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REGULAR MEETING OF THE PERRY CITY COUNCIL

May 16, 2017

6:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer.
2. Roll.
3. Invocation and Pledge of Allegiance to the Flag: Mayor James E. Faircloth, Jr.
4. Recognition(s) / Presentation(s): Mayor James E. Faircloth, Jr.
 - * Introduction of new hire Ms. Brenna Byrd – Chief S. Lynn
 - * Proclamation recognizing Public Works Week
5. Citizens with Input.
6. Review of Minutes: Mayor James E. Faircloth, Jr.
 - 6a. Council's Consideration – Minutes of the May 1, 2017 work session, May 2, 2017 pre council meeting and May 2, 2017 council meeting.
7. Old Business: Mayor James E. Faircloth, Jr.
 - 7a. Ordinance(s) for Second Reading(s) and Adoption:
 1. **Second Reading** of an ordinance for the rezoning of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, with condition that residential uses are limited to single family detached dwelling only and 0.21 acre owned by the City to GU, Government Use. The property is located at the corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood.
 2. **Second Reading** of an ordinance for the annexation of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, with condition that residential uses are limited to single family detached dwelling only and 0.21 acre owned by the City to GU, Government Use. The property is located at the corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood.
 3. **Second Reading** of an ordinance for rezoning of property from City of Perry R-3, Multi-Family Residential District to City of Perry Planned

Unit Development. The property location is Champions Way at Houston Lake Road – Mr. B. Wood.

8. Any Other Old Business: Mayor James E. Faircloth, Jr.
 - 8a. Mayor James E. Faircloth, Jr.
 - 8b. Council Members
 - 8c. City Manager Lee Gilmour
 - 8d. City Attorney

9. New Business: Mayor James E. Faircloth, Jr.
 - 9a. Matters referred from May 15, 2017 work session and May 16, 2017 pre council meeting.

 - 9b. Award of Bid(s):
 1. Bid No. 2017-17 1 Ton Mini Dump Truck

10. Council Members Items.

11. Department Heads Items:

12. General Public Items:

13. Mayor Items:

14. Adjourn.

City of Perry



~ Proclamation ~

Recognizing National Public Works Week May 21-27, 2017

WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW THEREFORE, LET IT BE KNOWN, I, James E. Faircloth, Jr., Mayor of the City of Perry, Georgia do hereby declare the week of May 21, 2017 through May 27, 2017 as **NATIONAL PUBLIC WORKS WEEK** in the City of Perry and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing work works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

SO PROCLAIMED this 16th day of May in the Year of our Lord, 2017.

James E. Faircloth, Jr.
Mayor, City of Perry, Georgia

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
May 1, 2017
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the work session meeting held May 1, 2017 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor James E. Faircloth Jr., Mayor Pro-Tempore William Jackson, Council Members: Phyllis Bynum-Grace, Robert Jones, Riley Hunt, Randall Walker and Willie King.

Elected Official Absent: None

Staff: City Manager Lee Gilmour, Attorney David Walker and Recording Clerk, Nancy Graham

City Departmental Staffing: Chief Steve Lynn – Police Department, John Schell – Buildings and Grounds Maintenance Supervisor, Ellen Palmer – Digital Communications Manager, Bryan Wood – Director of Community Development, Kevin Dye – Director of Leisure Services, and Fire Chief Lee Parker – Fire and Emergency Services Department.

Guest(s)/Speaker(s): Darlene McLendon

Press: Ms. Kristin Moriarty- The Houston Home Journal

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

3a. Appearances(s):

1. Ms. Gloria Ross, Homeowners Association of the Heathers and Mr. Richard Morris, Homeowners Association of Moss Oaks relative to grass cutting on Sandefur Road. Ms. Gloria Ross nor Mr. Richard Morris were present.

3b. FY 2018 Operation Budget:

1. Department of Community Development – Mr. B. Wood presented to Mayor and Council the Department of Community Development FY 2018 Budget. Mr. Wood reviewed FY 2017 accomplishments. Mr. Wood proposed an upgrade to the current software, advised of future considerations and answered questions from Mayor and Council.

2. Perry Police Department – Chief S. Lynn: Chief Lynn presented to Mayor and Council the Perry Police Department FY 2018 Budget. Chief Lynn stated that he agreed with Administration’s recommendation and noted that he is proud of his officers. To support training mandates and the new law enforcement reform initiative, Chief Lynn recommended an upgrade to the current 10-year old firearms simulator. Councilman Hunt inquired whether it would be feasible to jointly own a simulator with Centerville, for example. Chief replied he had not explored that possibility he would.
 3. Perry Fire and Emergency Services – Chief L. Parker: Chief Parker presented to Mayor and Council the Perry Fire and Emergency Services FY 2018 Budget. Chief Parker reviewed his strategy to reduce excess overtime, the replacement of aging apparatus and fire fighter physicals every two (2) years.
 4. Department of Public Works – Mr. Gilmour presented to Mayor and Council the Department of Public Works FY 2018 Budget. Mr. Gilmour had the following recommendations: Two (2) fulltime positions for litter control and solid waste, stormwater functions switch to Public Works, vehicle maintenance switch to Administration, cemetery cost and functions switch to Leisure Services, and shift in interstate lighting to hotel/motel, replacement of a street sweeper and an increase in water/sewer and stormwater utility fees.
 5. Office of the City Clerk – Ms. A. Warren Ms. Warren advised that she concur with the recommendations from the City Manager.
 6. Perry Area Chamber of Commerce Ms. McLendon advised that her request for FY 2018 is for the same level of support from the City, with the exception of a slight increase for the Dogwood festival and support for the Taste of Southern.
- 3c. Presentation of Carl Vinson Institute management project – Mr. T. Ennis.
1. Mayor Faircloth requested this item be postponed because Mr. Ennis had another obligation.
- 3d. Administration:
1. Consider authorizing additional City logos on Armory tank – Mr. L. Gilmour: Mr. Gilmour requested Council’s approval to add the City’s branding logo to the remaining sides of the City’s water storage tank on Macon Road. Council concurred Mr. Gilmour get estimates for the additional logos.
 2. Consider bidding for solid waste collection – Mr. L. Gilmour: Mr. Gilmour advised that the City’s agreements with Advanced Disposal for solid waste collection will expire in December. Council concurred to bid for services for solid waste collection.

