

May 17, 2021

Woodbury City Council

Minutes



ANTICIPATED ATTENDING

- Mayor Steve Ledbetter
- Mayor Pro Tem Ronnie Garrett
- Councilmember Randy Carter
- Councilmember L. C. Gates
- Councilmember Carolyn Ledbetter
- City Attorney Danielle Sewell
- City Hall, City Clerk Angel Fowler
- Police Department, Chief Smart Web
- Public Works, Director Willie Holmes
- Water Director, Cody Kelly

WELCOME, CALL TO ORDER, INVOCATION, and PLEDGE OF ALLEGIANCE Councilmember Garrett

ADOPTION OF AGENDA

May 2021 Agenda

- Councilmember Carter made motion to adopt the May Agenda
- Councilmember Ledbetter seconded the motion
- All approved

ADOPTION OF THE MINUTES

April 19, 2021

- Councilmember Carter made motion to adopt the April minutes
- Councilmember Garrett requested that the Grant writing amount of \$10,000 be included in the minutes
- Councilmember Ledbetter seconded the motion
- All approved

April 19, 2021, Public Hearing

- Councilmember Carter made motion to approve the Public Hearing minutes
- Councilmember Gates seconded
- All approved

January 25, 2021, amended Minutes

- Councilmember Ledbetter made the motion to adopt the amended minutes
- Councilmember Garrett seconded
- All approved

EXECUTIVE SESSION-LEGAL

Time In: 6:04

- Councilmember Carter made motion to go into Executive Session
- Councilmember Gates seconded the motion
- All approved

Time Out: 6:31

- Councilmember Carter made motion to come out of Executive Session
- Councilmember Gates seconded the motion
- All approved

- Councilmember Garrett made the motion to deny the Anti-Litem notices
- Councilmember Carter seconded the motion
- All approved

- Councilmember Ledbetter made the motion to obtain information for breach of contract with Tri-City Housing
- Councilmember Carter seconded the motion
- All approved

MAYOR'S UPDATE

- PlanFirst Community Designation Application update
Plan first application has been submitted to DCA for consideration and if approved as a Plan First Community the city can apply each year for a CDBG grant
- Downtown Parking and Transportation Improvement Project completed, clean up and striping to follow, with permeable parking in the works, will be fixing the arrow pointing into Woodbury Baptist Church
- Emergency Sewer Line Update-**Pre-construction meeting June 2**
- Agnes Melton Project Update **Completed**
- Discussion of American Rescue Plan Act: Should the City take the money? If we do, the City will not be allowed to reduce taxes.
 - Councilmember Ledbetter made motion to accept the fund from the American Relief Act, this money will help get the roads repaired

- Councilmember Carter seconded the motion, this money will help with improving the roads, Councilmember Gates approved
 - Councilmember Garrett opposed
- CDBG Application Update: Application is ready to send by May 30th. The application is for \$750, 000 to be used inside the target area south of Main Street to upgrade and repair water & sewer lines and some paving in the target area
- Save On Utilities Long term (SOUL): Modeled after the LaGrange, GA program to help residents with higher-than-average utility bills by improving energy efficiency in their homes.
 - Councilmember Carter made a motion for the city to have a Letter of Intent with SOUL
 - Councilmember Ledbetter seconded the motion
 - All approved
- National League- Warranty of water & Sewer taps & lines
 - Tabled
- Update on Ag-Tech Innovation Center: Steering Committee is readying application for Azimuth Grant. Joey Barrett informed us that he is submitting a request for the city to receive a grant from Georgia Power for \$10k in support of this effort.
- Georgia Tech Partnership for Inclusive Innovation: Woodbury was asked to apply for this grant through GA Tech. It will afford us 2 years of staff and resource support for our High-Speed Internet and the AgTech Center of Innovation. I am currently gathering letters of support and finalizing the application. This partnership will bring the research aspect into the center.
- Five Year Community Work Plan: Woodbury is completing our current plan. We need to update our CWP to include an additional 5-year plan.
 - Councilmember Carter made motion to utilize funds already set aside for Dr. Weitz to update plan
 - Councilmember Ledbetter seconded the motion
 - All approved
- Recreational Trails federal grant program: Gravel grinders (a bike trail) proposed by the Chamber of Commerce has an opportunity for the city to support a grant through Georgia Department of Natural Resources. This grant would provide funds to support the trail and add additional bike racks and signage.
 - Council agreed to support Carolyn McKinley in filing application

