



Regular Council Meeting
231 East Hayne Street
Tuesday, March 29, 2022
5:30 p.m.

(These minutes are subject to approval at the regular April 2022 meeting)

City Council met on this date with the following council members: Dickard, Kelley, Sloan, Durham, and Mayor Gist in attendance. City Manager Lee Bailey, City Attorney Terry Clark and City Clerk Bekki Phillips were also present. Notice of the meeting was sent to the media days prior to the meeting and posted on the bulletin board at City Hall in advance of the meeting according to the Freedom of Information Act.

- I. **Call to Order-** The meeting was called to order by Mayor Gist at 5:31 p.m.
 - II. **Approval of Minutes-**
A motion was made by Councilwoman Sloan to accept the minutes from the Regular Council Meeting and Public Hearing on February 22nd, 2022, as well as the Special Call Meeting February 28th, 2022, minutes as written. A second was made by Councilman Durham. The vote passed unanimously.
 - III. **Approval of the Agenda of the March 29nd, 2022, City Council Meeting** A motion was made by Councilman Durham to accept the agenda as written. A second was made by Councilwoman Sloan. The vote passed unanimously.
 - IV. **Old Business-NONE**
 - V. **New Business**
- A. **Resolution 22-003 to Declare April as Fair Housing Month. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is to declare April as fair housing month. We must do this each year to stay in compliance with some of our grant awards. Mr. Bailey stated that the City will publish a lot of information as to what fair housing requirements are for the public. A motion was given by Councilman Durham to accept the Resolution 22-003 as written. A second was given by Councilwoman Sloan. The vote passed unanimously.
 - B. **First Reading of Ordinance 22-012 to Amend Article III, Section II, pertaining to a Conditional Use Permit as Defined by the City of Woodruff Zoning Ordinance and Other Matters Related Thereto. Presenter: Lee Bailey, City Manager.** Mr. Bailey stated that the current ordinance was kind of outdated and while in the process of a updating a new ordinance they found language in the current ordinance that did not meet state law. Mr. Bailey reassure Mayor and council that they had never had an issue with this but wanted to resolve it moving forward with the ordinance. Bailey stated that this ordinance is just changing some definitions to get the city in compliance with state law. A motion was given by Councilwoman Sloan to accept the first reading of ordinance 22-012 as written. A second was given by Councilman Dickard. The vote passed unanimously.
 - C. **First Reading of Ordinance 22-013 to Establish a Development Impact Fee Program & Capital Improvement Plan for the City of Woodruff and Other Matters Related Thereto. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is a capital improvement/development impact fee. Mr. Bailey stated that they have been working for over 5 months to develop this plan. Mr. Bailey mentioned that the City is to expect to triple in population in the next 5 years and this plan is to help provide for that growth. This will allow us to charge during the building permit fee process a fee to help with our capital improvements for recreational purposes and police department improvements. The fees are as follows. A single Family permit will cost \$4,668 and is broken down to \$3,499 to parks and recreation and \$ 1,169 to the police department. A motion was given by

Councilwoman Sloan to accept the first reading of ordinance 22-013 as written. A second was given by Councilman Durham. The vote passed unanimously.

