



Regular Council Meeting  
231 East Hayne Street  
Tuesday, January 25, 2022  
5:30 p.m.

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

City Council met on this date with the following council members: Durham, Kelley, Arnold, 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 5:30 p.m.
  - II. **Approval of Minutes-**  
A motion was made by Councilman Arnold to accept the minutes from the Regular Council Meeting and Public Hearing December 14th, 2021, minutes as written. A second was made by Councilman Durham except for one correction. Councilman Durham noted the correction to be fixed to councilman Dickard in part III of the minutes. The vote passed unanimously.
  - III. **Approval of the Agenda of the January 25<sup>th</sup>, 2022, City Council Meeting** A motion was made by Councilman Durham to accept the agenda as written. A second was made by Councilwoman Kelley. The vote passed unanimously.
  - IV. **Old Business- NONE**
  - V. **New Business**
- A. **Acceptance of Petition of Annexation for Parcels 4-33-00-042.00 containing a 10 foot strip Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is being annexed in by the 100 % annexation method. Mr. Bailey stated that this property belongs to School District 4. A motion was given by councilman Durham to accept the Petition. A second was given by councilman Arnold. The vote passed unanimously.
  - B. **Acceptance of Petition of Annexation for Parcels 4-33-00-043.00 & 4-33-00-082.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is being annexed in by 100 % annexation method. Mr. Bailey stated that is property is also located on Hwy 221 and Varner St. A motion was given by councilman Arnold to accept the Petition. A second was given by councilman Durham. The vote passed unanimously.
  - C. **Acceptance of Petition of Annexation for Parcels 4-33-00-090.01. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is being annexed in by 100 % annexation method. Mr. Bailey stated that is property butts up to Timberwood Subdivision. A motion was given by councilman Durham to accept the Petition. A second was given by Councilwoman Kelley. The vote passed unanimously.
  - D. **Acceptance of Petition of Annexation for Parcels 4-33-00-024.06. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is being annexed in by 100 % annexation method. Mr. Bailey stated that is a tract of land on Snowmill Rd. A motion was given by Councilman Durham to accept the Petition. A second was given by councilwoman Kelley. The vote passed unanimously.
  - E. **First Reading of Ordinance 22-001 to Annex a 10-foot strip on Parcel 4-33-00-042.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is the above-mentioned School District property. Mr. Bailey reminded council that no zoning would be required for the strip of land. A motion was given by Councilman Arnold to accept the first reading of ordinance 22-001 as written. A second was given by Councilman Durham. The vote passed unanimously.

