

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**May 20, 2014**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer called to order the regular meeting of the Perry City Council of May 20, 2014 at 6:05 pm.

2. Roll.

Elected Officials Present: Mayor James E. Faircloth, Jr., Mayor Pro Tempore Randall Walker; Council Members Riley Hunt, William Jackson, and Willie King.

Elected Official(s) Absent: Council Members Joe Posey and Phyllis Bynum-Grace

City Staff: City Manager Lee Gilmour and Cyndi Houser, Recording Clerk

Departmental Staffing: Michael Beecham – Director of Community Development, Chief Steve Lynn – Perry Police Department, Chief Joel Gray – Fire and Emergency Services Department, Brenda King – Director of Administration and Mary Beth Bass – Director of Economic Development.

Guests: Mr. Herald Deal, Ms. Valerie Deal, Ms. Kathryn Deal, Mrs. Terre Walker, Mr. Keith Newton, Mr. David Mattox, Pastor Lewis Kiger, Mr. Howard Wooden, Ms. Rachel Wooden, Mr. and Mrs. Paul Larson, Ms. Paula Stoger, Ms. Sharon Furst, Ms. Lisa Hembry, Mr. Grant Veal, Ms. Tracy Veal, Ms. Evelyn Adams, Mr. M. O. Leverett, Mr. Trey Coogle, Ms. Becky Wood and other residents of the Wooden Eagle Subdivision.

Media: Mike Stucka – Macon Telegraph and Cody Wetherington – ComSouth 100

3. Invocation and Pledge of Allegiance to the Flag: Mayor James E. Faircloth, Jr.

Pastor Lewis Kiger of Memorial Heights Baptist Church led the invocation and Council Member King led the pledge of allegiance to the flag.

4. Recognition: Mayor James E. Faircloth, Jr.

- Presentation Recognizing Mr. Harold Deal's 25 years of service

Mr. Beecham gave a brief history of Mr. Deal's service to the City and then presented Mr. Deal with a pin and a gift. Mayor Faircloth and all members of Council personally thanked Mr. Deal for his many years of service to the City and are looking forward to another 25 years.

5. Remarks of Citizens: Mayor Faircloth asked if there was anyone who wished to address Council on any subject.

- Ms. Alvalyn Pope of Loaves and Fishes asked Council to consider offering space to the Loaves and Fishes program in the old Perry Primary school. Mayor Faircloth noted the City has not yet acquired the building, but has been in contact with the Houston County

Board of Education. Ms. Pope provided a handout showing the number of households and individuals served by the organization during the 2013 calendar year.

- Ms. Sara Paulk, Director of Houston County Public Library System also asked Council to consider allowing the Perry Library the use of the Family Learning Center building at Perry Primary School while the library is undergoing renovations that will begin in September 2014. Ms. Paulk provided a handout of the proposed space use. Mayor Faircloth advised that if the City acquires the building and the library is already occupying the building, they would be allowed to continue to use the space.
- Mr. David Mattox, 448 Bear Branch Road, Kathleen, stated he owns 2.457 acres on the southeast corner of Bradley Road and Gardner Drive, and approached Council about approving it for use as a home business and possibly letting a small church locate on the parcel. Mayor Faircloth referred Mr. Mattox to Mr. Mike Beecham noting the process would need to begin in the Community Development Department.
- Mr. Howard Wooden, 145 Todd Road, Perry, GA, spoke in favor of the petitioner's request to change the zoning at 481 Lake Joy Road from PUD, Planned Unit Development to C-2, General Commercial District. Mr. Wooden stated that parcel is too small for a dwelling and would be better suited to a commercial property.
- Mr. M. O. Leverette, 500 Lake Joy Road, spoke against the petitioner's request to change the zoning from PUD, Planned Unit Development to C-2, General Commercial District at 481 Lake Joy Road. Mr. Leverette voiced concern about the parcel being developed for a convenience store and the traffic, possible crimes and noise that could result.

6. Presentation regarding Oliver Place:

Ms. Mary Beth Bass introduced Mr. Trey Coogle, of ReaVentures. Perry was named a Georgia Initiative for Housing Community and Mr. Coogle's company contacted the housing committee about a project for Perry. The housing committee was very interested and submitted a letter of support to the DCA for the project. The Perry project will be called Oliver Place, an affordable housing community on Gray Road. Mr. Coogle gave a slide presentation showing similar projects in other locations and the proposed plans for the Perry project if the application is approved. Once completed, it will be managed by Boyd Management which conducts screenings for potential residents and provides the maintenance and landscaping.

7. Public Hearing: Mayor Faircloth called the public hearing to order at 6:35 pm to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-67A-3 (c).

- 7a. Petition for Re-zoning Application No. R-14-05. Applicant, Rachel C. Wooden, requests to rezone 0.81 acres from PUD, Planned Unit Development to C-2, General Commercial District. The property is located at 481 Lake Joy Road.

Director of Community Development Mr. Mike Beecham reviewed with Council the recommendation of the Perry Planning Commission to deny the request. The parcel currently has an old house, but was originally part of the Wooden Eagle Subdivision. When the subdivision was developed, all but 0.81 acres was cut away from the house parcel.

In favor:

Keith Newton, 111 Jaystone Court, Centerville, spoke on behalf of the developer. He noted that it has taken 10 years to develop the first 300 lots and there are another 125 lots to go in the next phase. With the multi-lane roads abutting this parcel, it would be difficult to use for a dwelling.