DEPARTMENT REPORTS

- Police Department — Chief Smart Web, overview of Woodbury Day and Police Training

- Public Works – Director Buck Holmes-no report
- Water & Sewer – Cody Kelly-no report
- City Clerk – Angel Fowler-copy on file

SPECIAL COMMITTEE REPORTS

- Woodbury Development Authority: Kera Summers, Chairperson, the committee did a walk of Downtown at last meeting, to decide on flower beds, trees and moving of water meters.
- Planning & Zoning Commission: Vicky Matthews, Secretary, update of cases heard during their last meeting. P&Z asked Council to approve the City Attorney to work with them to clarify Antique Mall and Flea Market. Additionally, P&Z asked that the City Attorney help them write an ordinance to ensure businesses do not impede the City's sidewalks.
 - Councilmember Carter made the motion for the city attorney to support P&Z's request
 - Councilmember Garrett seconded
 - All approved
- Historic Preservation Commission: Candy Head, Chairperson, talked about the preserving of Woodbury's History. She also asked the community to help us complete the list of Police Chiefs who served our city for the Downtown memorial. HPC will provide a letter of support for the AgTech Center of Innovation.
- Business Forum: Karla Jones, Chairperson, shared her support of the work to improve the parking and landscaping of Downtown.

SUB-DIVISION ORDINANCE

- 2nd Reading & Adoption
 - Councilmember Garrett made motion to adopt the Sub-Division Ordinance
 - Councilmember Carter seconded
 - All approved

LEGAL UPDATE – City Attorney, Danielle Sewell

- 2nd Reading Amendment of Charter Article I, Sections 20 through 25 – Addressing Municipal Court
 - Councilmember Garrett made the motion to adopt the new section of the Charter #15
 - Councilmember Carter seconded
 - All approved
- Resolution “Adoption of Article by Reference” §8-2-208 in accordance with City of Woodbury Code of Ordinances - Sec. 10-23 – Addressing Fire and Building Codes

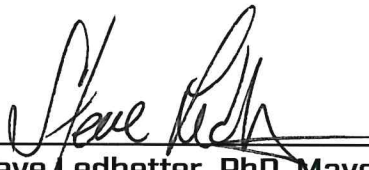
- Councilmember Carter made motion to adopt the resolution addressing Fire and Building Codes
- Councilmember Ledbetter seconded
- All approved

PUBLIC COMMENTS

NEW BUSINESS

COUNCILMEMBER COMMENTS

ADJOURNMENT



Steve Ledbetter, PhD, Mayor



Angel Fowler, City Clerk



**Public Hearing
April 19, 2021
5:00 pm**

ALCOHOL SALES HEARING:

Kim Smith dba Paparella's Pizza

Christy & Justin Collins dba The Blackbird on Main, LLC

Open Hearing for Paparella's Pizza

Time: 5:02 pm

Councilmember Carter made motion to open Public Hearing

Councilmember Ledbetter seconded the motion

All approved

No one participated in the Public Hearing for Paparella's Pizza

Councilmember Carter made motion to close Public Hearing

Councilmember Ledbetter seconded the motion

All approved

Time 5:03

Open Hearing for The Blackbird on Main, LLC

Time 5:03 pm

Councilmember Carter made motion to open Public Hearing

Councilmember Gates seconded the motion

All approved

No one participated in the Public Hearing for The Blackbird on Main, LLC

Councilmember Carter made motion to close Public Hearing

Councilmember Ledbetter seconded the motion

All approved

Time 5:04 pm

Councilmember Carter made motion to Adjourn

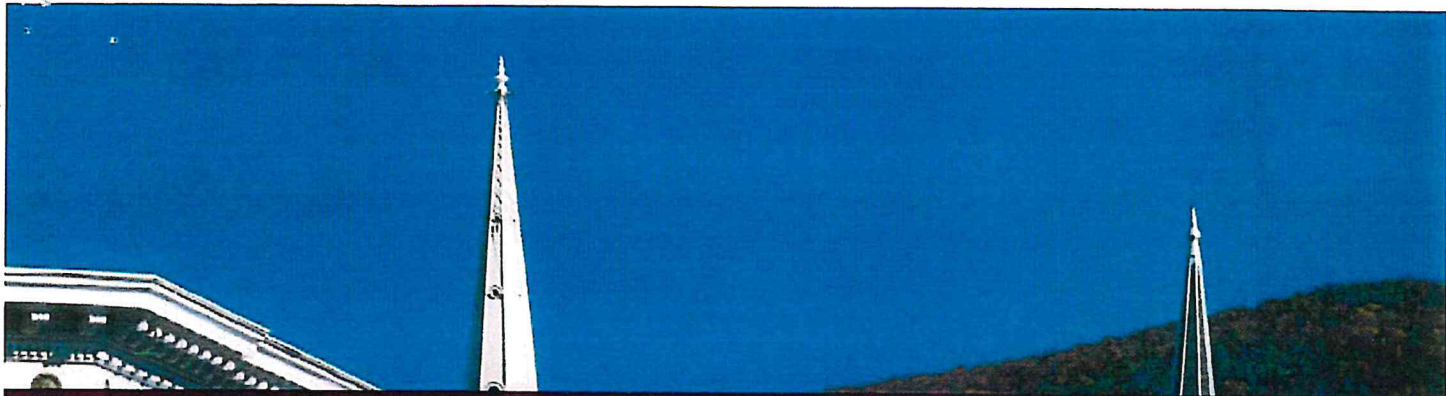
Councilmember Ledbetter seconded the motion

All approved

Time 5:05 pm

**cityofwoodburyga.gov
18053 Main Street, Woodbury GA 30293**

**p: 706.553.2011
f: 706.553.5551**



Measuring Economic Impacts of Historic Preservation

A report to the Advisory Council on Historic Preservation
by PlaceEconomics



APPENDIX E: DATA AND PROGRAMS INCLUDED IN ECONOMIC IMPACT STUDIES

STATE GENERAL REPORTS

STATE	STUDY NAME	RESULT					PROGRAM				LINK	
		JOBS	HOUSE-HOLD INCOME	LEVERAGING PRIVATE FUNDS	PROPERTY VALUES	AFFORDABLE HOUSING	HISTORIC REHAB	TAX CREDITS	MAIN STREET	HERITAGE TOURISM		OTHER
Arkansas	Economic Impacts of Historic Preservation in Arkansas (2006)	●	●	●	●	●	●	●	●	●	Grants Historic designation	http://www.arkkansaspreservation.org/economic-benefits/
Colorado	The Economic Benefits of Historic Preservation in Colorado (2002)	●	●	●	●	●	●	●	●	●	Rural preservation Preservation indicators	www.coloradohistory-ohp.org/publications/1620.htm
	The Economic Benefits of Historic Preservation in Colorado (2005)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Florida	Economic Impacts of Historic Preservation in Florida (2002)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Georgia	Contributions of Historic Preservation to the Quality of Life of Floridians (2006)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
	Profiling From the Past: The Economic Impact of Historic Preservation in Georgia (1999)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
	Good News in Tough Times: Historic Preservation and the Georgia Economy (2011)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Kentucky	Historic Preservation and the Economy of the Commonwealth: Kentucky's Past at Work for Kentucky's Future (1995)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
	Historic Preservation in Kentucky (2008)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Maryland	The Value of Historic Preservation in Maryland (2000)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Massachusetts	Investing in Our Communities: Maryland's Heritage Areas Program (2003)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
	Economic Impacts of Historic Preservation in Massachusetts (2002)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Maine	The Economic and Fiscal Impact on Maine of Historic Preservation and the State Historic Preservation Tax Credit (2011)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf
Michigan	Investing in Michigan's Future: The Economic Benefits of Historic Preservation (2002)	●	●	●	●	●	●	●	●	●	Museums	http://www.blm.gov/heritage/adventures/HT_Resources/Colorado%20Historical%20Foundation/ECONOMIC%20BENEFITS%20OF%20HISTORIC%20PRESERVATION%20IN%20COLORADO%20.pdf

