

**Regular City Council Meeting
City Council Chambers
231 East Hayne Street
Tuesday, July 26, 2016
5:30 p.m.**

(These minutes are subject to approval at the August 30, 2016 City Council Meeting)

City Council met this date with all members present except for Councilperson Tony Kennedy and Councilperson James Smith. City Manager Lee Bailey, City Clerk Courtney Greene, Community/Economic Development Director Alyson Leslie, and City Attorney Terry Clark were also in attendance. Notice of the meeting was faxed to the media the week prior to the meeting and posted on the bulletin board at City Hall in advance according to the Freedom of Information Act.

- I. **Call to Order** – The meeting was called to order by Mayor Gist at approximately 5:30 p.m. Councilperson Sloan made a motion to accept the agenda as written and a second was made by Mayor Pro Tem Durham. The agenda was unanimously approved as presented.
- II. **Mayor's Report**–

Mayor Gist opened his mayor's report by stating that the annual MASC meeting that was held in Charleston for elected officials went great. He stated that it was one of the best meetings they have gone to in a while and that he felt each councilperson got something out of it.

 - A. **Approval of Minutes**- Mayor Gist asked for a Motion to approve the minutes for the June 28, 2016 regular scheduled City Council Meeting. A Motion was made by Councilperson Sloan and a Second was made by Mayor Pro Tem Durham. The vote to approve the motion was unanimous.
- III. **Citizens Request to Appear**-
 - A. **Donna Pearson- The Terraces Development**- Mrs. Pearson stood up and stated that she would like to give her five minutes of designated speaking time to Mr. John Earley to give him a total of 10 minutes.
 - B. **John Earley- The Terraces Development**- Mr. John Earley came forward and expressed his concern as a citizen of Woodruff on the terraces that are being built in woodruff. He stated that he and his family have invested a lot of money into properties and houses in the Woodruff community. He stated that in 2004 he pleaded for council to not rezone the property to allow mobile homes. He stated that he was never notified of the rezoning of

the property in 2004. He stated that the 10 duplexes would create a high density property but that the surrounding properties are low density and that a high density development does not fit into the residential area. He requested that single family homes be built instead of duplexes.

- C. **Henry Kerns- The Terraces Development-** Mr. Kerns came forward and stated his concern about the building of the terrace development. He stated his disgrace that he had towards council and their actions in this matter. He stated he was not given notice of the zoning change and was not notified of the new construction until after it had started. He stated that the terraces were being built illegally due to the zoning of the property.
- D. **Ashley & Elizabeth Earley- The Terraces Development-** Ashley Earley stated that she wanted to give her five-minute speaking time to her mother, Elizabeth Earley. Elizabeth Earley came forward. She had paperwork and a title search that she had gathered and passed out paperwork to the council members. She stated that she had heard that the city received a loan of \$600,000 from HUD for the construction. She also stated that those who live in the terraces must meet the low income requirements from HUD. She stated that this area is not a charity. She suggested that the duplexes be moved to another area. She also stated that in her research she discovered that crime rates were higher in areas that contained low income housing.

IV. Proclamation-

- A. **A Proclamation Declaring August 7-13, 2016 National Health Center Week- Presenter Mayor Gist & Isaac Dickson with ReGenesis Health Care-** Mayor Kenneth Gist stated that national health center week would help increase the quality of life and encouraged every Woodruff citizen to visit their local Health Center. Mr. Dickson with ReGenesis stated that they are currently working on providing treatments to more people within our area. He stated that they are going to try to transport people that have no transportation so that they may receive services. He stated that there are currently 8 doctors, including 2 pediatricians on staff in Woodruff. He stated that they are working on getting more doctors in Woodruff and hope to continue to provide services to more local people. Mayor Gist asked for a motion to declare August 7-13 2016 National health Center Week. A motion was made by Mayor Pro Tem Durham and a second was made by Councilperson Sloan. The vote to approve the motion was unanimous.

V. New Business –

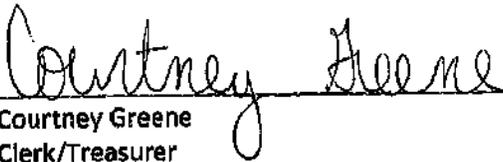
- A. **First Reading to Amend the Zoning Ordinance and Map to Rezone One Parcel Containing 4.26 Acres from R-2A to R-3 Located on Armory Drive- Presenter- Lee Bailey-** City Manager Lee Bailey stated that the planning commission had met previously this month and reviewed this and asked questions and voted unanimously to make this change. Mr. Bailey stated that across the street from this property is an industrial site and beside it is a commercial site. He stated that he and the zoning committee feel that it is a minor change. Councilperson Arnold stated that this was just the first reading and that this decision could possibly change before passing. Mayor Gist asked for a motion to accept the first reading to amend the zoning ordinance and map to rezone one parcel containing 4.26 acres located on Armory Drive from R-2A to R-3. Councilperson Sloan made a motion and a second was made by Mayor Pro Tem Durham. The vote to approve the motion was unanimous.
- B. **First Reading to Amend the Zoning Ordinance and Map to Rezone One Parcel Containing 1.66 Acres from R-1 to C-3 located at 210 Church Street- Presenter- Lee Bailey-** City Manager Lee Bailey stated that this is the old Sub-Station building that the city purchased in the late 1990s. It is currently zoned R-1 but has always been used as a commercial building. This is to adjust the map to properly represent this city-owned property. Mayor Gist asked for a motion to accept the first reading to amend the zoning ordinance and map

to rezone one parcel containing 1.66 acres located at 210 Church Street from R-1 to C-3. Councilperson Arnold made a motion and a second was made by Councilperson Norman. The vote to approve the motion was unanimous.

VI. Other Business

- A. Department Reports-** City Manager Lee Bailey came forward and stated that the city is in the process of closing interim financing on the wastewater treatment plant. The interest rate has dropped 1% which will save the city \$4,000 a month and he is pressing for them to close the project by the end of September.
- B. Financial Reports-** Mr. Bailey stated that city clerk Courtney Greene is working to prepare for the annual audit which will be occurring at the end of August. The audit should be finished and presented in October or November. Mr. Bailey stated that all departments finished the fiscal year in good standing with their budget.
- C. City Manager Updates-** Mr. Bailey stated that he is currently conducting interviews for the parks position and hopes to hire someone within the next few weeks. Mr. Bailey stated that he wants the new person in this position to help conduct activities within the city.

- VII. Adjourn-** Mayor Gist asked for a motion to adjourn at 6:14 pm. A motion was made by Mayor Pro Tem Durham and it was followed by a second from Councilperson Sloan. The vote to approve the motion to adjourn was unanimous.



Courtney Greene
Clerk/Treasurer
City of Woodruff