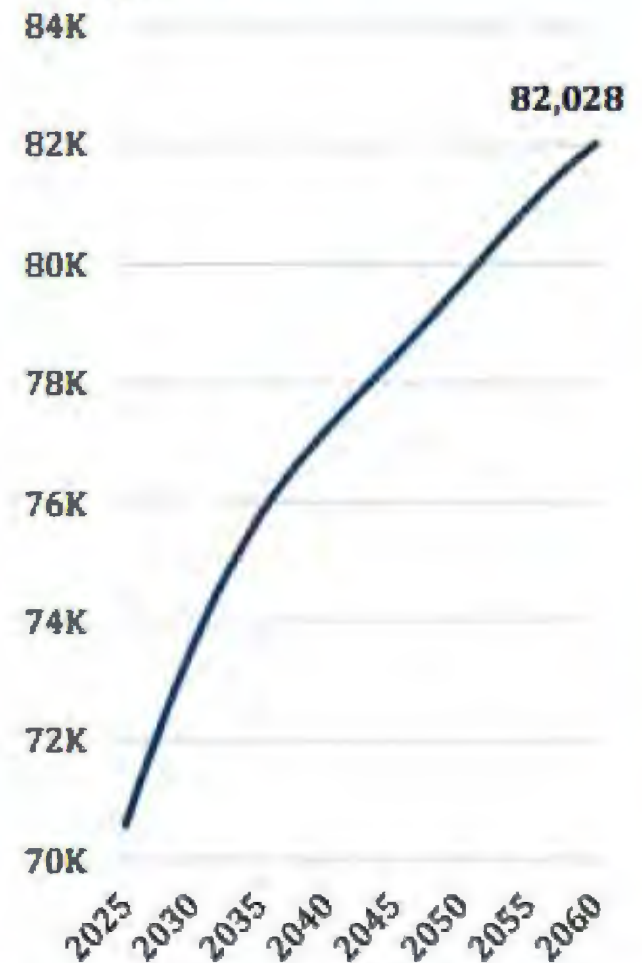


Figure 1. Total population.



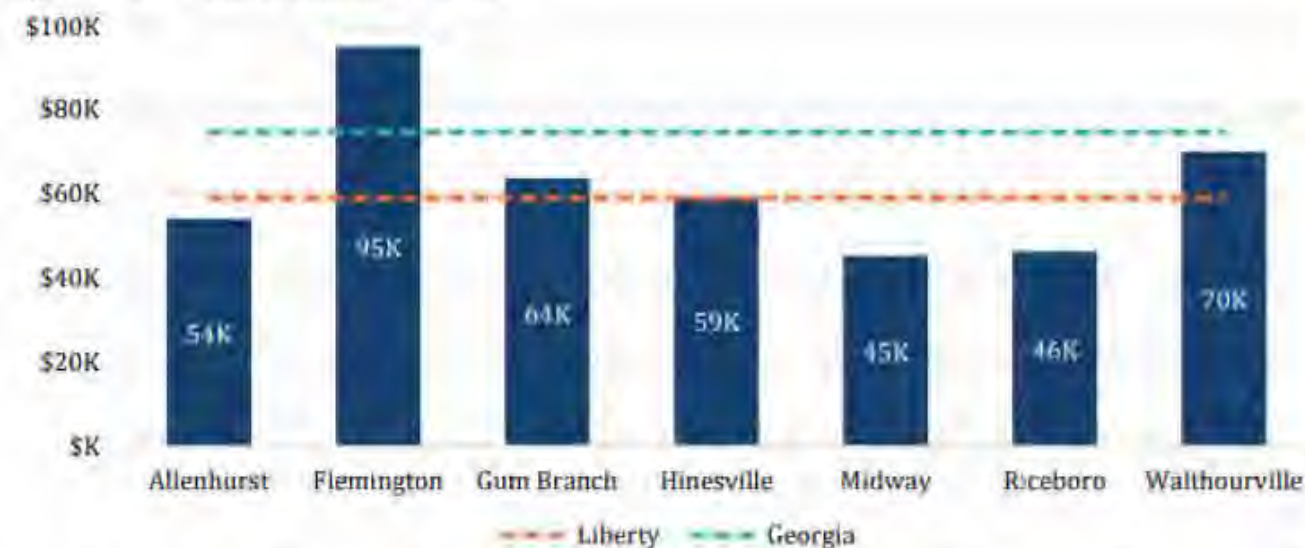
Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2023.

