

**Public Hearing
City Council Chambers
231 East Hayne Street
Tuesday, August 2nd, 2016
4:00 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 William Arnold and Councilperson Mattie Norman. 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.

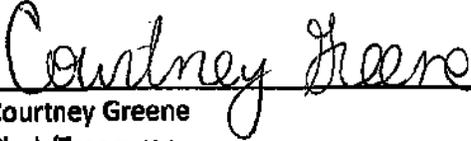
- I. Call to Order** – The meeting was called to order by Mayor Gist at approximately 4:00 pm. Councilperson Smith made a motion to accept the agenda as written and a second was made by Councilperson Kennedy. The agenda was unanimously approved as presented.

- II. Public Comment on Zoning Change(s) to the Zoning Ordinance Map**–
Mayor Gist stated that four citizens had signed up to speak at the public hearing. He stated that each person would have a five-minute session to speak.
 - A. Donna Pearson**– Ms. Donna Pearson came forward and stated her name. She stated that she felt the city was being illegal in the way they handling the rezoning of the property to R-3. She said that the city could be sued for not dealing with this issue in a legal and correct way. She mentioned the parcel being rezoned in 2004, and she wanted to know why it was ever rezoned. Her property is R-1. She mentioned spot zoning and that this is what the city is doing. She voiced her concern and asked if her property would be rezoned as well and why it was okay for them to rezone this property. She stated that in her research on zoning permits she discovered that construction could not be completed or resumed without the proper permit. She stated that the people working on the terraces are still working illegally because they have not been approved for the second permit. She continued to voice her concern on this matter and asked the council to carefully analyze this situation before reaching a final decision.
 - B. Elizabeth Earley**- Ms. Earley came forward and stated her name. Ms. Earley stated that the company who is building the terraces paid \$100,000 for this property and she questioned as to why they did this. She said they have spent a lot of time and money making the land to where it was able to be built on. She stated that there were other

properties, such as the 26 acres on Fortenberry that could have been bought instead. She stated that this company is wanting a community center. The rental office will be located here as well and she stated that this will bring in a lot of traffic on their street.

- C. **John Earley-** Mr. Earley came forward and asked the council if any of them had ever been on Stone Avenue. He stated that the homes on Stone Avenue are single family homes. When his family built their home it was zoned as R-1. He questioned as to why the city would blanket zone this property. He stated that by blanket zoning this area, wouldn't this make the whole area eligible for duplexes? He stated that the new zoning that was at question today was R3 for multifamily and was a high density. He stated that Armory and the surrounding areas are very low to medium density. He questioned why this particular area would be high density when the surrounding areas were low density. He stated that council should have contacted citizens before making this decision and asked them their opinions about the building of the duplexes. He questioned why this area would be rezoned and asked if there was a plan to bulldoze the homes on this street and make it all duplexes.
- D. **Henry Kerns-** Mr. Kerns came forward and stated that the actions being done by the city and the council was an abomination to him. He stated that he was in his work clothes and has had to work very hard for everything he has including his home. He stated his concern as a tax paying citizen. He said the property is being rezoned to cover mistakes that were made. He said that things are being done backwards and it was not done right in the first place. He said he had experience keeping up and maintaining housing complexes. He said the duplexed will go downhill quickly and become lower quality. He stated that he is upset because he did not have a say so in any of this. He stated that he and the others would not have been there today if things would have just been done right.

III. **Adjourn-** Mayor Gist asked for a motion to adjourn at 4:17 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