

Agenda
Woodbine City Council Meeting
June 6, 2022 6:30 p.m.
Woodbine City Hall

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Work Session
 - a. Department Head Reports
5. Agenda Review, Amendments and Approval
6. Approval of Minutes
7.
 - a. Executive Session – Litigation
8. Old Business
9. New Business
10. Public Comments
11. Adjourn

This is a tentative agenda and subject to change. Please check with City Hall prior to the date and time of the meeting for any revisions. All interested persons are encouraged to attend this meeting. For more information contact Woodbine City Hall at (912)576-3211.

**MINUTES OF THE CALLED MEETING OF THE
WOODBINE CITY COUNCIL
April 21, 2022 6:30 P.M.
WOODBINE CITY HALL**

The called meeting of the Woodbine City Council held on April 21, 2022 was called to order at 6:33 p.m. by Mayor Knight, with the following Councilors present: C.C. Higginbotham Jr., Richard Baird, Louise Mitchell, and Phyllis Drummond. City officials present: City Administrator Samantha Young and City Clerk Elaine Koch, City Attorney Brian Corry.

The invocation was led by Phyllis Drummond.

The Pledge of Allegiance was led by Mayor Knight.

Mayor Knight asked that the agenda be amended to add Executive Session as Item #6 following Public Hearing for Kelley's Scrap Metal Recycling, Inc.

Motion made by Phyllis Drummond, seconded by Rick Baird to amend the agenda as requested by Mayor Knight. Motion was unanimously approved and so declared by Mayor Knight.

Citizen Comments –

Dr. Rob Baird voiced his concerns that Kelley's Scrap Metal Recycling does nothing to add to the quality of life in Woodbine. Dr. Baird stated that the business offended all senses each and every hour that it operates on a daily basis. Dr. Baird concluded his comments by stating the Kelley's Scrap Metal Recycling was truly a public nuisance.

Cynthia Ellison agreed with all comments made by Dr. Baird. Ms. Ellison is concerned about the damage to her home. The dust and noise created by Kelley's Scrap Metal Recycling has become a health hazard to Ms. Ellison and her father, Levonia Ellison. Ms. Ellison stated that quality of life has declined due to the dust and noise and further agreed with Dr. Baird that the business is a public nuisance.

Kevin Walker spoke on behalf of his grandmother Patricia Gibbs. Mr. Walker commented on the fact that the noise was a constant nuisance to residents close to the business. The dust had become a daily issue, and the business was operating after their imposed curfew of 6:00 p.m.

Ray Delano stated that as he walks every day he has been finding metal debris on the streets surrounding Kelley's Scrap Metal Recycling. Noise and vibration are a daily issue, as well as Mr. Delano's concerns regarding his property values. In closing, Mr. Delano stated that no one wanted to live next door to a scrap yard.

Public Hearing –

Taylor Dove, Attorney for Kelley's Scrap Metal Recycling, responded to citizen concerns regarding the dust, noise and vibration. Mr. Dove was asked what Kelley's Scrap Metal Recycling had done about the nuisance claims from the citizens. Mr. Dove stated the business is operating at reduced hours, an alternate entrance will be found to eliminate the dust, and the processing has been moved to the far back corner of the lot to reduce the noise and vibration. The citizens of Woodbine repeatedly voiced concerns to Mr. Dove regarding the operation of Kelley's Scrap Metal Processing, and its location within the City.

Matt Jordan of Cumberland Surveyors was questioned regarding City right of ways, surrounding Kelley's Scrap Metal Recycling. Ms. Ellison asked whether the roads surrounding Kelley's Scrap Metal Recycling were able to with stand the weight of the large vehicles traveling back and forth from the Scrap Yard. Elwood Rahn, Operations Manager of Kelley's Scrap Metal Recycling was asked to describe the full process of scraping a vehicle. Mr. Rahn was asked to explain what the "booming" sounds were that citizens have reported hearing.

Motion made by Phyllis Drummond, seconded by Rick Baird to go into Executive Session. Motion was unanimously approved and so declared by Mayor Knight.

The Executive Session convened at 7:47 p.m.

Motion made by Louise Mitchell, seconded by Phyllis Drummond to reconvene the Regular Meeting. Motion was unanimously approved and so declared by Mayor Knight.

The Regular Meeting reconvened at 8:43 p.m.

The Mayor advised that no votes were taken in Executive Session.

Old Business -

Motion made by Rick Baird, seconded by Louise Mitchell that continuing action concerning Kelley's Scrap Metal Recycling Inc., would be administrative in nature, and handled by both Attorneys and City Staff. Kelley's was advised to continue operating under the previous restricted guidelines. Prior to a vote being called for, C.C. Higginbotham recused himself. Motion was approved and so declared by Mayor Knight.

New Business –

None

The meeting adjourned at 8:48 p.m.

