

City of Woodbury
Planning & Zoning Commission Meeting
Wednesday, October 21, 2020
6:00 pm

Attending the meeting:

Co-Chairman Doug Matthews

Secretary Vicky Matthews

Member Alan Kendrick

Mayor Steve Ledbetter

City Clerk Angel Fowler

CALL TO ORDER AND WELCOME

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

APPROVAL OF AGENDA

Member Alan Kendrick made a motion to approve the agenda. Secretary Vicky Matthews seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Member Alan Kendrick made a motion to approve the minutes from the September 23, 2020 meeting. Secretary Vicky Matthews seconded the motion, and the vote was unanimous.

OLD BUSINESS

None

HEARING OF CASES

Chris White, Arcadia Homes, Sign Permit request for residential house building site, 111 Jones Mill Rd. All requirements met. Member Alan Kendrick made a motion to recommend approval of the Sign permit. Secretary Vicky Matthews seconded the motion, and the vote was unanimous.

New Business

House located 193 Bartee St. is being reroofed by a contractor without the purchase of a permit. Zoning law provides a fee schedule for the purchase of a permit for roofing to ensure the contractor is properly licensed and insured. Member Alan Kendrick made a motion to recommend a stop work order be issued by the city until appropriate permits are acquired by the contractor. Secretary Vicky Matthews seconded the motion and the vote was unanimous.

The commission discussed the City's plan for growth and the pros and cons of the implementation of an impact fee ordinance.

The ordinance would allow for one time impact fee to be assessed by the City to a property owner or developer. Impact fees are not assessed to make money for the City. Impact fees serve as a way to avoid raising property taxes on existing city taxpayers who would otherwise have to pay for the cost of servicing the new infrastructure.

The reasonably assessed fees would be calculated based on a method that considers the cost of city infrastructure or facilities (for example, water supply, wastewater management, or public safety) and the size and scope of the proposed development.

The adoption of an Impact Fee ordinance requires the City of Woodbury to implement a CIP (Capital Improvement Plan). The Impact Fee ordinance would allow state law to mandate DCA and our Three Rivers Regional Commission to become involved with any future City of Woodbury planning. This will provide our City with access to the abundance of services that these state entities provide.

The adoption of an Impact Fee ordinance would benefit the City by allowing us to be removed from Meriwether County's Joint Comprehensive plan and be able to create our own City of Woodbury Comprehensive Plan and Capital Improvement Plan. Instead of a requirement of planning sessions every 5 years, the City of Woodbury would benefit from mandatory yearly planning sessions. This would give us the ability to move forward more quickly with the Main Street Program and our current three year City Master Plan.

Discussion included if/how impact fees could possibly hinder new development. The City of Woodbury is one of the few remaining cities that do not collect impact fees. Most developers now expect to encounter impact fees when they propose a new project.

In order to move forward with further discussion, a newly formed Impact Fee Committee has been appointed and a future meeting will be scheduled. The Committee will consist of the following members: Kera Summers (DDA Chairman), Lee Hancock (United Bank), Ron Garrett (City Councilmember), Doug Matthews, Alan Kendrick, Vicky Matthews (P&Z Commission members).

Mayor Ledbetter reminded the Commission that the city has less than 30 days for all households south of Main Street to complete the Household Survey which is required for a proposed 2021 Community Development Block Grant application. There is \$750,000 available to us to fund various needed infrastructure projects.

ADJOURNMENT

Member 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 November 18, 2020



Chairperson



Secretary