continued



City Clerks Report

May 17, 2021

Special Funds Review

Account	Total for Month	2021 to date	On Hand
SPLOST	\$8,630.48	\$32,342.03	\$94,364.29
T-SPLOST	\$7,425.70	\$28,122.71	\$49,012.93
Greenrock Sewer Dumps	\$29,712.14	\$112,254.95	\$11,650.08

Signage for Dedication of Water Treatment Plant

- The Lettering at the Water Plant is complete. The dedication is scheduled for Saturday, June 26, 2021, from 10:00 am to 11:00 am. If anyone would like to send a card or note for Mr. Lovett, just drop it by City Hall before Friday June 25th at 4:00 pm and staff will ensure its' delivered. I know he would greatly appreciate it.
- With the changes to the Election Law recently signed by the Governor, staff recommends the city contract with Meriwether County to oversee our Municipal election in November.
 - Councilmember Carter made motion to contract with Meriwether County to hold the city election
 - Councilmember Garrett seconded
 - All approved
- The City has issued 15 Building permits this year: five (5) building applications, and two (2) new business. This Wednesday evening P&Z has six (6) cases for review. Their meeting is open to the public at 6:00 pm.
- The City auditor completed the initial review of our 2020 financial reports and is scheduled to present his findings at the June 2021 Council Meeting. Initial indications are the city had a great year and we are looking forward to their report.
- The City and the Development Authority closed on old City Hall and the old police department.

City of Woodbury
Planning & Zoning Commission Meeting
Wednesday, April 21, 2021
6:00 pm

Attending the meeting:

Chairman Doug Matthews
Co-Chairman Alan Kendrick
Secretary Vicky Matthews
Member Sam Summers
Mayor Steve Ledbetter
City Clerk Angel Fowler

CALL TO ORDER AND WELCOME

Chairman Doug Matthews called the meeting to order at 6:00 pm

APPROVAL OF AGENDA

Co-Chairman Alan Kendrick made a motion to approve the agenda with the addition of Mr. Jeffery Sutton, 20 Jonquil Ln, building permit for deck repair, to be added under New Business. Member Sam Summers seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Co-Chairman Alan Kendrick made a motion to approve the minutes from the March 24, 2021 meeting. Secretary Vicky Matthews seconded the motion, and the vote was unanimous.

OLD BUSINESS

Addie Prather, 35 Jay St., Building permit. A stop work order was issued in June of 2020. The Commission tabled the discussion in December 2020, January 2021, February 2021, and March 2021, in order to allow applicant to provide required drawing/ floor plan of project. The required drawing/ floor plan has not been received. Member Sam Summers made a motion to recommend the building permit be denied. Co-Chairman Alan Kendrick seconded the motion and the vote was unanimous.

Tomekie Whitehead, discuss type of housing allowed to be placed upon lot at 196 Dogwood Lane. Ms. Whitehead wanted clarification on type of roof pitch required for manufactured home to be placed on property. Any manufactured home placed on property must have minimum 4:12 roof pitch. Ms. Whitehead wanted to know if she could bring in used mobile or manufactured home and then replace the existing roof in order to adhere to current zoning standards which allow no less than a 4:12 roof pitch. Any manufactured home placed on property must have minimum 4:12 roof pitch. There was general discussion about the cost of replacing a used home 3:12 roof to a 4:12 roof, (generally cost prohibitive), and how new manufactured homes may be upgraded to 4:12 pitch roof before they are placed on site. As Ms. Whitehead still has prior permit approval for 2100 sq foot manufactured home contingent upon City Staff receiving photo of home and floor plans to complete application, no votes were taken on this issue.