Figure 2. Population projection of Liberty County.



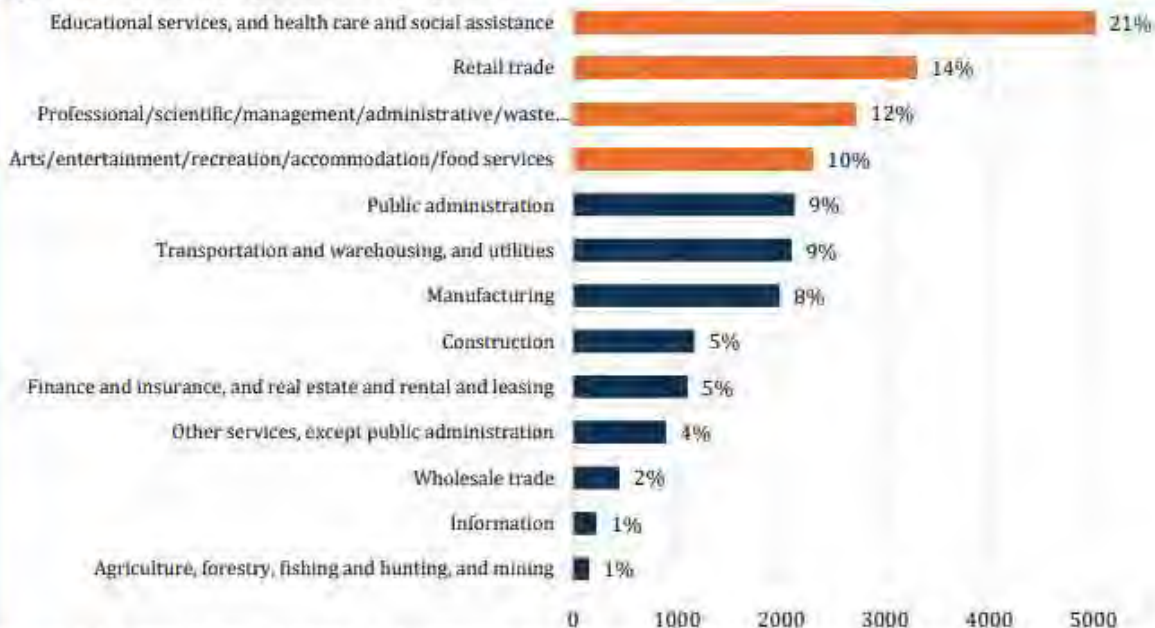
Source: Georgia Governor's Office of Planning and Budget. "County Residential Population 2024 Long-Term Population Projections."

Figure 10. Median household income.



