

Call to Order

Candace Head called the meeting to order.

Invocation

Cathy Harbin began with the invocation.

Approval of Agenda – August 24, 2020

Unanimous vote to approve.

Approval of Minutes – July 27, 2020

Unanimous vote; with the condition that on the Minutes from July 27, 2020, the TSW abbreviation be accompanied by '[City Planning Firm]'.

Old Business

- **Rural Zone Designation Application & Plan First Updates** – Candace Head brought us into the discussion of the PlanFirst and Rural Zone Designation updates. Mayor Steve Ledbetter then went through the discussion of the PlanFirst application. The Department of Community Affairs (DCA) received our application in March of 2020. Our Comprehensive Plan, which can be found in Appendix F of the Rural Zone Designation Application, is combining the plans for both Meriwether County and the cities within that boundary.

Three Rivers came to Woodbury to work with the City and came up with three pages of plans for the five-year work plan. We should hear back from DCA between the first two weeks of September this year. Both this application and the Rural Zone Designation application help for the CDBG grant, along with other grants.

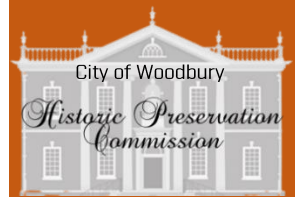
The Rural Zone Designation Application made it to DCA last week. We overdid some things and duplicated parts to make sure that every base was covered, and every question thoroughly answered. If we are designated as a Rural Zone, it will last from 2021 through 2026. We should receive a decision in November.
- **Paparella's Pizzeria** – Candace Head brought us into the Paparelli's Pizzeria discussion. Mayor Steve Ledbetter began with an update about repurposing the original floors in the 1911 building. Unfortunately, it likely cannot be leveled or salvaged. The floors have been left unused for so long with the water sitting under the building, that the pillar has rotted. There is an active asbestos pipe under the building that rests against the floor. It was further explained that the crawlspace in the back part of the building is about six feet high, but as you walk towards the front, the sag of the floor takes that space down. The cost to fix all of those issues and still use the original floor would be a considerable amount of money without the guarantee that it will last. The outside of the building will stay the same, with a few exceptions. The HVAC will be moved to the rooftop and the tower will be removed and placed in the back of the building. With the TSW (City Planning Firm) plan, there will be two feet of the road lost to expand the sidewalks. That will still leave 11 ½ feet which is the minimum required by law.

PURPOSE:

To provide for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural or aesthetic interest or value to the City of Woodbury.

MEMBERS

Candace Head
Cathy Harbin
Kay Williamson



- **HPC Additional Members** – Candace Head began the discussion of needing two more members on the HPC. Keep it in mind that an even number of members will not work, so there need to be five in total. Mayor Steve Ledbetter suggested to ask Marie Akins. Candace Head reached out to Eric Mahone but has not received a response. Cathy Harbin mentioned asking Dan Godowns.
- **Approval of Training Funds** – Candace Head brought us to the approval of the funds for training the members and City Staff. During the August 17 City Council meeting, the Council approved a quote of \$80 per hour, not to exceed \$5,000, for Alan Durham, of Georgia Tech Center for Economic Development Research, to train the members of the HPC and the City Staff. This training will potentially take place during the week of September 14th. Alan told Mayor Steve Ledbetter that he wants to walk through one building at a time, from identification to certification. Once a building becomes Historical, it can still be torn down. The condition is that it must be built back in the same location, exactly as it stood before. An effort as a group will be made to stay under that \$5,000 budget so that in the future, when Council is asked for funds, they will be more likely to approve it.

New Business

- **Annual State Historic Preservation Virtual Conference** – Candace Head began discussing the Annual State Historic Preservation Virtual Conference that will take place the week of September 21st. This conference is operated by the Georgia Trust for Historic Preservation, Georgia Historic Preservation Division, and Georgia Alliance of Preservation Commissions. There is not an itinerary, agenda, or price set yet. It will likely last three to four days.
- **Change in Historic Tax Credits** – Candace Head brought up that there has been a positive change in the Historic Tax Credits. For us, it is all good news. The ‘Moving Forward Act’ will apply to us once we are designated. There is now more money available for longer periods of time. The requirements are not as harsh as they once were.
- **Historic District Discussion** – Candace Head brought us into the Historic District discussion. There are a lot of moving parts right now. Need to figure out which type of Historic District we would like to be – Local or National? Mayor Steve Ledbetter suggested that we take advice from Alan. He’s going to come at it from more of an expert perspective. The HPC may be leaning more towards Local designation. Just need to figure out what is best for Woodbury. It is unlikely that we have the resources to maintain a National designation. There is not money tied to a Local Historic District. However, if we do the Local designation and the DCA will recognize us as a Historical Community then there is no reason to pursue a National designation. There is always the option to do both a National and a Local designation. Mayor Steve Ledbetter suggests that the focus remains on the Rural Zone for now. Then expand to Main Street, as well as other districts within the zoning ordinance. As part of the Rural Zone Designation Application, everything that is Historical has been identified. This includes more than just commercial buildings.

Member Comments

Moving on to the Member comments, Kay Williamson inquired about the exact boundary for the Historic District. Mayor Steve Ledbetter explained that initially, it only includes the Rural Zone map – the 44 downtown buildings. Cathy Harbin also asked about the old City Hall building. What will the City do about the open grate that is in the front? Mayor Steve

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Ledbetter explained that Buck (Willie Holmes) has plans to bury/hide that. With the TSPLOST money, the Council voted to start improving the sidewalks and repaving. Danielle (City Attorney) started the paperwork for the one-way parking for Downtown. Candace Head inquired about the meteor that created the Cove. Mayor Steve Ledbetter explained that any day the article should be in the media. There is substantial scientific proof that the meteor that hit was a side impact that threw molten 30 miles into Alabama. This will be listed as the 3rd or 5th largest impact crater in the world. 200 of them have been identified, yet this one is one of a handful visible from the management area surrounding the Cove.

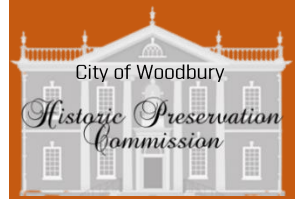
Adjournment

Candace Head ended with a quote from Paul Tillich.

“To grow up in towns in which every stone is witness of a period of many centuries passed, produces a feeling for history; not as a matter of knowledge, but as a reality in which the past participates in the present.”

Kay Williamson made the motion to adjourn.

Cathy Harbin made a second to the motion and the vote was unanimous.



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