HEARING OF CASES

Titan Solar Power, Scott Walters, 275 Forrest Lane. Requests permit to install solar panels on house at 275 Forrest Lane. Applicant could not be present, however, all required paperwork was submitted to staff for review. Safebuilt and Georgia Power has reviewed and approved. Co-Chairman Alan Kendrick made a motion to recommend approval of the permit. Member Sam Summers seconded the motion, and the vote was unanimous.

David Williamson, Driveway, 320 Mountain View Circle. Applicant requests permit to resurface existing driveway and add a 12x21 parking pad, no roof will be added. Rear and side setbacks are met. Co-Chairman Alan Kendrick made a motion to recommend approval of the permit. Member Sam Summers seconded the motion, and the vote was unanimous.

Randy Tatum, 18215 Man Street, fence permit. Stop work order has been issued as applicants were installing an 8 foot fence in front yard of house. Current zoning allows for a fence of up to 6 feet high to be located in back yard at distance of 80% of the length of house and a fence of up to 3 feet high to be located in the front yard. Due to the home being located on a corner lot, the home, according to current code, has two front yards, and two side yards. Home also has existing pool. Back fence may not be tied into neighbor's fence and must be setback at least 6 inches off of back property line. Applicants made Commission aware that fence placement on west side of house at 80% would place fence up against the garage building that exists on the property and interfere with side porch. Also would interfere with existing parking pad. Co-Chairman Alan Kendrick made a motion to recommend a variance to allow west side fence to be placed at a 50% point to have side porch inside fence area. Member Sam Summers seconded the motion, and the vote was unanimous. Member Sam Summers made a motion to recommend a variance be allowed for 6 foot fence placement on the east side of house at 80% of house, in order to enclose pool area. Co-Chairman Alan Kendrick seconded the motion, and the vote was unanimous.

Rob Longnecker, 329 Dromedary St., business license/building permit renovation of building. Applicant not present at meeting. Still needs to complete application. Work is already in process at location. Co-Chairman Alan Kendrick made a motion to recommend a stop work order be issued for location and also that the issue be tabled until applicant submits required paperwork and is present at meeting to discuss scope of project. Member Sam Summers seconded the motion, and the vote was unanimous.

Sam Summers, land disturbance permit for Distillery. As Mr. Summers is a member of the Commission and has a personal interest in the Distillery, Mr. Summers abstained from voting on this case. Mr. Summers submitted land disturbance plans/drawings to Commission. City Staff has submitted copies of these plans to the Soil and Water Conservation Commission on April 15, 2021. SWCC has a 35 day review turnaround time. In order to follow up on the submission, City Staff has contacted SWCC rep who is responsible for reviewing the plans. The rep indicated that the SWCC is inundated with submissions at the present time. Mr. Summers hopes to receive completed review from SWCC before burn ban expires at end of May. Co-Chairman Alan Kendrick recommended approval of the land disturbance permit contingent upon review approval by the Soil and Water Conservation Commission. Secretary Vicky Matthews seconded the motion, and the vote was unanimous with Member Sam Summers abstaining from the vote due to his personal interest in the Distillery.

Mr. Jeffery Sutton, 20 Jonquil Ln, building permit for deck repair. Mr. Sutton has replaced old porch with new deck. Replaced old blocks in the back under pinning with new block. Work is complete, so City Staff recommended that at this point Safebuilt will need to inspect. Co-Chairman Alan Kendrick made a motion to recommend approval of the permit contingent upon Safebuilt inspection approval. Member Sam Summers seconded the motion, and the vote was unanimous.