3. Consider bidding for cleaning services – Mr. L. Gilmour: Mr. Gilmour requested Council’s authorization to seek bids for the provision of cleaning services for Perry Arts Center, Public Works Facility and Calhoun Park. Council concurred to bid for cleaning services.
4. Update on wayfinding signage – Mr. L. Gilmour: Mr. Gilmour provided to Council a series of different signs from KMA and asked Council to consider what they would prefer relative to the identification signs for the various city locations.
5. 2017 LMIG allocation of funds – Mr. L. Gilmour: Mr. Gilmour referred to a memo from Mr. McMurrian outlining the details for the 2017 LMIG funding. Administration recommendation is to use LMIG funding for Park Avenue, Forest Avenue, Kings Circle and any remaining funds for St. Patrick’s Drive with a 30% match from the City and whatever else would be needed. Mr. Gilmour emphasized the total amount will not change. Council concurred to proceed with Administration’s recommendation.

4. Council Member Items:

Council Members King, Bynum-Grace, Jones, Walker, Hunt and Mayor Pro Tempore Jackson had no reports.

Mr. Gilmour and Attorney Walker had no reports.

5. Department Heads Items:

Mr. Wood provided an update relative the special exception application for resident business on Swift Street. Mr. Wood advised that Ms. Carlo Hammock has made the modifications to the application to qualify and has been approved as a home office and has withdrawn her application for resident business.

Mr. Dye advised the following:

- The Kids Fishing Rodeo went well.
- New staff – Athletics Supervisor and Recreation Specialist 1

Ms. Palmer, Chief Lynn, Mr. Schell, and Mr. McMurrian had no reports.

Ms. Warren requested that Mayor and Council take a look at their calendars and contact her with a tour date.

Mayor Faircloth advised the following:

- Robins Regional Chamber of Commerce will host their Eggs for Issues breakfast on May 4, 2017.
- Pre Council and Council Meetings are May 2, 2017/5:00 p.m. & 6:00 p.m.

6. Adjournment: There being no further business to come before Council in the work session meeting held May 1 2017, Council Member Walker motioned to adjourn the

meeting at 6:35 p.m.; Council Member Hunt seconded the motion and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
May 2, 2017
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting held May 2, 2017 at 5:00 p.m.

2. Roll:

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

Elected Official(s) Absent: None

City Staff: City Manager Lee Gilmour, City Attorney David Walker, and Recording Clerk, Annie Warren.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Economic Development Director, Kevin Dye –Director of Leisure Services, John Schell – Buildings and Grounds Maintenance Supervisor, Chad McMurrian – Lead Engineering Technician, Ellen Palmer – Digital Communications Manager, Cyndi Houser – Executive Secretary, Nancy Graham – Executive Secretary, Gail Price – Secretary, Janet Duffin- Executive Secretary, and Joni Ary – Accounting Technician.

Guests: None

Media: Kirstin Moriarty – Houston Home Journal and Wayne Crenshaw – Macon Telegraph.

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

3a. Discussion of May 2, 2017 council meeting agenda – Mayor Faircloth.

7a. Petition for Rezoning and Annexation Application No. R-17-03. Mr. Wood reviewed the request for rezoning and annexation of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District and C-2, General Commercial District. Mr. Wood advised Mayor and Council the applicant modified their application by removing the commercial zoning request and limiting residential uses in the R-2, Two-Family Residential District to single-family detached dwellings only. The City requests GU, Government Use for the use of its 0.21 acres parcel. Staff recommended approval of the modified application. Mayor and Council discussed the letter received from the City Attorney relative to possible

arbitration with the County. Administration recommended proceeding with the public hearing, forward the recommendation from staff to the County and let them decide what they want to do.

7b. Petition for Rezoning Application No. R-17-05. Mr. Wood reviewed the request and advised the Perry Planning Commission recommended approval of the application.

9a (1). Second Reading of an ordinance to amend the Perry Code by deleting Section 4-21 in its entirety and adding a new Section 4-21 Unified Animal Control – Definitions. Chief Lynn stated the ordinance has been reviewed by the City Attorney and he concurs with the amendment.

11c (1). Resolution to amend the Perry Fee Schedule. Administration recommended addition to fee schedule to add a permit fee for individual wells.

11d. Establish a commercial Letter of Credit for Perry Preserve streets. Mr. McMurrian reviewed with Mayor and Council and recommended Council require the developer post a Letter of Credit totaling \$175,000.

11e.(1). The Perry Chamber of Commerce is hosting its Independence Parade and Freedom Fireworks event on Sunday, June 25, 2017, beginning at 6 p.m.

a. Approval of street closures – Chief S. Lynn. Chief Lynn advised the police department reviewed the request and recommended approval.

4. Council Members Items:

Council had no reports.

Mr. Gilmour

- The HEAT (Heating Energy Assistance Team, Inc.) is requesting utility customer contributions to Heat program. Mr. Gilmour requested authorization to send out notices and Council concurred to proceed.
- The Chamber purchased the Coffee Cup.

Attorney Walker had no report.

5. Department Head Items:

Chief Lynn, Chief Parker and Mr. Schell had no reports.

Mr. Wood provided an update relative to the email he received about Ramada Inn issues.

Mr. Smith

- The century plant in front of the Dollar General store on General Courtney Hodges Boulevard is set to bloom.
- Housing Team Fair was postponed due to the weather.

- Neighborhood clean-up at Ochlahatchee neighborhood was successful.
- Proposed changing out City wall plaque in Council Chambers and Municipal Court room with an oval branding plaque and installing a branding plaque on the Arts Center podium. Council concurred to proceed with the proposal.

Mr. Dye reported on the Fishing Rodeo.

Mayor Faircloth's items:

- May 9th, Parcel tour at 5:30 p.m.
- Dinner invites relative to GMA
- May 23rd, Walk with May and Council

6. Adjourn: There being no further business to come before Council in the pre council meeting held May 2, 2017 Council Member Jones motioned to adjourn the meeting at 5:45 p.m.; Council Member King seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
May 2, 2017
6:00 P.M.

1. Call to Order: James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held May 2, 2017 at 6:00 p.m.

2. Roll.

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

Elected Official(s) Absent: None

Staff: City Manager Lee Gilmour, City Attorney David Walker, and Recording Clerk, Annie Warren

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Economic Development Director, Kevin Dye – Director of Leisure Services, John Schell – Buildings and Grounds Maintenance Supervisor, Chad McMurrian – Lead Engineering Technician, Ellen Palmer – Digital Communications Manager, Cyndi Houser – Executive Secretary, Nancy Graham – Executive Secretary, Gail Price – Secretary, Janet Duffin – Executive Secretary and Joni Ary – Accounting Technician.