- F. **First Reading of Ordinance 22-002 to Annex into the City of Woodruff Multiple Parcels of Land Containing 38.15 & 10.90 Acres, Parcel Numbers 4-33-00-043.00 and 4-33-00-082.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is the above-mentioned Dr. Verdin's located on Hwy 221 and Varner St. property as well. A motion was given by Councilman Durham to accept the first reading of ordinance 22-002 as written. A second was given by councilwoman Kelley. The vote passed unanimously.
- G. **First Reading of Ordinance 22-003 to Annex into the City of Woodruff a Parcel of Land Containing 48.21 Acres, Parcel Number 4-33-00-090.01. Presenter: Lee Bailey; City Manager.** Mr. Bailey reminded mayor and council that this property abuts Timberwood Acres. A motion was given by councilman Arnold to accept the first reading of ordinance 22-003 as written. A second was given by councilman Durham. The vote passed unanimously.
- H. **First Reading of Ordinance 22-004 to Annex into the City of Woodruff a Parcel of Land Containing 32.06 Acres, Parcel Number 4-33-00-024.06. Presenter: Lee Bailey; City Manager.** Mr. Bailey reminded Mayor and council that this property is located at 240 Snowmill Rd. A motion was given by councilman Durham to accept the first reading of ordinance 22-004 as written. A second was given by councilwoman Kelley. The vote passed unanimously.
- I. **First Reading of Ordinance 22-005 to Zone Parcels of Land Containing 38.15 & 10.90 Acres, Parcel Numbers 4-33-00-043.00 and 4-33-00-082.00 to R-2B cluster development. Presenter: Alyson Smith; Planning Director.** Mrs. Smith mentioned that this is currently unzoned land and referenced by Mr. Bailey in line-item F. Mr. Bailey spoke and mentioned that this would be approximately 140 lots. Mrs. Smith stated that planning commission would meet next week to review the request. A motion was given by councilman Durham to accept the first reading of ordinance 22-005 as written. A second was given by councilwoman Kelley. The vote passed unanimously.
- J. **First Reading of Ordinance 22-006 to Zone a Parcel of Land Containing 48.21 Acres, Parcel Number 4-33-00-090.01 to R-2B cluster development. Presenter: Alyson Smith; Planning Director.** Mrs. Smith mentioned that this is currently unzoned land and referenced by Mr. Bailey in line-item G. This request would be to zone the land as R-2B. Mr. Bailey spoke and mentioned that this would be approximately 80 lots. A motion was given by councilman Arnold to accept the first reading of ordinance 22-006 as written. A second was given by councilman Durham. The vote passed unanimously.
- K. **First Reading of Ordinance 22-007 to Zone a Parcel of Land "PD" Planned Development Containing 32.06 Acres, Parcel Number 4-33-00-024.06 Located at 240 Snowmill Rd. Presenter: Alyson Smith; Planning Director.** Mrs. Smith mentioned that this is currently unzoned land and referenced by Mr. Bailey in line-item H. This request would be to zone the land as Planned Development. A motion was given by councilman Durham to accept the first reading of ordinance 22-007 as written. A second was given by councilman Arnold. The vote passed unanimously.
- L. **Acceptance of Petition of Annexation for Parcels 4-25-00-069.04 & 4-25-00-068.02. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is being annexed in by the 100 % annexation method. Mr. Bailey stated that this property abuts Fountain Inn Rd and the end of Waterworks Rd. A motion was given by councilman Durham to accept the Petition. A second was given by councilwoman Kelley. The vote passed unanimously.
- M. **First Reading of Ordinance 22-008 to Annex into the City of Woodruff Multiple Parcels of Land Containing 122.90 Acres & 4.29 Acres, Parcel Numbers 4-25-00-069.04 and 4-25-00-068.02. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this property is the above-mentioned located on Fountain Inn Rd. A motion was given by councilman Arnold to accept the first reading of ordinance 22-008 as written. A second was given by councilman Durham. The vote passed unanimously.
- N. **First Reading of Ordinance 22-009 to Zone Parcels of Land Containing 122.90 & 4.29 Acres, Parcel Numbers 4-25-00-069.04 and 4-25-00-068.02 to I-2 Heavy Industrial. Presenter: Alyson Smith; Planning Director.** Mrs. Smith mentioned that this is currently unzoned land and referenced by Mr. Bailey in the above line item. Mrs. Smith did mention that the Comprehensive Plan was used to Factor into the recommendation. The 101 Corridor was identified as an appropriate location for future industrial development. A motion was given by councilman Durham to accept the first reading of ordinance 22-009 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 Councilman Durham to accept the financial report as written. A second was made by Councilwoman Kelley. The vote passed unanimously.
- C. City Manager Lee Bailey gave his city manager updates. Mr. Bailey mentioned demo of the Mills Mill Church site is complete finally. He mentioned that the City has had a busy start to 2022. Starbucks has pulled their permit and should start breaking ground Mid – February.
- D. A motion was made by Councilman Arnold to enter Executive Session. A second was made by Councilman Durham. The motion passed unanimously. Executive session was entered at 5:58 PM. A motion was made by councilman Durham to exit executive session. A second was made by councilwoman Kelley. A motion was made by councilman Durham to re-enter into regular council meeting. A second was made by councilwoman Kelley. The vote passed unanimously. Regular session was re-entered at 6:39 PM. Upon re-entering regular council meeting, Mayor asked for a motion to allow The City Manager to execute documents in reference to Project 04032 to purchase real property and not to exceed \$500,000. A motion was given by councilman Arnold to give City manager and a second was given by councilman Durham. The vote passed unanimously
- VII. **Adjourn-** A motion was made by Councilman Durham to adjourn the meeting. A second was made by Councilwoman Kelley. The vote passed unanimously. The meeting adjourned at 6:40 pm.

Attest:

  
Bekki Phillips  
City Clerk