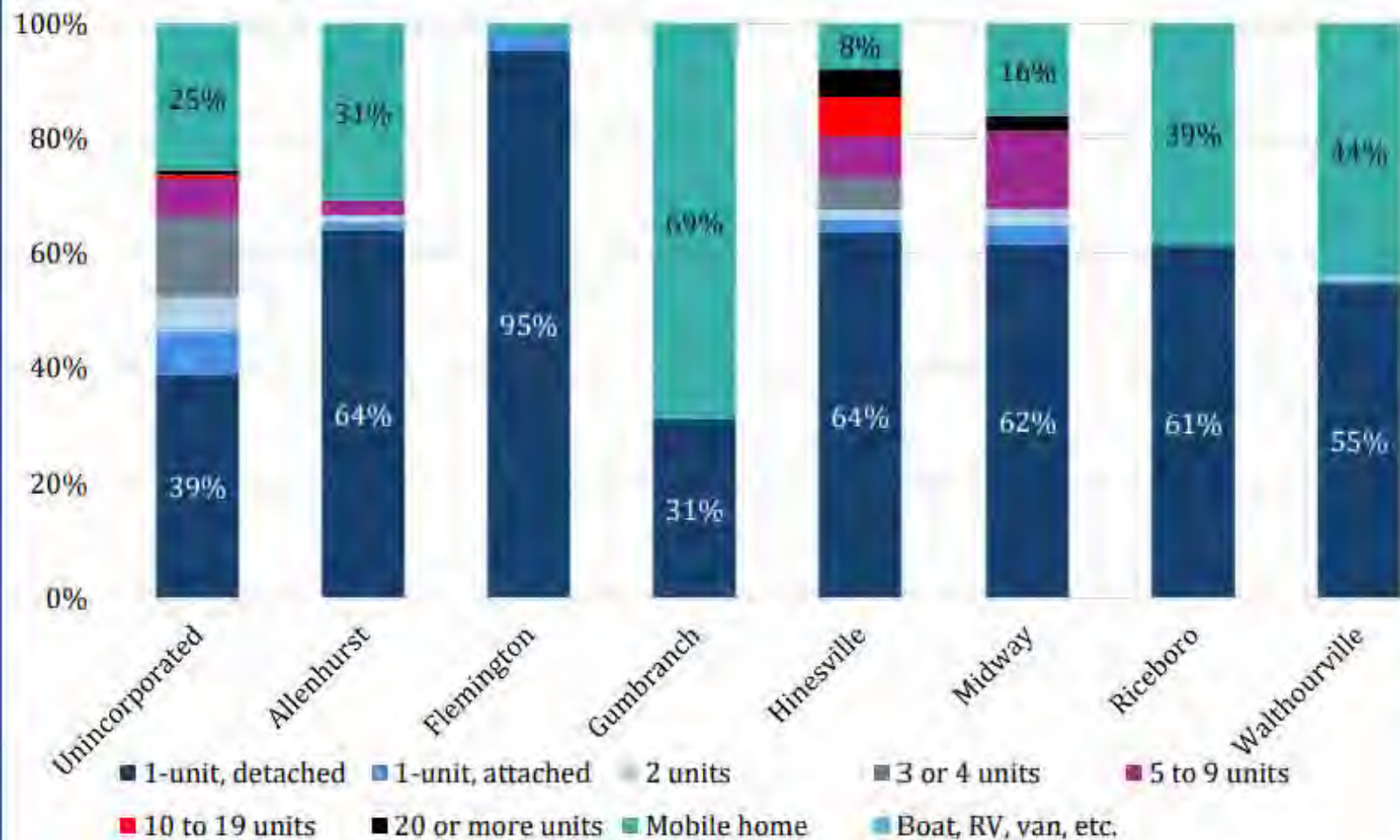
Source: U.S. Census Bureau. "Income in the Past 12 Months (in 2023 Inflation Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2023.

Figure 13. Industry of civilian employment.



Source: U.S. Census Bureau. "Industry by Occupation for the Civilian Employed Population 16 Years and Over." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2405, 2023.

Figure 22. Housing unit structure types.



Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

3.2 Goals and Policies

Goals	Policies
Economic Development	
Support a diverse and resilient economy	<ul style="list-style-type: none"> • Encourage a mix of industries and businesses from different sectors. • Attract and retain businesses.
Promote workforce development and education	<ul style="list-style-type: none"> • Collaborate with local schools, colleges, and workforce agencies to align training with industry needs. • Expand access to vocational, technical, and continuing education opportunities. • Encourage internships, apprenticeships, and youth employment programs.
Encourage entrepreneurship and small business growth	<ul style="list-style-type: none"> • Attract and support local businesses. • Promote incubators and co-working spaces.
Foster revitalization and investment in key areas	<ul style="list-style-type: none"> • Encourage development at I-95 Exit 67 and Exit 76. • Invest in infrastructure improvements that support economic activity.
Natural and Cultural Resources	
Conserve and enhance natural resources	<ul style="list-style-type: none"> • Protect environmentally sensitive areas such as wetlands, floodplains, and watersheds. • Preserve existing tree canopy and support tree preservation initiatives.
Promote coastal resiliency	<ul style="list-style-type: none"> • Incorporate climate adaptation strategies into land use and infrastructure planning. • Support public education on coastal resiliency and sustainable living.
Preserve cultural and historic resources	<ul style="list-style-type: none"> • Identify and protect historically significant structures, sites, districts, and landscapes. • Support adaptive reuse of historic buildings to maintain cultural continuity.