Guest(s)/Speaker(s): Edward Urbansky, Roland Berry, Walton Wood, Steven Abraham, Dwyne White, Steven and Denise Pollard, Victor and Sherry Josey, Belinda and Bobby Reese, Andrea Griner, Gladly Bridges, Earl and Mary Catherine Liberty, Jan and Patrick Ward, Melissa and Joseph Reed, Phillip Hickles, Ruben Torres, Nivia Maidana, Chance and Lauren Coleman, Anthony and Elaine Holliday, Alan and Renee Randall, Doug Daniels, Darrell and Pauline Harris, Tracy Prince, Adam Colick, Shirley and Robert Fisher, Joyce and Howard Luckett, Sam and Chris Brown, Alison Grenfell, Ms. Patel and Jimmy Faulkner.

Media: Kristin Moriarty - Houston Home Journal, Wayne Crenshaw – Macon Telegraph and Marigrace Sego – ComSouth 100.

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

Council Member Jones rendered the invocation and Council Member Randall Walker led the pledge of allegiance to the flag.

4. Recognition(s) / Presentation(s): Mayor James E. Faircloth, Jr.

* Introduction of new hires Tiffeni Fox and Devontay Burks – Chief S. Lynn

Chief Lynn introduced Officer Tiffeni Fox and Recruit Devontay Burks to Mayor and Council. Mayor Faircloth welcome Officer Fox and Recruit Burks to the City.

5. Community Partner(s) Update(s): None
6. Citizens with Input. None
7. Public Hearing: Mayor James E. Faircloth, Jr.

PUBLIC HEARING CALLED TO ORDER AT 6:07 p.m. Mayor James E. Faircloth Jr. called to order a public hearing at 6:07 p.m. 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 Rezoning and Annexation Application No. R-17-03. Applicant, Ocmulgee, Inc. for Ski Development, LLC request rezoning and annexation of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District and C-2, General Commercial District. The property is located at the corner of Sandefur Road and Danny Carpenter Drive – Mr. B. Wood.

Staff Report: Mr. Wood advised Mayor and Council the applicant revised their application to R-2, with condition that residential uses are limited to single family detached dwelling only. The City requests GU, Government Use for the use of its 0.21 acre parcel. Staff recommended approval of R-2 with the condition that residential uses are single family detached only and .021 acre owned by the City zoned GU.

Public Input: Mayor Faircloth called for any public input for or opposed to the petition.

For:

Chad Bryant, 906 Ball Street, spoke in favor of the petition.

Opposed:

Edward Urbansy, 602 Stockport Court, outlined his concerns relative to rezoning and annexation and stated this is the second change on the table. His family enjoys the rural lifestyle, rezoning changes value of property and it has an adverse effect on the community.

Roland Berry, 216 Spanish Trail, opposed to all parts of rezoning; all surrounding property is R-1.

Walt Wood, 426 Sandefur Road, sewer and water was put there for Wooden Eagle Subdivision not Mossy Oak School. Petition was turned down by Planning and Zoning. People who live out there deserve more. There are not enough

police for this endeavor.

Steven Abraham, 109 Addington Drive, concurred with the prior speaker.

Dwayne White, 25 8 Hathersage Drive, spoke against the petition, and spoke about family values.

Steven Pollard, 436 Sandefur Road, stated he doesn't need R-2.

Sherry Josey, 113 Sycamore Road, provided stats relative to the difference between R-1 / R-2; 38 additional homes, 76 additional cars, that much more traffic.

Belinda Reese, 101 Cardinal Ridge, reiterated R-1.

Andrea Griner, 212 Hathersage Drive, echoed comments relative to traffic hectic in morning and density around the school.

Gladdy Bridges, 452 Sandefur Road, so much traffic and crime is a factor.

Mary Catherine Liberty, 204 Bush Court, request R-1, traffic is horrendous, spoke of a car accident at Mossy Creek and the wait time was over 30 minutes.

Jane Ward, 215 Hathersage Drive, agreed with everyone disagreeing with rezoning.

Melissa Reed, 425 Sawtooth Court, opposed to this as well; look at the number of people and vehicles with additional housing.

Phillip Hickles, 162 Addington Drive, opposed, keep R-1, negative effect on property values.

Ruben Torres, 172 Addington Drive, ditto to opposition.

Chance Holmes, 168 Addington Drive, this is his first house, no to rezoning.

Elaine Holliday, 600 Stockport Court, opposed for previous reasons.

Renee Randall, 410 Sawtooth Court, opposed

Doug Daniels, 310 Magnolia Court, opposed

Darrell Harris, 401 Dunedin Court, opposed

Tracy Prince, 214 Hathersage Drive, opposed

Adam Colick, 154 Addington Drive, opposed

Shirley Fisher, 417 Sawtooth Court, opposed

Joyce Lockett, 132 Addington Drive, opposed
Chris Brown, 105 Addington Court, opposed

Patrick Ward 125 Hathersage Drive, opposed

Alison Grenfell, 506 Ardwick Court, opposed

Ms. Patel, opposed

Jimmy Faulkner, 135 Hathersage Drive, opposed to everything

- 7b. Petition for Rezoning Application No. R-17-05. Applicant, Byrd & Company, LLC request rezoning of property from City of Perry R-3, Multi-Family Residential District to City of Perry Planned Unit Development. The property location is Champions Way at Houston Lake Road – Mr. B. Wood.

Staff Report: Mr. Wood reviewed the applicant's request for rezoning Application No. R-17-05 and the Planning Commission recommendation to approve the application as submitted.

Public Input: Mayor Faircloth called for any public input for or opposed to the petition.

For:

Michael Mason, 253 Carl Vinson Parkway spoke in favor of the petition.

Opposed:

None

Public Hearing closed at 7:16 p.m. Mayor James E. Faircloth closed the public hearing at 7:16 p.m.

8. Review of Minutes: Mayor James E. Faircloth, Jr.

- 8a. Council's Consideration – Minutes of the April 17, 2017 work session, April 18, 2017 pre council meeting and April 18, 2017 council meeting.

Council Member Hunt motioned to accept the minutes as submitted; Council Member Jones seconded the motion, and it carried. (Council Member Bynum-Grace had stepped out of the meeting and did not vote).

9. Old Business: Mayor James E. Faircloth, Jr.

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

1. **Second Reading** of an ordinance to amend the Perry Code by deleting Section 4-21 in its entirety and adding a new Section 4-21 Unified Animal Control – Definitions – Chief S. Lynn.