Kizziler Knight
Mayor

Attest: _____
Elaine J. Koch
City Clerk

**MINUTES OF THE REGULAR MEETING OF THE
WOODBINE CITY COUNCIL
May 2, 2022 6:30 P.M.
WOODBINE CITY HALL**

The regular meeting of the Woodbine City Council held on May 2, 2022 was called to order at 6:30 p.m. by Mayor Knight, with the following Councilors present: C.C. Higginbotham Jr., Richard Baird, Louise Mitchell, and Phyllis Drummond. City officials present: City Administrator Samantha Young and City Clerk Elaine Koch.

The Pledge of Allegiance was led by Mayor Knight.

The invocation was led by Louise Mitchell.

Mayor Knight asked that the agenda be amended to add 4b. Lynn Courson Memorial to Presentations and add 9a. Consideration of Elimination of all Industrial zoning.

Motion made by Rick Baird, seconded by Phyllis Drummond to amend the agenda as requested by Mayor Knight. C.C. Higginbotham recused himself due to zoning conflicts. Motion was approved and so declared by Mayor Knight.

Presentations – Mayor Knight proclaimed May 21, 2022 Kids to Parks Day.

Beth Gowen gave an update on the status of the granite memorial stone for the Lynn Courson Memorial. Motion made by Rick Baird, seconded by C.C. Higginbotham to approve \$1500.00 for the memorial stone, concrete base, decorative turtles and a magnolia tree to complete the memorial. Motion was unanimously approved and so declared by Mayor Knight.

Jimmie Cohen gave a Public Works update. Elaine Koch gave an Administrative update, and Samantha Young gave an Administrative and Finance update.

Motion made by C.C. Higginbotham, seconded by Rick Baird to approve the minutes of the April 4, 2022 meeting as presented. Motion was unanimously approved and so declared by Mayor Knight.

Old Business –

None

New Business-

Motion made by Rick Baird, seconded by Phyllis Drummond to ask the Planning Commission to meet and consider the option of eliminating I-2 (General Industrial) Zoning; and revising I-1 (Light Industrial) Zoning. C.C. Higginbotham recused himself from voting. Motion was approved and so declared by Mayor Knight.

Public Comments –

Colleen Weinkle gave a Woodbine Library update, and asked for City Staff's help contacting the Department of Transportation to have library directional signs installed.

The meeting adjourned at 7:09 p.m.

Kizziler Knight
Mayor

Attest: _____
Elaine J. Koch
City Clerk

**MINUTES OF THE CALLED MEETING OF THE
WOODBINE CITY COUNCIL
May 17, 2022 6:30 P.M.
WOODBINE CITY HALL**

The called meeting of the Woodbine City Council held on May 17, 2022 was called to order at 6:30 p.m. by Mayor Knight, with the following Councilors present: C.C. Higginbotham Jr., Richard Baird, Louise Mitchell, and Phyllis Drummond. City officials present: City Administrator Samantha Young and City Clerk Elaine Koch, City Attorney Brian Corry.

The Pledge of Allegiance was led by Mayor Knight.

The invocation was led by Phyllis Drummond.

Citizen Comments –

Ray Delano stated that the noise, vibration, and debris on the streets continues. Mr. Delano does not believe that it will ever stop, as long as Kelley's Scrap Metal Recycling continues to do business in Woodbine.

Wendy Gibson asked what the zoning was at Kelley's Scrap Metal Recycling, Inc. City staff informed her that the zoning was I-2 (General Industrial), but that what the business was doing was classified as Heavy Industrial and there was no zoning in the City for that classification.

James Swanson stated that the noise and vibration have caused issues with the rabbits and worms that he raises. Mr. Swanson does not believe that a full investigation was completed in regards to the December 24, 2021 explosion at Kelley's Scrap Metal Recycling. Mr. Swanson also wanted the City to know that his migraine headaches have returned, due to all the noise.

Barbara Scott stated the dust was hazardous for driving and aggravates her asthma condition. The constant noise makes it hard for her to enjoy watching her television.

Greg Jackson spoke in support of Kelley's Scrap Metal Recycling. He believes the business is an asset to the community of Woodbine. Mr. Jackson thinks Woodbine should encourage businesses to come to Woodbine to increase the tax base.

Cynthia Ellison stated that the noise, dust and vibration have only gotten worse. Ms. Ellison also stated that there seems to be more large vehicle traffic going in out of the business. She is concerned for homeowners backing out of their driveways.

Motion made by Phyllis Drummond, seconded by Louise Mitchell to go into Executive Session. Motion was unanimously approved and so declared by Mayor Knight.

The Executive Session convened at 6:52 p.m.

Motion made by Louise Mitchell, seconded by Rick Baird to reconvene the Regular Meeting. Motion was unanimously approved and so declared by Mayor Knight.

The Regular Meeting reconvened at 7:40 p.m.

Mayor Knight advised that no actions were taken during Executive Session.

Old Business –

Mayor Knight and City Council directed City Attorney Brian Corry to speak with the attorney for Kelley’s Scrap Metal Recycling to work quickly toward a resolution.

New Business –

None

The meeting adjourned at 7:44 p.m.

Kizziler Knight
Mayor

Attest: _____
Elaine J. Koch
City Clerk