Mayor Faircloth asked if Mr. Wooden would like to include his previous remarks as part of the official records for the hearing. Mr. Wooden accepted and the remarks made by Mr. Wooden during the public remarks are included as a part of this hearing.

Opposed:

Mr. Paul Larson, 104 Little Eagle Court: The lot is too small to develop commercially; if developed would set a precedent for other commercial development; there is already a commercial area one (1) mile from the subdivision; a convenience store would increase traffic and possibly congestion.

Ms. Leslie Larson, 104 Little Eagle Court: Property abuts the parcel; approving for commercial could require more security, also increase light and noise pollution, traffic congestion and create a dangerous environment.

Ms. Paula Stroger,: Expressed concerns about the safety of her children if commercially developed.

Sharon Furst, 100 Little Eagle Court: The development is a close-knit community and a business among the homes would not be a pleasant atmosphere.

Ms. Lisa Hembry, 202 Boulder Creek Road: She and her husband bought because it was a quiet community; a convenience store or other business would not fit with the theme of the subdivision.

Mr. Grant Veal, 110 Little Eagle Court: A petition of ninety (90) names was presented at the zoning hearing opposing to the zoning change; people are crossing over fences using as a shortcut; a commercial zone is less than 2 miles away; the application may be for monetary gain only.

Ms. Evelyn Adams, 101 Wooden Eagle Trail: She and her husband moved to Houston County because of the quietness of this community; approval of the application would be spot zoning, the parcel has an entrance directly into the subdivision; there is plenty of room for a residence with adequate and appropriate buffers; this is not the highest and best use of the parcel.

Ms. Tracy Veal, 110 Little Eagle Court: The dwelling on the parcel is not being kept up detracting from other properties in the subdivision and could lower the property values.

Mr. M. O. Leverette, 500 Lake Joy Road: Did not like the idea of possibly waking up to a neon beer and wine store sign.

Ms. Becky Wood, 426 Sandefur Road: On behalf of other residents along Sandefur Road, they do not want commercial development this close to a residential area.

There being no further comments the public hearing was closed at 6:55 pm.

8. Consent Agenda Items: Mayor James E. Faircloth, Jr.

- 8a. Council Consideration – Minutes of May 5, 2014 work session, May 6, 2014 pre council meeting and May 6, 2014 council meeting.

Council Member King motioned to approve the minutes as submitted; Council Member Hunt seconded; all in favor and was unanimously approved.

9. Old Business: Mayor Faircloth

- 9a. Ordinance(s) for Second Reading and Adoption.

1. **Second Reading** of an ordinance to rezone .048 acres from R-3, Multi-Family Residential District to C-2, General Commercial District. The property is located at 1211 Houston Lake Drive.

Mayor Faircloth explained that a hearing was held at May 6, 2014 meeting and has 45 days to act on the hearing. If there is no action from Council, the petitioner's request becomes law. However, in reviewing the information during the pre-council session, there were concerns about the request and it was recommended the item be tabled for further research. Council Member Jackson moved to table the second reading of an ordinance to rezone .048 acres from R-3, Multi-Family Residential District to C-2, General Commercial District. The property is located at 1211 Houston Lake Drive. Council Member Walker seconded the motion and it carried unanimously.

- 9b. Mayor Faircloth – None

- 9c. Council/Manager/Attorney – None

10. New Business:

- 10a. Matters referred from May 19, 2014 work session and May 20, 2014 pre council meeting.  
None

- 10b. Ordinance(s) for First Reading and Introduction

1. **First Reading** of an ordinance to rezone .081 acres from PUD, Planned Unit Development to C-2, General Commercial District. The property is located at 481 Lake Roy Road. *(No action required by Council)*

10c. Request from Perry Area Chamber of Commerce for certain city services relative to the Independence Parade and Freedom Fireworks.

Chief Lynn reviewed the information stating a plan had been formulated for street closings, a parade route and traffic control for the June 29<sup>th</sup> event which kicks off a week-long series of events in Houston County for the July 4<sup>th</sup> holiday. Mr. Jackson moved to approve the request from Perry Area Chamber of Commerce to provide certain city services for the Independence Parade and Freedom Fireworks event. Mr. Hunt seconded the motion and it carried unanimously.

11. Department Head Items.

Chief Gray, Chief Lynn, and Ms. King – No Reports

Ms. Bass reminded Council:

- A ribbon cutting at Little Ceasar's on Wednesday, May 21<sup>st</sup>
- Business After Hours will be at Jeff Smith's Kia, Thursday at 5:30 pm
- June 6<sup>th</sup> the downtown businesses will be hosting a Progressive Wine Tasting from 6-8 pm. The public is invited and encouraged to attend.

Mr. Beecham noted:

- David Ragin Ford has pulled their permit to begin building at their new location.
- Greater Word of Deliverance Church has submitted plans for a new church building on Hwy. 41 north.
- Murphy Express's planned construction of a gas station on Sam Nunn Boulevard had problems with their soil erosion plan, but seems to have it corrected and construction will resume.

12. Council Member and General Public Items. – None

13. Mayor Items- reminder of Walk with the Mayor & Council on May 27<sup>th</sup> at 5:30 on in the Chinaberry subdivision; drive safely and watch for children and young adults out of school for the summer.

14. Adjournment: There being no further business to come before Council in the reconvened meeting held May 20, 2014 Council Member Hunt motioned to adjourn the meeting at 7:12 pm. Council Member Walker seconded the motion and it carried unanimously.