Adopted Ordinance No. 2017-08 amending the Perry Code by deleting Section 4-21 in its entirety and adding a new Section 4-21 – Unified Animal Control - Definitions. Chief Lynn advised this ordinance had been reviewed by the City Attorney and police department and recommended adoption as submitted. Council Member Bynum-Grace motioned to adopt the ordinance as submitted; Council Member Jones seconded the motion, and it carried unanimously. (*Ordinance 2017-08 has been entered into the City's official book of record.*)

10. Any Other Old Business: Mayor James E. Faircloth, Jr.

- 10a. Mayor James E. Faircloth, Jr. -None
- 10b. Council Members – None
- 10c. City Manager Lee Gilmour – None
- 10d. City Attorney - None

11. New Business: Mayor James E. Faircloth, Jr.

11a. Matters referred from May 1, 2017 work session and May 2, 2017 pre council meeting. None

11b. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance for the rezoning of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District and C-2, General Commercial District. The property is located at the corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood. (*No action required by Council*)
2. **First Reading** of an ordinance for the annexation of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District and C-2, General Commercial District. The property is located at the corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood. (*No action required by Council*)
3. **First Reading** of an ordinance for rezoning of property from City of Perry R-3, Multi-Family Residential District to City of Perry Planned Unit Development. The property location is Champions Way at Houston Lake Road – Mr. B. Wood. (*No action required by Council*)

11c. Resolution(s) for Consideration and Adoption:

1. Resolution amending the Perry Fee Schedule – Mr. L. Gilmour.

Adopted Resolution No. 2017-16 amending the Perry Fee Schedule.
Council Member Jones motioned to adopt a resolution amending the City of Perry Fee Schedule; Council Member Hunt seconded the motion and it carried unanimously. (*Resolution No. 2017-16 has been entered into the City's official book of record.*)

- 11d. Establish a commercial Letter of Credit for Perry Preserve streets – Mr. C. McMurrian.

Mr. McMurrian presented for Council's consideration a request to establish a commercial Letter of Credit for Perry Preserve streets. Council Member King motioned approval of establishing a Letter of Credit for Perry Preserve streets; Council Member Jones seconded the motion and it carried unanimously.

- 11e. Special Events Application(s):

1. The Perry Chamber of Commerce is hosting its Independence Parade and Freedom Fireworks event on Sunday, June 25, 2017, beginning at 6 p.m.
 - a. Approval of street closures – Chief S. Lynn

Chief Lynn recommended approval of the street closures. Council Member Grace motioned to approve the street closures; Council Member Walker seconded the motion and it carried unanimously.

12. Council Members Items.

Council, Mr. Gilmour and Attorney had no reports.

13. Department Heads Items:

Mr. Wood, Chief Parker, Ms. Warren and Mr. Schell had no reports.

Mr. Dye reported the Fishing Rodeo was successful.

Chief Lynn provided an update on diversity training.

Mr. Smith advised the Perry Housing Fair will be rescheduled.

14. General Public Items:

Mr. Edward Urbansky stated the ordinance read in the public hearing did not correctly reflect what was stated in the petition and voted on in the Perry Planning Commissioners meeting.

Mr. Roland Berry thanked Mayor and Council for listening to his and his neighbors concerns.

Attorney Walker recommended Mr. Wood read the first reading of the ordinance for Rezoning Application No. R-17-03.

Mr. Wood read:

- First Reading of an ordinance for the rezoning of property consisting of 107.11 acres from Houston County R-1, to City of Perry, R-2 with the condition that residential uses are limited to single family detached dwelling only and .021 acre owned by the City zoned GU.
- First Reading of an ordinance for the annexation of property consisting of 107.11 acres from Houston County R-1, to City of Perry, R-2 with the condition that residential uses are limited to single family detached dwelling only and .021 acre owned by the City zoned GU.

15. Mayor Items:

May 3rd, Presentation to Judge Nunn
May 4th, Eggs and Issues Breakfast
May 9th, WRATS meeting
May 15th, Work Session
May 16th, Pre council and council meetings
May 23rd, Walk with Mayor and Council

16. Adjourn: There being no further business to come before Council in the regular meeting held May 2, 2017 Council Member King motioned to adjourn the meeting at 7:41 p.m.; Council Member Hunt seconded the motion and it carried unanimously.



Where Georgia comes together.

Department of Community Development

Public Hearing
May 02, 2017
Tuesday @ 6:00 PM

April 11, 2017

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: Rezoning Application #R-17-03
Corner of Sandefur Road and Danny Carpenter Drive
HC000520-01400

Dear Mayor and Council:

On April 10, 2017 the Perry Planning Commission reviewed the above referenced petition for a rezoning request as submitted by Ocmulgee, Inc. on behalf of SKI Development, LLC.

The request was for the annexation and rezoning of the property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District and C-2, General Commercial District.

The Perry Planning Commission recommended denial of the application as submitted.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs



Where Georgia comes together.

STAFF REPORT

Revised 4/25/17

From the Community Development Department

CASE NUMBER: R-17-03

APPLICANT: Ocmulgee, Inc. for Ski Development, LLC
The City of Perry

REQUEST: Annexation and zoning designation of R-2 and GU

LOCATION: Northwest corner of Sandefur Road and Danny Carpenter Drive and 477 Sandefur Rd;
Tax Map No.: HC0005200-014000 and 0P0610 007000

ADJACENT ZONING/LANDUSES:

Subject Parcels: Zoned R-1, Single-Family Residential (county); vacant land, City Pump Station

North: R-1; Single-family Residential use (county)

South: R-1; Single-family Residential use (county)

East: GU, Government Use; Mossy Creek Middle School and R-1; Single-family Residential use (county)

West: R-1; Single-family Residential use (county)

BACKGROUND INFORMATION: The subject properties consist of a 107.11 acre parcel of undeveloped land and a 0.21 acre parcel containing a City of Perry sanitary sewer pump station. The properties are located north of the Perry Service Boundary. However, the properties are contiguous to the city limit boundary along Danny Carpenter Drive. The Rydings subdivision is located to the north and west of the properties. Four roads located in the Rydings subdivision dead-end at the property boundary of the 107 acre parcel (Hathersage Drive, Cornwall Drive, and Cambrian Drive on the west; and Dunedin Court on the north). Ski Development included a layout for a proposed 49-lot subdivision along a road connecting Hathersage Drive and Cornwall Drive. The subdivision is not a part of this application, but presented to show intent.

Ski Development LLC has modified their application by removing the commercial zoning request. Further, the applicant will limit residential development in the R-2, Two-family Residential district to single-family detached dwellings.. R-2 requires a minimum lot size of 12,000 square feet for single-family detached residential use. Section 91 of the Perry Land Development Ordinance will require residential lots developed adjacent to the existing lots in Rydings subdivision to be approximately 16,550 square feet in area.