New Business

The Commission discussed the need for clarification of the current zoning ordinance as it relates to the definition of Antiques Shop, Antique Mall, and Flea Markets, and which of these types of business may be permitted as we continue to develop our downtown rural zone area. Also, the Commission discussed the need for clarification of current zoning as it relates to the outside display of merchandise for sale and general outside storage around the outside of downtown businesses. There needs to be parameters in place in order to tidy up the downtown area and ensure all businesses maintain a neat appearance. Unregulated outside displays can create a safety hazard, visual blight and opportunities for criminal activity. There was discussion of the possibility of having businesses display merchandise for sale in front of businesses only during business hours. It was decided that best plan would be to seek legal counsel on this matter. Member Sam Summers made a motion to recommend that legal counsel be asked to review all three components: Antique Shop, Antique Mall, and Flea Market and bring back an ordinance in response to each component. Co-Chairman Alan Kendrick seconded the motion, and the vote was unanimous.

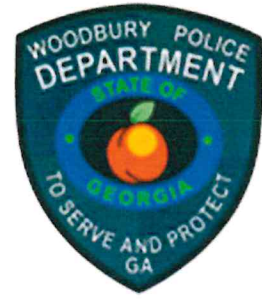
ADJOURNMENT

Co-Chairman Alan Kendrick made a motion to adjourn the meeting. Secretary Vicky Matthews seconded the motion, and the vote was unanimous.

The minutes were read and approved on May 19, 2021

Chairperson

Secretary



May 17, 2021 Report

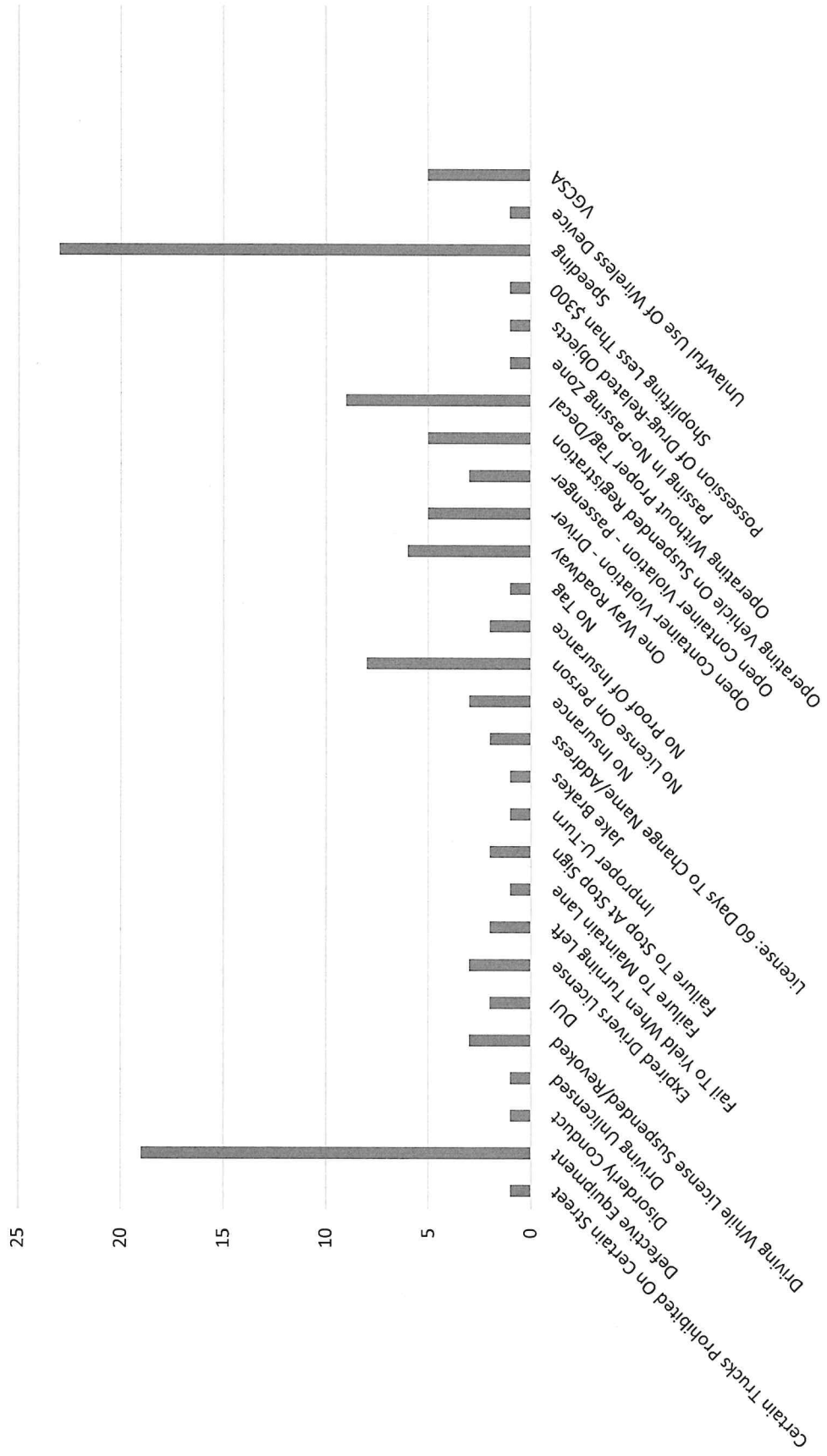
According to our 911 CAD dispatch report, our Police Department answered 198 calls for service. These calls included: suspicious activity, alarms, medical, reckless driving, damage to property, threats, subject locked out of car, domestics, burglary, requests for extra patrol, house checks, mechanical breakdowns, and unruly juveniles. One of the reckless driving calls resulted in our department arresting a subject for a DUI offense. *(We did not require the support of Georgia State Patrol as two of our officers were recently trained in field sobriety and DUI detection.)*

