



**Regular Council Meeting  
City Council Chambers  
231 East Hayne Street  
Tuesday, March 24, 2020  
5:30 p.m.**

**(These minutes are subject to approval at the regular April 2020 meeting)**

**City Council met on this date with the following council members: Sloan, Durham, Kelley, Dickard, Norman, Arnold, and Mayor Gist in attendance. City Manager Lee Bailey and the 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 5:49 p.m.
- II. Approval of Minutes-**
  - A.** A motion was made by Councilwoman Sloan to accept the minutes from the Regular Council Meeting February 25<sup>th</sup>, 2020 and Public Hearing February 25<sup>th</sup>, 2020 minutes as written. A second was made by Councilwoman Norman. The vote passed unanimously.
- III. Approval of the Agenda of the March 24th, 2020 City Council Meeting**
  - A.** A motion was made by Councilwoman Norman to accept the agenda as written. A second was made by Councilman Arnold. The vote passed unanimously.
- IV. Old Business-**
  - A. Second Reading of Ordinance 20-005 to Zone a Total of 22.77 Acres Located on E. Georgia Street Parcel # 4-26-00200.01 R-2B Residential. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated that this ordinance is to zone the 22.77 acres on E. Georgia Street as R-2B. Mr. Bailey mentioned that Planning Commission has approved the zoning change. A motion to approve the Second reading of Ordinance 20-005 as written was made by Councilwoman Norman. A second was made by Councilwoman Sloan. The vote passed unanimously.
  - B. Second Reading of Ordinance 20-006 to Zone a Total of 36.33 Acres Located at 555 Cavins Road Parcel # 4-26-00-046.00 R-2B Residential. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since first reading. Mr. Bailey stated that this ordinance is to zone the 36.33 acres on Cavins Road as R-2B. Mr. Bailey mentioned that Planning Commission has approved the zoning change. A motion to

approve the Second reading of Ordinance 20-006 as written was made by Councilwoman Sloan. A second was made by Councilman Dickard. The vote passed unanimously.

- C. Second Reading of Ordinance 20-007 to Zone a Total of 0.85 Acres Located at 161 Sloan Road Parcel # 4-25-00-069.02 I-1 Light Industrial Wholesale District. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated that this ordinance is to zone the property owned by Piedmont Natural Gas as I-1 light industrial. Mr. Bailey mentioned that Planning Commission has approved the zoning change. A motion to approve the Second reading of Ordinance 20-007 as written was made by Councilwoman Sloan. A second was made by Councilman Arnold. The vote passed unanimously.
- D. Second Reading of Ordinance 20-008 to Zone a Total of 4.00 Acres Located at 1100 E. Georgia Street Parcel # 4-26-00-046.02 R-2B Residential. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since first reading. Mr. Bailey stated that this ordinance is to zone the 4 acres at 1100 East Georgia Road R-2B. Mr. Bailey mentioned that Planning Commission has approved the zoning change. A motion to approve the Second reading of Ordinance 20-008 as written was made by Councilman Arnold. A second was made by Councilman Dickard. The vote passed unanimously.
- E. Second Reading of Ordinance 20-010 to Rezone a Total of 12.96 Acres Located at 1130 E. Georgia Street Parcel # 4-26-00-047.00 from R-1 to R-2B Residential. Presenter: Lee Bailey; City Manager.** Mr. Bailey Stated that there were no changes since the first reading. Mr. Bailey stated that this ordinance is to rezone a parcel 4-26-00-047.00 from R-1 to R-2B. The Planning Commission has approved the change, and this will be a part of the potential new development on Cavins Road and Georgia Road. A motion to approve the Second reading of Ordinance 20-010 as written was made by Councilman Durham. A second was made by Councilwoman Sloan. The vote passed unanimously.
- F. Second Reading of Ordinance 20-011 to Rezone a Total of 1.33 Acres Located at 550 Cavins Road Parcel # 4-33-00-002.00 from R-1 to R-2B Residential. Presenter: Lee Bailey; City Manager.** Mr. Bailey Stated that there were no changes since the first reading. Mr. Bailey stated that this ordinance is to rezone a parcel 4-33-00-002.00 from R-1 to R-2B. The Planning Commission has approved the change. This will be a part of the potential new development on Cavins Road and Georgia Road. A motion to approve the Second reading of Ordinance 20-011 as written was made by Councilwoman Norman. A second was made by Councilwoman Sloan. The vote passed unanimously.
- G. Second Reading of Ordinance 20-012 to Amend Article VI of the City of Woodruff, Zoning Ordinance to Increase the Maximum Building Height Dimensional Requirement for Zoning District R-3. Presenter: Lee Bailey, City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey that this ordinance is to amend our zoning ordinance to increase the maximum height of a building to 90 ft. Our current ordinance limits the building height to 45 feet in the R-3 district. The proposed ordinance will extend that maximum height to 90 feet. A motion to approve the Second reading of Ordinance 20-012 as written was made by Councilman Durham. A second was made by Councilwoman Sloan. The vote passed unanimously.