The City requests GU, Government Use, zoning and does not plan to change the use of its 0.21 acre parcel. The County tax records indicate this parcel is already in the corporate limits of the City. However, Staff could not find records indicating the property has been annexed. The portion of the request relating to the City parcel is primarily for record-keeping purposes.

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The subject property is relatively flat, with few existing trees. It has approximately 1400 feet of frontage along Sandefur Road and 3300 feet of frontage on Danny Carpenter Drive. Water and sanitary sewer capacity is available to the property. The

property should be able to accommodate the uses allowed in the County's R-1 district. The City's pump station already exists.

2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* The County's R-1 zoning designation does not diminish the value of the subject properties. Uses allowed in the County's R-1 are similar to those allowed in Perry's R-1 district.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* There is no destruction of property value under the current residential zoning classification.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The residential zoning classification applied by the County does not impose a hardship on the property owner.
5. *Whether the subject property has a reasonable economic use as currently zoned.* There is a reasonable economic use of the property as currently zoned.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The property has never been developed. The City is not aware of when the current zoning designation was applied by the county.
7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* Surrounding properties are developed for single-family residential purposes and as a public school. The requested R-2 zoning allows slightly smaller lot sizes than allowed in the County's residential district (12,000 vs. 14,000 square feet), as well as two-family dwellings and townhouses. The applicant intends to develop only single-family detached dwellings. Section 91 of the Perry Land Development Ordinance will require residential lots developed adjacent to the existing lots in Rydings subdivision to be approximately 16,550 square feet in area, rather than the normally allowed 12,000 square feet in R-2.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* Development of residential uses should not adversely affect the surrounding residential uses and school.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The 2017 Joint Comprehensive Plan Update identifies the subject properties as 'Suburban Residential'.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* The proposed R-2 zoning classification should not cause excessive or burdensome use of streets, transportation facilities, utilities and schools. Compared to the County's residential district, the R-2 district allows approximately 0.5 additional dwellings per acre.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* The surrounding area continues to develop with single-family subdivisions.

STAFF CONCLUSIONS: Based on evaluation of the standards above, the City Staff concludes that the R-2 zoning district is appropriate for the subject property subject to the condition that residential uses shall be limited to single-family detached dwellings only. GU is appropriate for the City's pump station site.

Bryan Wood

From: Jeff Liszewski <Jeff@customhomesbyjeff.com>
Sent: Wednesday, April 19, 2017 4:54 PM
To: bryan.wood@perry-ga.gov
Cc: 'chad@ocmulgeeinc.com'
Subject: RE: Annexation and Zoning Change

Bryan,

Please modify my zoning and annexation request on the 108 acres to state R2 single family residents only for the entire 108 site.

I have no problem with the larger lot requirements up next the Magnolia Hill end of the property. Chad is working on a conceptual drawing which will have 3-4 different size lots and homes.

However, he has had surgery and is out of work for a while. Hopefully he will be able to get us something by the time of the meeting.

I assumed the surrounding residents would like a day care nearby but apparently not.

Thanks for your help!

Jeff

From: Bryan Wood [<mailto:bryan.wood@perry-ga.gov>]
Sent: Wednesday, April 19, 2017 4:36 PM
To: Jeff Liszewski <Jeff@customhomesbyjeff.com>
Subject: Annexation and Zoning Change

Jeff,
Just let me know what your revised request is.
Thanks,
Bryan



Bryan Wood, AICP
Director of Community Development
City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069
T 478-988-2714 F 478-988-2725
bryan.wood@perry-ga.gov
<http://www.perry-ga.gov>

Where Georgia comes together.

City of Perry
Community Development Department

1211 Washington Street
P.O. Box 2030
Perry, Georgia 31069



www.perry-ga.gov

478-988-2733
Telephone

478-988-2725
Facsimile

April 13, 2015

Chad Bryant
Ocmulgee, Inc.
906 Ball Street
Perry, GA 31069

RE: Parcel 52-14
107.98 Acres
Corner of Danny Carpenter Drive and Sandefur Road

Dear Mr. Bryant;

The City of Perry has the capacity to serve the above referenced location with sanitary sewer service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harold Deal".

Harold Deal
Assistant City Engineer

LEGEND

- 1/2" REBAR SET
- 1/4" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY BUILDING LINE
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITIES EASEMENT
- SANITARY SEWER EASEMENT
- MANHOLE
- CATCH BASIN
- JUNCTION BOX
- DROP INLET
- HEADWALL
- ACRE
- PAVEMENT
- CREAK
- LAND LOT LINE
- FIRE HYDRANT
- FENCE LINE
- FLOOR ELEVATION
- POWER LINE
- POWER POLE
- CENTER LINE
- TEST HOLES
- SITE PLAN ENG. DEPT.
- SITE PLAN HEALTH DEPT.
- RADAR
- ELEVATION
- RESIDENTIAL DRAINAGE PLAN
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- LIGHT POLE
- WATER VALVE
- WATER METER
- NOT ON FORMERLY

NOTES
 THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED USING A TOPCON GTS 3110 AND HAS A LINEAR PRECISION RATIO OF ONE FT IN 3,000 FEET AND AN ANGULAR ERROR OF 81 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURES WITHIN ONE FT IN 430,710 FEET.
 ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13131 C 0000 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

SURVEYOR'S CERTIFICATION

IT IS CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF PERRY, HAVE BEEN FULLY COMPLIED WITH.
 FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-47, AUTHORITY O.C.G.A. SECS. 15-4-47, 41-15-4, 41-15-4, 41-15-18, 41-15-12.