Goals	Policies
	<ul style="list-style-type: none"> Support historic preservation entities, such as the Liberty County Historical Society, Hinesville Historic Preservation Commission, and the Liberty County Cultural and Historical Resources Committee. Promote, educate, and celebrate Liberty County's cultural and historic significance.
Ensure public access to natural and cultural resources	<ul style="list-style-type: none"> Promote and encourage the use of walking and nature trails. Preserve and encourage recreational use of greenspaces.
Community Facilities and Services	
Ensure adequate and equitable public facilities and services	<ul style="list-style-type: none"> Plan for facilities based on current and projected population needs. Increase access to recreational and entertainment facilities. Promote downtowns and town centers.
Provide safe, reliable, and efficient infrastructure	<ul style="list-style-type: none"> Maintain and improve water, sewer, and stormwater infrastructure to accommodate growth. Expand and enhance wastewater reuse efforts and infrastructure.
Foster intergovernmental and regional collaboration	<ul style="list-style-type: none"> Collaborate and share services and facilities across jurisdictions. Pursue and engage in shared service agreements for infrastructure projects with cross-jurisdictional benefits.
Land Use and Development	
Promote efficient and sustainable growth	<ul style="list-style-type: none"> Coordinate land use planning with transportation, utilities, and public services. Guide new development towards areas with existing infrastructure and services. Promote brownfield and greyfield sites for mixed-use developments.
Preserve community character and livability	<ul style="list-style-type: none"> Maintain transitions and buffers between incompatible land uses. Incorporate public spaces, greenways, and pedestrian amenities into development projects.
Ensure land use decisions support environmental stewardship	<ul style="list-style-type: none"> Protect sensitive natural areas such as wetlands and floodplains from inappropriate development. Integrate and prioritize coastal resiliency in planning and development.
Housing	
Ensure housing affordability for all income levels	<ul style="list-style-type: none"> Increase availability of attainable and affordable housing. Support the submittal of low-income housing tax credit applications to provide additional multi-family housing.
Provide a diverse range of housing options	<ul style="list-style-type: none"> Support development of a variety of housing types, including single-family homes, townhomes, and multi-family apartments, etc. Promote housing options that serve all household types, such as seniors, individuals, students, families, and people with disabilities.

Goals	Policies
Expand opportunities for homeownership across income levels	<ul style="list-style-type: none"> • Encourage development of housing at various price points, including starter homes, townhomes, and condominiums.
Transportation	
Develop a safe and efficient transportation system	<ul style="list-style-type: none"> • Prioritize roadway safety and improvement initiatives for all users, including drivers, pedestrians, cyclists, and transit riders. • Evaluate impacts on traffic flow from new developments. • Coordinate transportation improvements with future land use patterns and growth projections.
Promote multimodal transportation options	<ul style="list-style-type: none"> • Expand and improve pedestrian and bicycle infrastructure, including sidewalks, multi-use paths, and trails.
Enhance the visual quality and functionality of roadways	<ul style="list-style-type: none"> • Promote streetscape improvements and beautification efforts that create attractive, safe, and inviting public spaces. • Improve roadway walkability and accessibility.

7 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 County and all Cities 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.

Table 3. Zoning Districts.

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	Regional Commercial
	OI	Office Institutional
	IC	Interstate Corridor
	DD	Downtown Development
Industrial Districts	LI	Light Industrial
	I-1	Industrial
Planned Districts	PUD	Planned Unit Development
	POD	Planned Development