- H. **Second Reading of Ordinance 20-013 to Annex into the City a Tract of Land Containing 100.80 Acres, Located on Highway 101 and McElrath Road Tax Map Number 4-18-00-020.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated this ordinance is to annex a tract of land on Hwy 101 that has 100.80 acres. Mr. Bailey stated that Mayor and Council had already accepted the annexation petition. A motion to approve the Second reading of Ordinance 20-013 as written was made by Councilwoman Norman. A second was made by Councilwoman Sloan. The vote passed unanimously.
- I. **Second Reading of Ordinance 20-014 to Annex into the City a Tract of Land Containing 97.04 Acres Located on Hunter Road Tax Map Number 4-19-00-008.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated this land is also located off of Hwy 101 and the owner is requesting the annexation. A motion to approve the Second reading of Ordinance 20-014 as written was made by Councilwoman Sloan. A second was made by Councilman Durham. The vote passed unanimously.
- J. **Second Reading of Ordinance 20-015 to Annex into the City a Tract of Land Containing 67 Acres Located at 6380 Highway 101 Tax Map Number 4-24-00-019.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated this ordinance is to annex a tract of land on Hwy 101 consisting of 67 acres. Mr. Bailey stated the owner is requesting it to be annexed into the City. A motion to approve the Second reading of Ordinance 20-015 as written was made by Councilman Durham. A second was made by Councilwoman Sloan. The vote passed unanimously.
- K. **Second Reading of Ordinance 20-016 to Zone a Tract of Land Containing 100.80 Acres located at Highway 101 and McElrath Road Tax Map Number 4-18-00-020.00 to I-2 Heavy Industry. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated this is to zone the land to I-2. A motion to approve the Second reading of Ordinance 20-016 as written was made by Councilwoman Sloan. A second was made by Councilman Arnold. The vote passed unanimously.
- L. **Second Reading of Ordinance 20-017 to Zone a Tract of Land Containing 97.04 Acres located at Hunter Road Tax Map Number 4-19-00-008.00 to I-2 Heavy Industry. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated this is to zone the land to I-2. A motion to approve the Second reading of Ordinance 20-017 as written was made by Councilwoman Norman. A second was made by Councilwoman Sloan. The vote passed unanimously.
- M. **Second Reading of Ordinance 20-018 to Zone a Tract of Land Containing 67 Acres located at 6380 Highway 101 Tax Map Number 4-24-00-019.00 to I-2. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that there were no changes since the first reading. Mr. Bailey stated this is to zone the land to I-2. A motion to approve the Second reading of Ordinance 20-018 as written was made by Councilwoman Sloan. A second was made by Councilman Durham. The vote passed unanimously.

V. **New Business**

- A. **First Reading of Ordinance 19-009-FY-A1 to Amend the FY 19-20 Budget. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that the changes were very basic and only increased the general fund operating budget by \$ 42,080. The budget is still balanced but just needed to be cleaned up and some line items needed to be moved around. A motion

to approve the First reading of Ordinance 19-009-FY-A1 as written was made by Councilwoman Sloan. A second was made by Councilman Arnold. The vote passed unanimously.