BY (MARTY A. McLEOD):
 REGISTERED GEORGIA LAND SURVEYOR NUMBER - 399

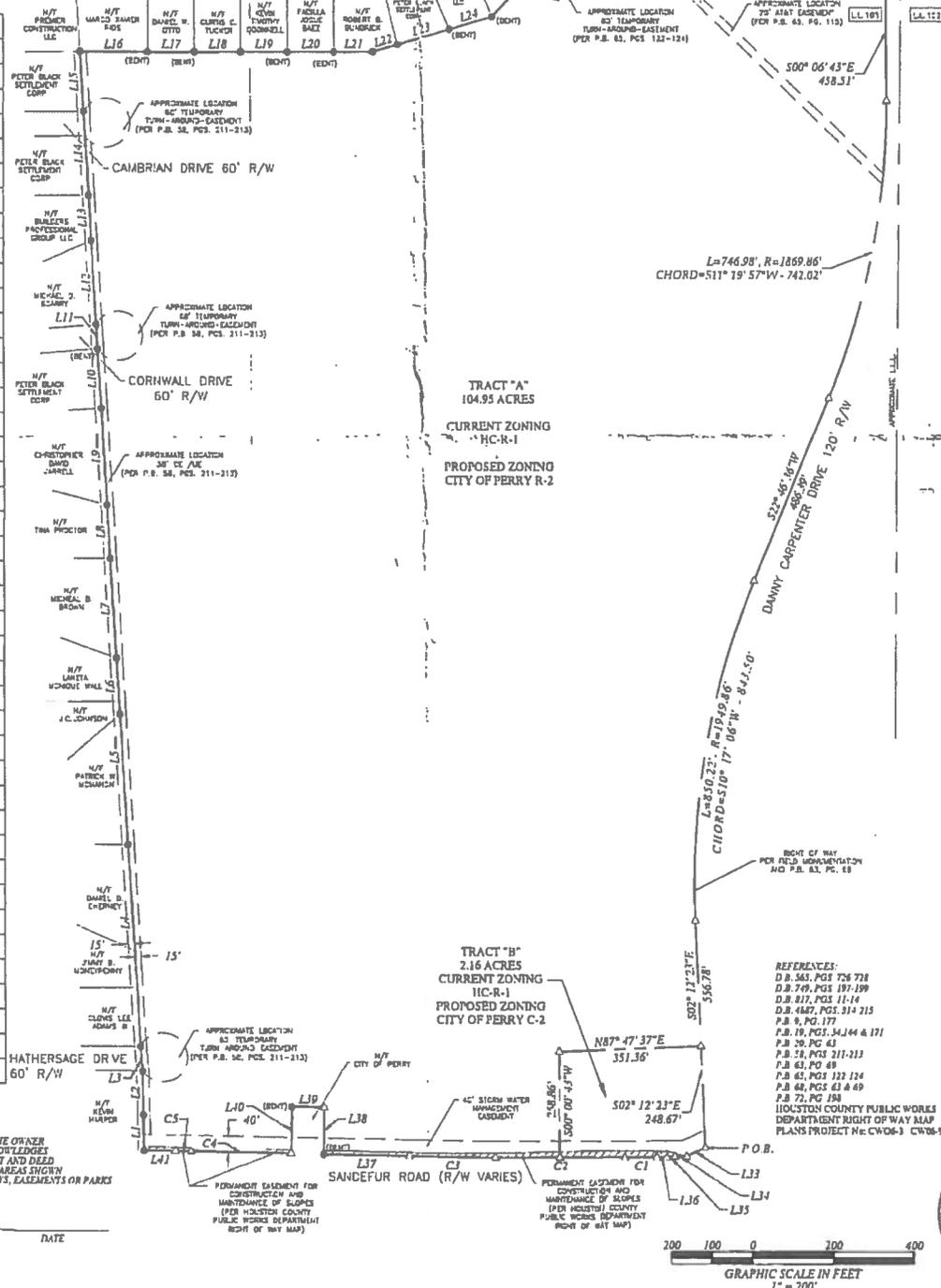
TOTAL AREA: 107.11 ACRES

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	78.556	16874.87'	S80° 21' 04" W	78.56'
C2	320.345	16874.87'	N89° 58' 52" W	320.34'
C3	214.004	16874.87'	N89° 04' 30" W	214.00'
C4	245.583	18463.99'	N89° 06' 43" W	245.58'
C5	39.630	4030.00'	N88° 45' 41" W	39.63'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	87.70'	N00° 52' 41" W
L2	107.37'	N00° 53' 30" W
L3	60.24'	N04° 45' 58" W
L4	495.82'	N03° 20' 17" W
L5	319.32'	N03° 22' 28" W
L6	138.17'	N03° 19' 57" W
L7	242.74'	N03° 19' 09" W
L8	130.47'	N03° 18' 54" W
L9	238.14'	N03° 20' 40" W
L10	145.92'	N03° 21' 57" W
L11	60.01'	N03° 08' 47" W
L12	205.29'	N03° 22' 07" W
L13	109.61'	N03° 15' 25" W
L14	205.27'	N03° 19' 36" W
L15	145.38'	N03° 19' 52" W
L16	166.27'	N89° 52' 45" E
L17	114.94'	N89° 53' 08" E
L18	115.26'	N89° 53' 33" E
L19	114.64'	N89° 46' 21" E
L20	115.11'	N89° 50' 01" E
L21	95.79'	N89° 51' 59" E
L22	64.00'	N73° 49' 39" E
L23	135.59'	N73° 51' 38" E
L24	110.73'	N73° 49' 36" E
L25	159.14'	N43° 42' 46" E
L26	78.48'	N84° 06' 58" E
L27	155.28'	N43° 56' 37" E
L28	212.18'	S46° 14' 44" E
L29	230.23'	N43° 39' 41" E
L30	109.94'	N89° 57' 41" E
L31	110.02'	S89° 57' 43" E
L32	148.22'	N89° 46' 52" E
L33	51.70'	S64° 37' 21" W
L34	28.94'	S88° 19' 25" W
L35	19.44'	S88° 27' 47" W
L36	24.84'	S89° 18' 39" W
L37	211.22'	N89° 03' 08" W
L38	115.00'	N00° 43' 39" E
L39	80.00'	N88° 50' 18" W
L40	114.14'	S00° 43' 53" W
L41	75.04'	N89° 16' 09" W



"ORNEY'S CERTIFICATION" STATE OF GEORGIA, COUNTY OF HOUSTON

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS OR PARKS

OWNER'S SIGNATURE _____ DATE _____

cmulgee, Inc.
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
 office (478) 224-7070
 fax (478) 224-7072
 906 Ball Street
 Perry, Georgia 31069

SKI DEVELOPMENT LLC

ANNEXATION AND ZONING PLAN FOR:

COUNTY:	HOUSTON
DISTRICT:	10 TH
LAND LOT:	102 & 103
DATE:	5/13/15
SCALE:	1" = 200'
JOB NO.:	15-06234

NO.	DATE	REVISION

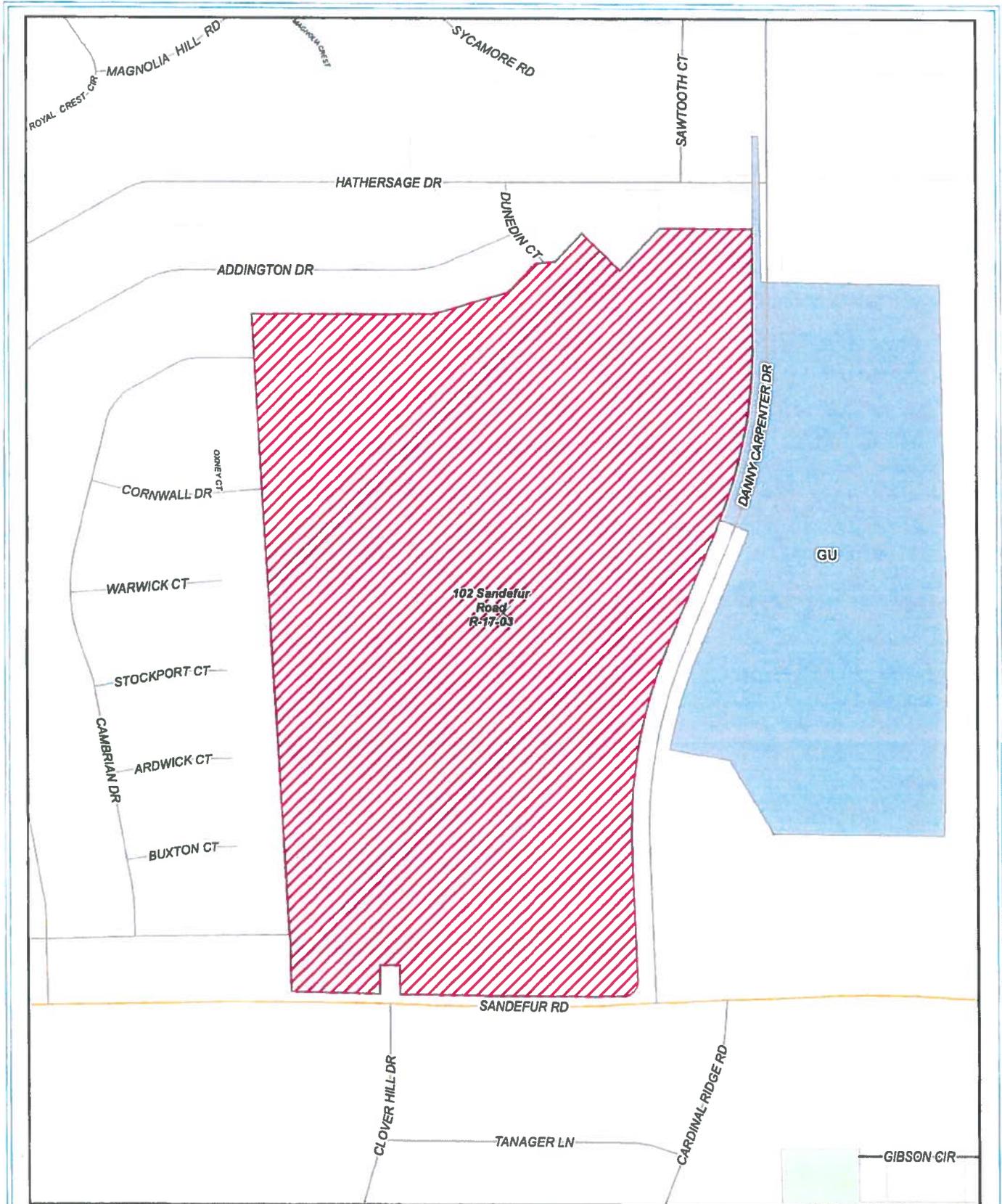
RECEIVED
 MAR 16 2017
 CITY OF PERRY



REFERENCES:
 D.B. 563, PGS 726-728
 D.B. 749, PGS 197-199
 D.B. 817, PGS 11-14
 D.B. 4487, PGS. 214-215
 P.B. & PG. 177
 P.B. 19, PGS. 34, 144 & 171
 P.B. 26, PG. 43
 P.B. 51, PGS 211-213
 P.B. 63, PG. 49
 P.B. 65, PGS 122-124
 P.B. 68, PGS 63 & 69
 P.B. 71, PG. 198
 HOUSTON COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP PLANS PROJECT No. CW06-3 CW06-9

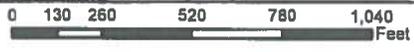


P:\PROJECTS\506 - DEVELOPMENT\0623 - SKI DEV\01 - SURVEY CAD\15-0623-A-ANNEXATION REZONING DWG



Legend

Perry Zoning	C3	OC	R3
Zoning Types	GU	PUD	RAG
	LC	IN	R1
	C1	M1	R2
	C2	M2	R2A



1 inch = 500 feet



City of Perry Zoning Review
Case: R-17-03





Where Georgia comes together.

Department of Community Development

Public Hearing
May 02, 2017
Tuesday @ 6:00 PM

April 11, 2017

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: Rezoning Application #R-17-05
Champions Way at Houston Lake Road
P49-58/59/21

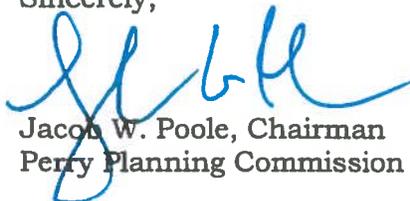
Dear Mayor and Council:

On April 10, 2017 the Perry Planning Commission reviewed the above referenced petition for a rezoning request as submitted by Byrd & Company, LLC.

The request was for the rezoning of the property from City of Perry R-3, Multi-Family Residential District to City of Perry Planned Unit Development.

The Perry Planning Commission recommended approval of the application as submitted.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs



Where Georgia comes together.

STAFF REPORT 3/31/17

From the Community Development Department

CASE NUMBER: R-17-05

APPLICANT: Byrd & Company, LLC

REQUEST: Zoning change to PUD

LOCATION: Champions Way at Houston Lake Road;
Tax Map No.: P49-58, P49-59, and P49-21

ADJACENT ZONING/LANDUSES:

Subject Parcel: Zoned R-3, vacant land (approved residential subdivision)
North: R-3, Houston Lake Country Club clubhouse; C-2, vacant land
South: R-3, public parking and boat ramp
East: C-2, vacant land
West: GU, Houston Lake