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 Districts

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



Residential, Low-Density

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

Regulations

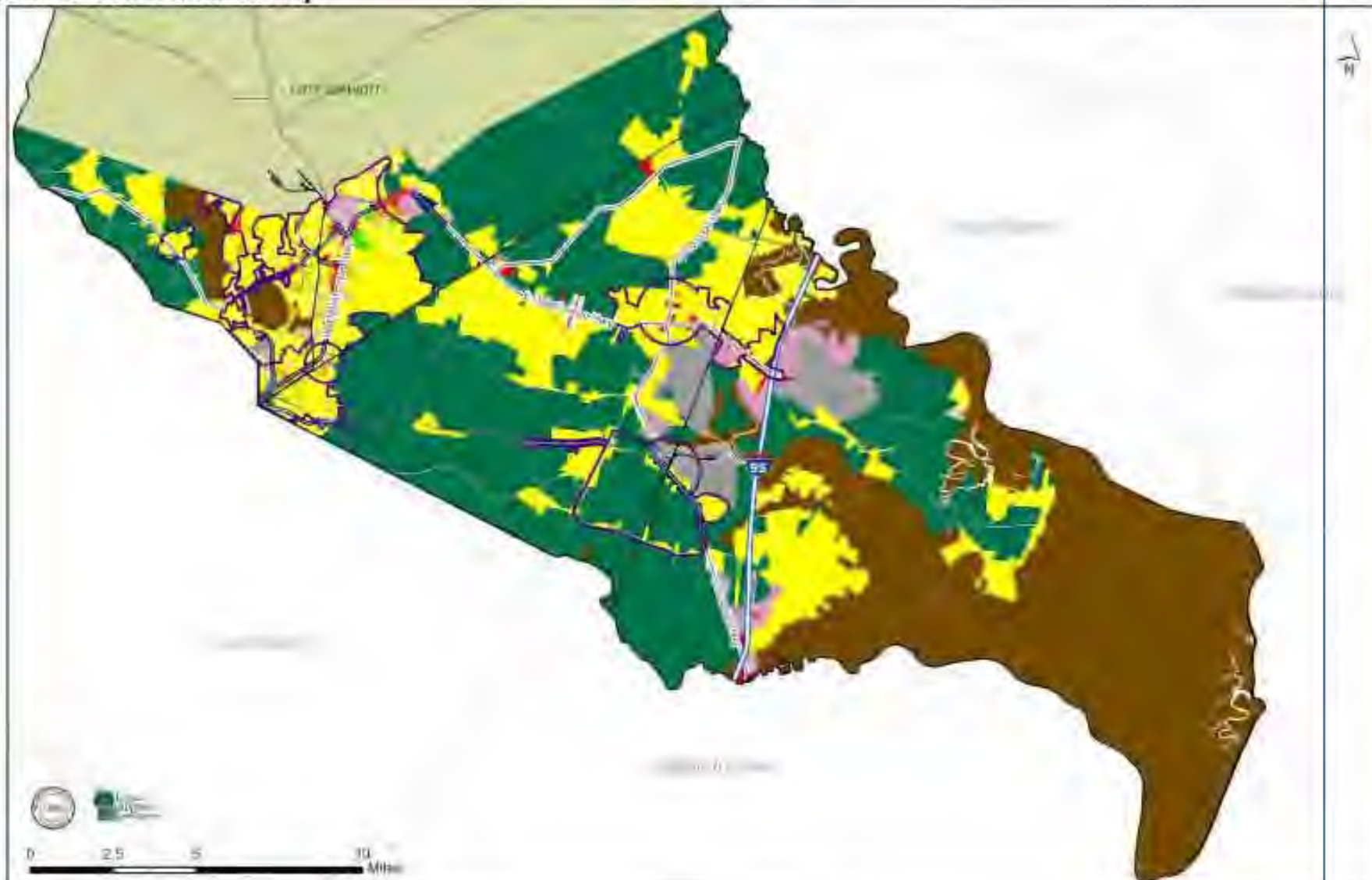
- Encourage a variety of compatible housing options.
- Use road networks in residential areas to promote safety and connectivity with existing and future developments.
- The size, scale, design, and material of duplexes/townhomes must be compatible with the established neighborhood character and located 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.
- For new developments, require buffering for controlling visual, noise, and activity impacts between residential and commercial uses.

Compatible Zoning Districts

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



Figure 16. Future Land Use Map.