- B. First Reading of Ordinance 20-019 to Amend the Woodruff City Zoning Ordinance as to Rezone One Parcel Containing 1.04 Acres, on S.J. Workman Hwy Parcel # 4-33-00-009.00 From R-2 to R-3. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that these next ordinances deal with the rezoning of the land on S.J. Workman and McEdco from R-2 to R-3 for the apartment complex that is being proposed. Planning Commission has approved the rezoning. A motion to approve the First reading of Ordinance 20-019 as written was made by Councilman Durham. A second was made by Councilwoman Sloan. The vote passed unanimously.
- C. First Reading of Ordinance 20-020 to Amend the Woodruff City Zoning Ordinance as to Rezone One Parcel Containing 3.36 Acres on S.J. Workman Hwy Parcel # 4-33-00-012.00 From R-2 to R-3. Presenter: Lee Bailey; City Manager.** Mr. Bailey mentioned that this ordinance also deals with the rezoning of the properties involved in the proposed apartment complex. Planning Commission has approved the rezoning. A motion to approve the First reading of Ordinance 20-020 as written was made by Councilwoman Sloan. A second was made by Councilwoman Kelley. The vote passed unanimously.
- D. First Reading of Ordinance 20-021 to Amend the Woodruff City Zoning Ordinance as to Rezone One Parcel Containing 1.75 Acres on McEdco Road Parcel # 4-33-00-012.01 From R-2 to R-3. Presenter: Lee Bailey; City Manager.** Mr. Bailey mentioned that this ordinance also deals with the rezoning of the properties involved in the proposed apartment complex. Planning Commission has approved the rezoning. A motion to approve the First reading of Ordinance 20-021 as written was made by Councilwoman Sloan. A second was made by Councilwoman Norman. The vote passed unanimously.
- E. First Reading of Ordinance 20-022 to Amend the Woodruff City Zoning Ordinance as to Rezone One Parcel Containing 1.78 Acres at 270 S.J. Workman Hwy Parcel # 4-33-00-017.00 From R-2 to R-3. Presenter: Lee Bailey; City Manager.** Mr. Bailey mentioned that this ordinance also deals with the rezoning of the properties involved in the proposed apartment complex. Planning Commission has approved the rezoning. A motion to approve the First reading of Ordinance 20-022 as written was made by Councilman Durham. A second was made by Councilwoman Sloan. The vote passed unanimously.
- F. First Reading of Ordinance 20-023 to Amend the Woodruff City Zoning Ordinance as to Rezone One Parcel Containing 0.80 Acres at 200 S.J. Workman Hwy Parcel # 4-33-00-011.00 From R-2 to R-3. Presenter: Lee Bailey; City Manager.** Mr. Bailey mentioned that this ordinance also deals with the rezoning of the properties involved in the proposed apartment complex. Planning Commission has approved the rezoning. A motion to approve the First reading of Ordinance 20-023 as written was made by Councilwoman Sloan. A second was made by Councilman Durham. The vote passed unanimously.
- G. First Reading of Ordinance 20-024 to Amend the Woodruff City Zoning Ordinance as to Rezone One Parcel Containing 0.89 Acres at 218 McEdco Road Parcel # 4-33-00-016.01 From R-2 to R-3. Presenter: Lee Bailey; City Manager.** Mr. Bailey mentioned that this ordinance also deals with the rezoning of the properties involved in the proposed apartment complex. Planning Commission has approved the rezoning. A motion to approve the First reading of Ordinance 20-024 as written was made by Councilwoman Sloan. A second was made by Councilman Durham. The vote passed unanimously.
- H. First Reading of Ordinance 20-025 Authorizing the Sale and Conveyance of Real Property of the City of Woodruff and Other Matters Relating Thereto. Presenter: Lee Bailey; City**

**Manager.** Mr. Bailey stated that this property is relating to the Cavins development and for the City to sale it would help make the ease of parcels meshing a lot better. Mr. Bailey stated that it would also help with the Greenway path being extended to the development. A motion to approve the First reading of Ordinance 20-025 as written was made by Councilwoman Sloan. A second was made by Councilman Arnold. The vote passed unanimously.

**VI. Other Business-**

- A. The department reports were received by council. No comments were made.
- B. A motion was made by Councilwoman Sloan to accept the financial report as written. A second was made by Councilwoman Kelley. The vote passed unanimously.
- C. City Manager Lee Bailey gave the city manager updates. Mr. Bailey mentioned he has started to work on next years budget.

**VII.** A motion was made by Councilwoman Sloan to enter Executive Session. A second was made by Councilwoman Norman. The motion passed unanimously. Executive session was entered at 6:38 PM. A motion was made by councilman Dickard to exit executive session. A second was made by councilman Arnold. The vote passed unanimously. A motion was made by councilman Arnold to re-enter into regular council meeting. A second was made by councilwoman Sloan. The vote passed unanimously. Regular session was re-entered at 7:11pm.

**VIII. Adjourn-** A motion was made by Councilwoman Norman to adjourn the meeting. A second was made by Councilwoman Sloan. The vote passed unanimously. The meeting adjourned at 7:11 pm.

Attest:

  
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Bekki Phillips  
City Clerk