The Woodbury Police Department issued 112 citations and 81 warnings. As we regularly report to Council, the number of citations written remains low. The breakdown:

- April
 - 720 hours of law enforcement coverage
 - 112 citations issued
 - 1 citation written for every 6 hours and 25 minutes of patrol

The Flock Camera system is working great. I am pleased with the system. The system connects to our patrol MDT'S in our vehicles. When a car listed on the "hot list" passes by, the officers are alerted. This alert could be a sex offender, a wanted person, a suspended or expired registration, an amber alert or a Silver alert. Meriwether County Sheriff's Department now has two cameras and through sharing agreements our department is notified of a "hot list" vehicle headed into the city.

April



GA RZF7012

6:25:40 am

2 hours ago

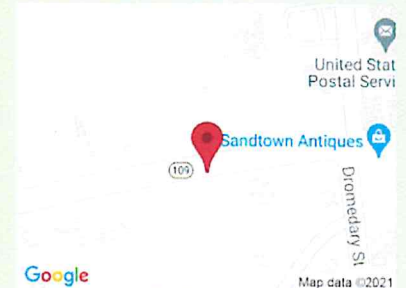
NCIC

Sex Offender

RED CHRY CIR

#01 - Main Street Eastbound @
City Hall

Woodbury PD (GA)



Copy to Clipboard

Zoom Image

Map to Camera

Flag Plate Read: [Accurate](#) / [Inaccurate](#)

GA RAV2552

4:07:03 am

4 hours ago

Georgia DOR

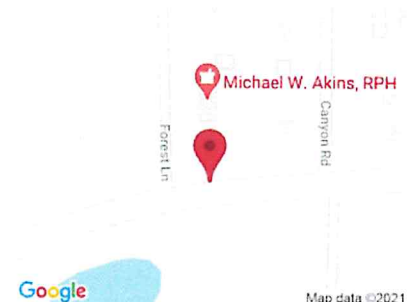
Expired

BLU HOND ODYSSEY (U.S.)

#02 - Whitehouse Pkwy

Westbound @ Forest Lane

Woodbury PD (GA)



Copy to Clipboard

Zoom Image

Map to Camera

Flag Plate Read: [Accurate](#) / [Inaccurate](#)