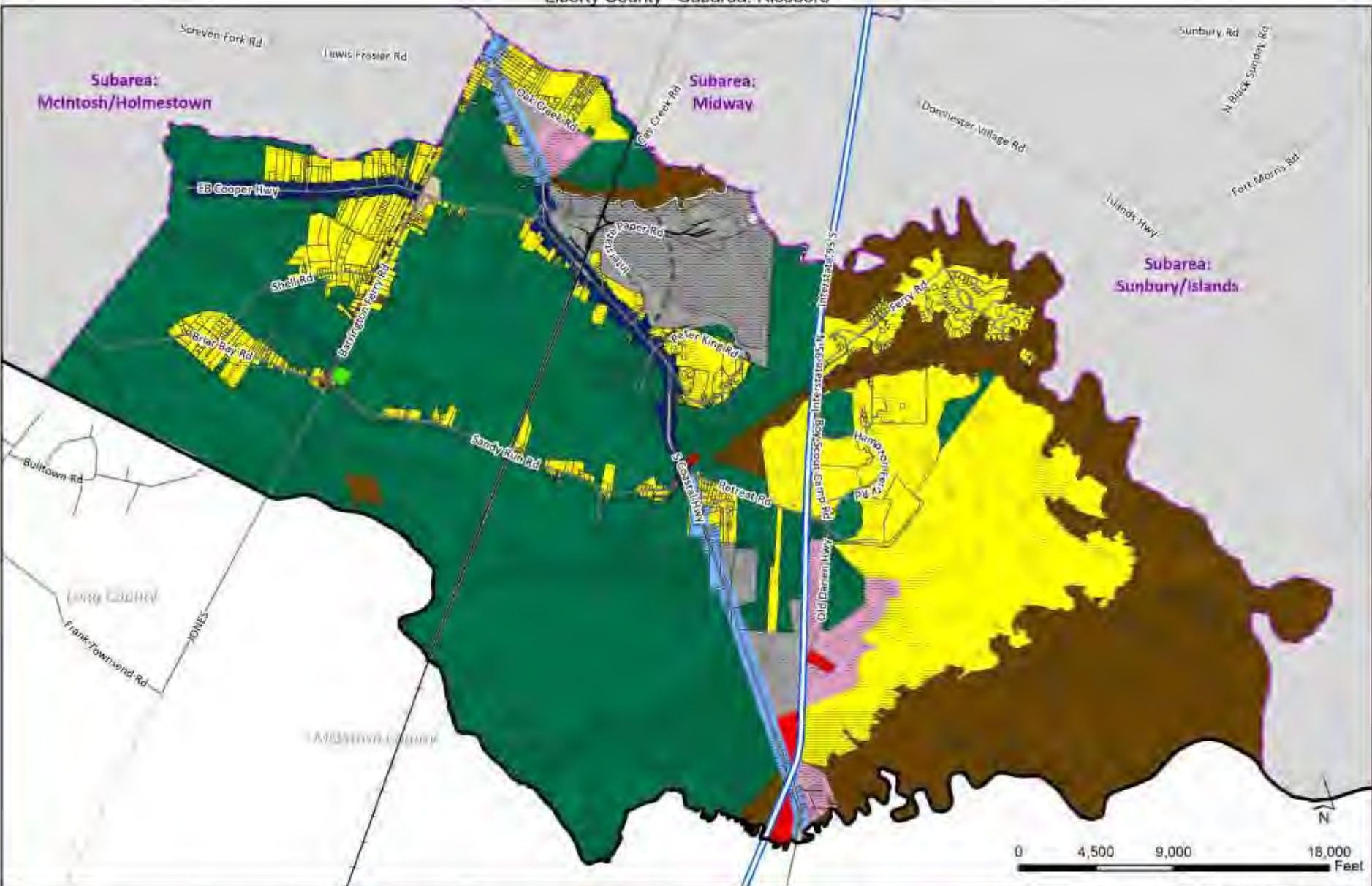
Legend

- | | | | | |
|--------------|------------------------|--------------|--------------------------|--------------------------|
| - Railroad | Future Land Use | Commercial | Mixed Use | Public/Institutional |
| City Limits | Agriculture/Forestry | Conservation | Mixed-Use Urban Corridor | Residential High-Density |
| Fort Stewart | | Industrial | Park/Recreation | Residential Low-Density |

PL016181-1/5/22/2025

Future Land Use

Liberty County - Subarea: Riceboro



Legend

- Wetlands
- Subareas
- City Limits
- Future Land Use**
 - Agriculture/Forestry
 - Conservation
 - Mixed Use
 - Commercial
 - Industrial
 - Mixed-Use Rural Corridor
 - Mixed-Use Urban Corridor
 - Park/Recreation
 - Public/Institutional
 - Residential High-Density
 - Residential Low-Density

Published: 5/19/2025



7.3 Character Areas

The Character Areas 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 County has identified the following character areas, which are shown on the map in this chapter. Detailed zoomed in maps for each subarea are included in [Appendix A](#).