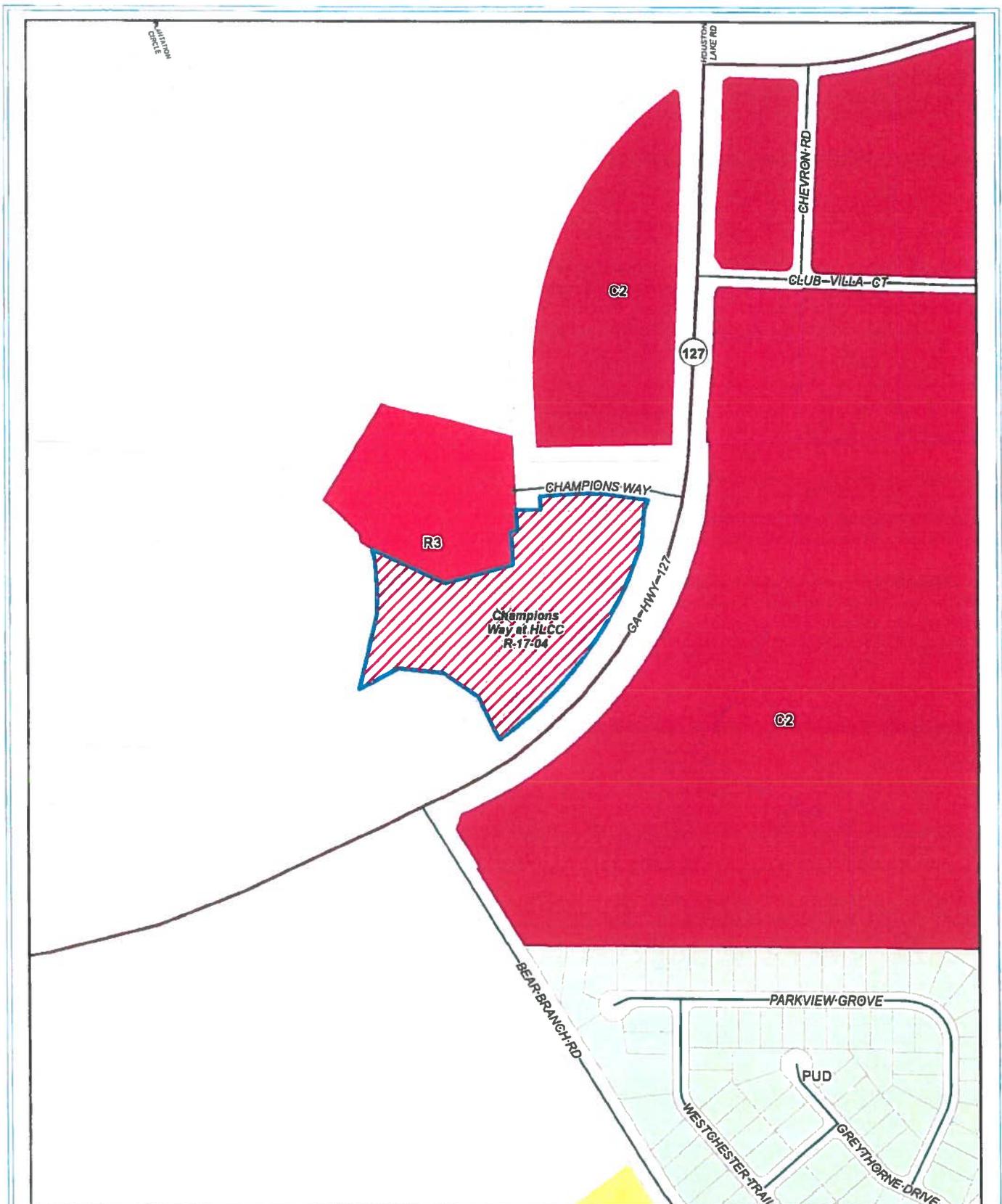
BACKGROUND INFORMATION: The applicant has an approved subdivision consisting of 24 single-family residential lots. Under the R-3 zoning classification, 8' side setbacks are required. The applicant proposes constructing a product with will not comply with the required side setbacks. The request for PUD zoning is to allow 5' side setbacks on each of the lots. The 25' front setback and 25' rear setback (40' along Houston Lake Road) required by R-3 will be maintained. No other changes to the approved subdivision are proposed.

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The subject property is relatively flat, with some existing trees. A 24-lot residential subdivision was previously approved.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* The R-3 zoning district does not diminish property values, as a 24-lot subdivision has been approved.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* There is no destruction of property value under the current residential zoning classification.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The R-3 zoning classification does not impose a hardship on the property owner.
5. *Whether the subject property has a reasonable economic use as currently zoned.* There is a reasonable economic use of the property as currently zoned.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* While the property is currently vacant, a 24-lot subdivision was approved and is under construction.

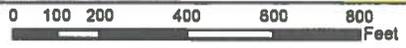
7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* The proposed use is a 24-lot subdivision with a variation in side setback requirements from 8' to 5'. The use is appropriate given the uses and development of adjacent and nearby properties.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed reduction in side setbacks will not adversely affect the existing uses or usability of adjacent and nearby properties. All setbacks adjacent to the external boundaries of the property will remain as currently required. Only future owners of the individual lots will be impacted by the proposal.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The 2007 Future Development Map identifies the subject properties as 'Urban Residential'. The recently-adopted 2017 Joint Comprehensive Plan establishes 'Character Areas', identifying future land use based on the character of existing development patterns and the intended character of future development patterns. The subject property is identified as "Suburban Residential". The proposal conforms to the land use plan.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* Because the proposal does not alter the density of the approved subdivision, it will not result in a use which will negatively impact streets, utilities, or schools.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* As the property is under development and no residents currently exist, the reduction in side setbacks for the subdivision will not impact adjoining or nearby properties.

STAFF CONCLUSIONS: Given the analysis of the standards above, Staff recommends approval of the request.



Legend

Perry Zoning	C3	OC	R3
Zoning Types	GU	PUD	RAG
	IN	R1	RMH
	M1	R2	
	M2	R2A	
	LC		
	C1		
	C2		



1 inch = 400 feet



City of Perry Zoning Review
Case: R-17-04





MEMORANDUM

TO: Lee Gilmour, City Manager

FROM: Brenda King, Director of Administration

DATE: May 11, 2017

SUBJECT: Recommendation of Award
Bid #2017-17

Description: 1 Ton Mini Dump Truck

FUND: Lease Purchase

<u>Vendor</u>	<u>Model</u>	<u>Bid Amount</u>
Allan Vigil Ford, Morrow GA	2017 Ford F350/Godwin 184u	\$41,224.00
Bellamy Strickland, McDonough GA	2017 Chevrolet 3500 2WD/Knapheide	\$42,272.00
Jeff Smith Ford, Byron GA	2017 Ford F350/Knapheide	\$41,481.00

Department recommendation: Award the bid in the amount of \$41,224.00 to Allan Vigil Ford.

Bid recommendation for Mini dump truck

After reviewing the bids sent in for the purchase of a new 1 ton dump truck, I found the Low bid of \$41,224.00 submitted by Allan Vigil Ford, met all specifications set forth by the City of Perry.

All bids met, or exceeded specifications.

My recommendation for Using Allan Vigil Ford is based on the lowest bid.

Bob Taylor

Vehicle Maintenance Manager

988-2882