



Regular Council Meeting  
231 East Hayne Street  
Tuesday, November 24, 2020  
5:30 p.m.

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

City Council met on this date with the following council members: Durham, Kelley, Sloan, Norman, Dickard and Mayor Gist in attendance. City Manager Lee Bailey, City Clerk Bekki Phillips, and City Attorney Terry Clark 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 5:30 p.m.
- II. **Approval of Minutes-**  
A motion was made by Councilwoman Sloan to accept the minutes from the Regular Council Meeting October 27<sup>th</sup>, 2020 minutes as written. A second was made by Councilman Durham. The vote passed unanimously.
- III. **Approval of the Agenda of the November 24th, 2020 City Council Meeting**
  - A. 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. Approval of the 2021 Council Meeting Dates. **Presenter- Lee Bailey, City Manager.** Mr. Bailey stated that all dates are on the last Tuesday of the month except for the December 14, 2021 meeting due to the holidays. A motion was made by Councilwoman Sloan to accept the 2021 meeting dates as written. A second was made by Councilman Dickard. The vote passed unanimously.
  - B. First Reading of Ordinance 20-032 Authorizing the Sale and Conveyance of Real Property of the City of Woodruff and other matters Relating Thereto for Tax ID 4-32-04-052.00. **Presenter- Lee Bailey; City Manager.** Mr. Bailey stated that this is the first reading of an ordinance to allow the sale of real property located at the corner of Hayne Street and Pearson Street. Mr. Bailey said that this is the site were the town homes will be built. A motion was made by Councilwoman Sloan to accept the Ordinance 20-032 as written. A second was made by Councilwoman Kelley. The vote passed unanimously.
  - C. First Reading of Ordinance 20-033 to Amend Article V, Section VIII, of the City of Woodruff Zoning Ordinance to Add First Floor Dwelling Units in Buildings Fronting on Main Street as an Additional Prohibited use to Properties Located Within the Revitalization District. **Presenter- Lee Bailey; City Manager.** Mr. Bailey stated that the

intent of this ordinance revision is to prohibit downstairs living in our revitalization district. Mr. Bailey mentioned that this would open up opportunities for more retail space. A motion was made by Councilman Durham to accept the Ordinance 20-033 as written. A second was made by Councilwoman Sloan. The vote passed unanimously.

- D. First Reading of Ordinance 20-034 to Amend Article VI, Minimum Lot Requirements of the Zoning Ordinance to Eliminate Minimum Lot Width at the Front of the Property Average Lot Width, Maximum Building Coverage, And Front, Side and Rear Setback Minimum for Buildings that are Forty-Five feet or Less in Height: **Lee Bailey City Manager**. Mr. Bailey stated this Ordinance will remove the front and side setbacks for the R-3 multifamily zoning requirements for buildings that are less than 45' in height. A motion was made by Councilwoman Sloan to accept the Ordinance 20-034 as written. A second was made by Councilman Dickard. The vote passed unanimously.
- E. First Reading of Ordinance 20-035 to Annex into the City of Woodruff Three Lots of Land Located on Hunter Road Tax Id 4-19-00-011.00, 4-19-00-012.00, 4-19-00-013.00. **Presenter- Lee Bailey; City Manager**. Mr. Bailey stated that this is at the request of the property owner. Mr. Bailey stated that this Ordinance will annex three parcels on Hwy 101 and Hunter Road. A motion was made by Councilman Dickard to accept the Ordinance 20-035 as written. A second was made by Councilwoman Sloan. The vote passed unanimously.
- F. First Reading of Ordinance 20-036 to Zone Three Lots of Land on Hunter Road Tax Id 4-19-00-011.00, 4-19-00-012.00, 4-19-00-013.00 to R-2B. **Presenter- Lee Bailey. City Manager**. Mr. Bailey stated that the owner has requested the property be zoned to R-2B and that Planning commission has approved it. A motion was made by Councilman Durham to accept the Ordinance 20-036 as written. A second was made by Councilwoman Sloan. The vote passed unanimously.
- G. First Reading of Ordinance 20-037 to Rezone a Tract of Land Containing One Hundred Twenty-Nine (129.2) Acres Located at the Intersection of SC HWY 101 and McElrath Road, From I-2 Heavy Industry to R-2B Cluster Development. **Presenter- Lee Bailey. City Manager**. Mr. Bailey stated that this is the development on Hwy 101 and McElrath Road. The developer has requested the rezoning of the property to allow 430 single family homes with amenities. Planning commission has already approved the motion. A motion was made by Councilman Durham to accept the Ordinance 20-037 as written. A second was made by Councilwoman Sloan. The vote passed unanimously.
- H. First Reading of Ordinance 20-038 to Rezone a Tract of Land Containing 23.66 Acres Tax ID 4-25-00-069.00 from I-1 to R-2B. **Presenter- Lee Bailey; City Manager**. Mr. Bailey stated that the developer and owner have filed a request to rezone the parcel from I-1 to R-2B for a housing development that will have 100 single family homes. Mr. Bailey mentioned that planning commission denied the request. A motion was given by councilwoman Sloan to accept the Ordinance 20-038 as written. The Mayor asked council for a second and no second was given. The motion dies.

**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 mentioned that Block 224 is almost completed. Christmas decorations are up in town. Alyson and staff are working toward the Christmas Stroll. All vendors will be spaced out appropriately. The Steak house on Main Street should be opening up in January 2021.
  - D. A motion was made by Councilwoman Sloan to enter Executive Session. A second was made by Councilman Durham. The motion passed unanimously. Executive session was entered at 6:03 PM. A motion was made by councilwoman Sloan to exit executive session. A second was made by councilman Durham. The vote passed unanimously. A motion was made by councilman Dickard to re-enter into regular council meeting. A second was made by councilwoman Kelley. The vote passed unanimously. Regular session was re-entered at 6:36 PM.
- VII. **Adjourn-** A motion was made by Councilman Durham to adjourn the meeting. A second was made by Councilwoman Sloan. The vote passed unanimously. The meeting adjourned at 6:36pm.

Attest:

  
Bekki Phillips  
City Clerk