- | | | |
|----------------------------------|---------------------------|------------------------------|
| • Traditional Neighborhood | • Downtown | • Historic Preservation |
| • Residential Neighborhood | • Commercial Center | • Other/Special |
| • Transitional Neighborhood | • Neighborhood Commercial | • Light Industrial Area |
| • Scattered Residential | • Marketplace Corridor | • Regional Employment Center |
| • Rural Residential Preservation | • Gateway Corridor | • Agriculture/Farmland |
| • Rural Residential | • Bypass Corridor | • Greenspace |
| • Town Center | • Rural Crossroads | |

Traditional Neighborhood

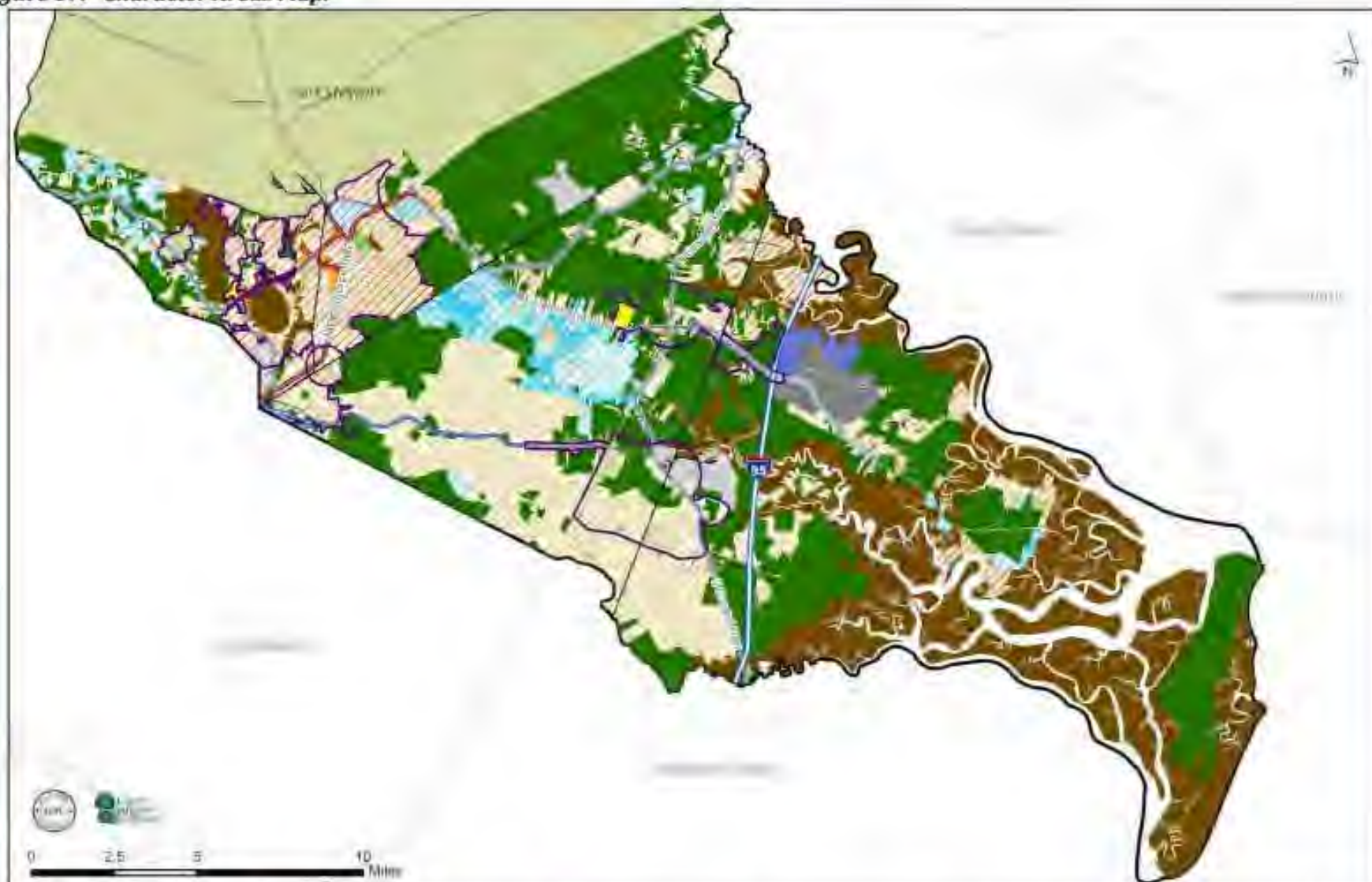
These are established residential areas characterized by walkable, compact development patterns with a strong traditional southern coastal character and sense of place. These neighborhoods are typically close to community amenities such as schools, parks, services, and shops. These areas often reflect historic or pre-suburban development patterns and are vital to a community's identity, offering a high quality of life, architectural character, and close-knit community dynamics.