- D. **First Reading of Ordinance 22-014 to ReZone a Parcel of Land, Tax Map Number 4-25-00-062.00 & 4-25-00-062.02 Located at 6810 HWY 101 and 51 SJ Workman Rd Containing 291 Acres to "I-2" Heavy Industrial. Lee Bailey, City Manager.** Mr. Bailey stated this property had been annexed into the City and zoned AG back in 2016 at the request of the owners. The owners are now requesting that the property be rezoned to I-2 Heavy Industrial. A motion was given by Councilman Durham to accept the first reading of ordinance 22-014 as written. A second was given by Councilwoman Sloan. The vote passed unanimously.
- E. **First Reading of Ordinance 22-015 to ReZone a Parcel of Land Tax Map Number 4-25-00-069.00 Located on Hwy 101 Containing 23.67 Acres to "I-2" Heavy Industrial. Presenter: Lee Bailey, City Manager.** Mr. Bailey that this request has come from the land owner as well and has requested that the property be rezoned from I-1 to I-2. Mr. Bailey stated that this zoning does meet all requirements of the future land use maps. A motion was given by Councilwoman Sloan to accept the first reading of ordinance 22-015 as written. A second was given by Councilwoman Kelley. The vote passed unanimously.
- F. **First Reading of Ordinance 22-016 to Remove a Parcel of Land From The Revitalization District. Presenter: Alyson Smith, City Planner.**
Ms. Smith stated that city staff had been approached with a request from a property owner to place a car lot on a property located within the Revitalization District. Staff denied the request due to the proposed use being prohibited within the Revitalization District. Based on staff's recommendation, the property owner requested to have the property removed from the Revitalization District, which would thereby revert the zoning to traditional C-3 Commercial zoning without any additional restrictions. Ms. Smith stated that Planning Commission recommended that City Council deny the request based on previous denials of similar requests and the concern of setting a precedent of removing parcels from the Revitalization District. After discussion of the reasons behind the placement of the district boundaries, Mayor and Council stated that they would need additional time to review the request. A motion was made by Councilwoman Sloan to table the request. A second was made by Councilman Dickard. The vote was unanimous to table the request.
- G. **Acceptance of Petition for Annexation for Parcel Number 4-26-00-203.00 Containing 52.57 Acres Located on Cavins Rd. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is at the request of the property owner. Mr. Bailey stated that this parcel of land is next to the leisure center. A motion was given by Councilman Dickard to accept the Petition as written. A second was given by Councilwoman Sloan. The vote passed unanimously.
- H. **First Reading of Ordinance 22-017 to Annex a Tract of Land Containing 52.57 Acres Located on Cavins Road, Parcel Number 4-26-00-203.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is the above-mentioned property. Mr. Bailey stated that the developer is ready to proceed. A motion was given by Councilwoman Sloan to accept the first reading of ordinance 22-017 as written. A second was given by Councilman Durham. The vote passed unanimously.
- I. **First Reading of Ordinance 22-018 to Zone a Tract of Land Containing 52.57 Acres Located on Cavins Road R-2B Cluster Development, Parcel Number 4-26-00-203.00. Presenter Alyson Smith; Planning Director.** Mrs. Smith stated that this property is the above-mentioned property that Mr. Bailey reference in item H. Mrs. Smith Stated that the property owner is requesting it to be zoned R-2B and that it will go to planning commission next month. A motion was given by Councilman Durham to accept the first reading of ordinance 22-018 as written. A second was given by Councilwoman Kelley. The vote passed unanimously.

VI. Business Updates.

- A. The reports were received by council. The Mayor and Council had no comments regarding the reports.
- B. A motion was made by Councilwoman Sloan to accept the financial report as written. A second was made by Councilman Dickard. The vote passed unanimously.
- C. City Manager Lee Bailey gave his city manager updates. Mr. Bailey wanted to congratulate Officer Dalton Anderson for having been named Rookie of the Year for the state.
- D. A motion was made by Councilman Durham to enter Executive Session. A second was made by Councilwoman Sloan. The motion passed unanimously. Executive session was entered at 6:04 PM. A motion was made by councilman Durham to exit executive session. A second was made by councilwoman Kelley. A motion was

made by councilwoman Sloan to re-enter into regular council meeting. A second was made by councilwoman Kelley. The vote passed unanimously. Regular session was re-entered at 6:52 PM.

VII. Adjourn- A motion was made by Councilwoman Sloan to adjourn the meeting. A second was made by Councilwoman Kelley. The vote passed unanimously. The meeting adjourned at 6:52pm.

Attest:



Bekki Phillips
City Clerk