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.



Figure 17. Character Areas Map.



Legend		Published: 5/13/2025							
County	Character Areas	Commercial Center	Conservation	General Office District	Regional Employment Center	Rural Residential	Suburban Growth		
City Limits	Agriculture Farmland	Desired Neighborhood	Historic Preservation	Natural Conservation	Regional Neighborhood	Rural Residential Urbanization	Town Center		
Port District	Hydro Corridor	Downtown	Light Industrial Area	Neighborhood Commercial	Rural Crossroads	Scattered Residential	Traditional Neighborhood		
		Gateway Corridor	Marketplace Corridor	Other Special		Stem Corridor	Transitional Neighborhood		

Character Areas

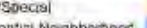
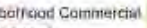
Liberty County - Subarea: Walthourville



Legend



Character Areas



0 500 1,000 2,000 Feet

Published: 7/25/2024



Table 10. Hinesville Work Program.

Action Item (Hinesville)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Expand Business Incubator	x	x	x	x	x	City Council	\$3 Million	SPLOST, GE, Grants
Natural & Cultural Resources								
Renovate Hineshaw Building	x	x	x	x	x	City Council, Friends of Hines Shaw Foundation, Historical Society	TBD	SPLOST, GE, Grants
Community Facilities & Services								
Redevelop and redesign the Amphitheater and park entrance at Bryant Commons	x	x				City Council, HDDA	\$1.5 Million	GE, SPLOST
Improvements at Irene B Thomas Park		x	x			City Council	TBD	HUD Entitlement Fund
Expand Public Works facility	x	x	x			City Council	\$2 Million	SPLOST, Grants
Establish an Event Center	x	x	x	x	x	City Council, LCBOC		SPLOST, Hotel/Motel Tax
Establish a Family Entertainment Center	x	x	x	x	x	City Council		Hotel/Motel Tax
Expand fire services to the new developments on the east side of Hinesville					x	City Council	TBD	GE, SPLOST, Impact Fees
Land Use & Development								
Develop a Development Impact Fee Ordinance	x					City Council	\$90,000	GE
Update Code of Ordinances	x	x	x	x	x	City Council	Staff Time	GE
Housing								
Conduct a Housing Study	x					City Council	TBD	GE
Complete Phase 3B of Azalea Street Redevelopment Project	x					City Council	\$2.1 Million	GE, Revolving Loan Fund, CDBG, CHIP, Citizen

Questions?

www.thelcpc.org



*"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 SANITATION BID

The City is issuing this RFP to secure curbside collection services for residential household and light commercial solid waste, yard waste, and bulk materials (optional) in the incorporated areas of the City.

Publication Date: July 10th, 2025

Closing Date: July 31st, 2025 by 5:00 PM

Bid Opening Date: August 1st, 2025, at 10:00 AM at Flemington City Hall

The complete Proposal can be found at: www.cityofflemington.org.

The City of Flemington is seeking proposals from qualified Service Providers to provide the resources, labor and equipment necessary to collect municipal solid waste, yard waste (dry trash), and select bulk waste (optional) from residential and light commercial customers on a once per week basis. The Service Provider must be capable of providing billing, customer service, and having the necessary equipment to start pick up service on Thursday, January 1st, 2026.

Please submit all sealed bids, by 5:00 PM on July 31st, 2025 to:

City of Flemington
Office of the City Clerk
156 Old Sunbury Rd.
Flemington, GA 31313

For any questions, please call (912) 877-3223 and ask for the City Clerk.