

AMENDED AGENDA

REGULAR MEETING OF THE PERRY CITY COUNCIL

July 19, 2016

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 hires Adrian Moss and Joshua Brown – Chief S. Lynn
 - * Recognition of Lt. Bruce Ham for 30 years of service – Chief Lynn
5. Appointments to Boards, Authorities and Commissions. Mayor James E. Faircloth, Jr.
 - 5a. Consider appointments to WRATS Citizens Advisory Committee to replace Calvin Middlebrooks and Joe Hamilton.
6. Citizens with Input.
7. Public Hearing: Mayor James E. Faircloth, Jr.

The purpose of this Public Hearing is 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. Amendment to Perry Land Development Ordinance Article VIII – Use Requirements by District, Section 86.1.1 Use Table Key.
 - 7b. Amendment to Perry Land Development Ordinance Section 106.10 Exemptions for Sign Permit Requirements.
 - 7c. Consider revoking business license for Ramada Inn.
 - 7d. Consider revoking business license for Days Inn.
 - 7e. Consider revoking business license for Howard Johnson.
8. Consent Agenda Items: Mayor James E. Faircloth, Jr.
 - 8a. Council’s Consideration – Minutes of the July 5, 2016 pre council meeting and July 5, 2016 council meeting.
9. Old Business: Mayor James E. Faircloth, Jr.

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

1. **Second Reading** of an ordinance rezoning 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District. The property is located in the northwest corner of Hwy 41 North and Mack Thompson Road.
2. **Second Reading** of an ordinance annexing 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District. The property is located in the northwest corner of Hwy 41 North and Mack Thompson Road.

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

- 10a. Mayor James E. Faircloth, Jr.
- 10b. Council Members
- 10c. City Manager Lee Gilmour
- 10d. City Attorney David Walker

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

11a. Matters referred from July 18, 2016 work session and July 19, 2016 pre council meeting.

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

1. **First Reading** of an ordinance amending Perry Land Development Ordinance Article VIII – Use Requirements by District, Section 86.1.1 Use Table Key. *(No action required by Council).*
2. **First Reading** of an ordinance amending Perry Land Development Ordinance Section 106.10 Exemptions for Sign Permit Requirements. *(No action required by Council).*
3. **First Reading** of an ordinance lowering the speed limit on Airport Road Extension. *(No action required by Council).*

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

1. Resolution amending the City of Perry Community Facilities Improvements Plan.
2. Resolution declaring official intent to reimburse costs of acquiring vehicles and equipment with tax-exempt financing.

11d. Award of Bid(s):

1. Upgrading HVAC unit at public works facility.

12. Other Business/Supplemental Agenda: Mayor James E. Faircloth, Jr.

12a. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance to authorize the refinancing of certain Water and Sewer Revenue Bonds and support documents thereto. *(No action required by Council).*

13. Department Head Items.

14. Council Members Items:

15. General Public Items:

16. Mayor Items:

17. Adjourn.

Annie Warren

From: Janet Duffin <janet.duffin@perry-ga.gov>
Sent: Thursday, July 14, 2016 11:58 AM
To: annie.warren@perry-ga.gov
Subject: Council Presentations

Annie:

Chief Lynn will be introducing new hires Adrian Moss and Joshua Brown, as well as presenting Lt. Bruce Ham with his thirty year pin, at next Tuesday's Council meeting.

Thanks,



Janet S. Duffin
Executive Secretary
Perry Police Department
1207 Washington Street
P.O. Box 2030
Perry, GA 31069
T 478-988-2804
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Department of Community Development

Public Hearing
July 19, 2016
Tuesday @ 6:00 PM

June 28, 2016

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

Re: Amendment to Perry Land Development Ordinance
Article VIII – Use Requirements by District
Section 86.1.1 Use Table Key

Dear Mayor and Council:

On June 27, 2016 the Perry Planning Commission reviewed the above referenced amendment to the Perry Land Development Ordinance.

The Perry Planning Commission respectfully submits this letter as our formal and favorable recommendation to Mayor and Council for the approval of the changes as provided for the referenced section of the Perry Land Development Ordinance.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JP/cs

P.O. Box 2030 | Perry, Georgia 31069-6030
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<http://www.perry-ga.gov/community-development/>

86.1.1. Use Table Key

- A. Permitted Use (P). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Perry Land Development Ordinance.
- B. Special Exception (SE). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 172 of the Perry Land Development Ordinance. Special exceptions are subject to all other applicable requirements of the Perry Land Development Ordinance, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the special exception permit approval.
- C. Use Not Permitted (blank). An empty cell indicates that a use is not permitted in the respective district.

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Accessory Uses				
Accessory building	P	P	P	P
Additional dwellings on a single lot		SE	SE	SE
Dogs and cats	P	P	P	P
Drive-in uses, any	P	SE	SE	
Dwellings in an existing commercial building	P	SE	SE	
Fall-out shelters	P	P	P	P
Home Offices	P	P	P	P
Home swimming pools	P	P	P	P
Horses, ponies and fowl		SE	SE	SE
Live-Work	P	P	P	P
Residential businesses	P	P	SE P	SE
Satellite dish antennas	P	P	P	P
Commercial Uses				
Adult entertainment establishments				
Amusement enterprises including the provision of stage entertainment excluding arcade games.	P			
Amusement enterprises, such as miniature and Par-3 golf, golf driving ranges, skating rinks, excluding go-karts	P	P	P	P
Appliance stores including radio and television service	P	P	P	
Art and antique shops	P	P	P	P
Auto auctions	P	P	P	
Automobile repair garages, mechanical and body	P	P	P	
Automobile service stations	P	P	SE	
Automobiles, recreational vehicles, horse trailer sales and mobile homes sales	P	SE	SE	
Bakeries employing more than ten (10) persons	P	P	P	
Bakeries employing not more than ten (10) persons	P	P	P	
Banks	P	P	P	P
Barber and beauty shops	P	P	P	P

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Bed and Breakfast Inns	SE	SE	SE	SE
Bicycle stores	P	P	P	P
Boat sales, indoor and outdoor	P	P	SE	
Book, stationary, camera or photographic supply stores	P	P	P	SE
Bowling alleys	P	P	P	
Building and lumber supply, retail	P	P	P	
Billiard rooms	P	P		
Café, grill, and lunch counters	P	P	P	P
Car washes	P	SE	SE	
Clothing, shoe, millinery, dry goods, and notion stores	P	P	P	P
Coin-operated amusement machines which provides the opportunity for rewards including, but not limited to, free games, free replays, any merchandise, prizes, toys, gift certificates, points, tokens, vouchers, tickets or novelties.	P	SE	SE	
Confectionery stores	P	P	P	P
Dress making and tailoring shops	P	P	P	P
Drug stores	P	P	P	SE
Dry cleaning and laundry establishments including pick-up stations	P	P	P	SE
Electrical supplies	P	P	P	
Farm and garden supplies	P	P	P	SE
Finance, insurance, and real estate offices	P	P	P	P
Florist, nursery and gift shops	P	P	P	P
Furniture, home furnishing, including office furniture and equipment stores	P	P	P	
Grocery, fruit, vegetable, meat markets, delicatessen, catering, and supermarkets	P	P	P	
Hardware and paint stores	P	P	P	
Heating and plumbing equipment	P	P	P	
Hotels	P	P	SE	
Ice cream stores	P	P	P	P
Jewelry stores	P	P	P	P
Massage Parlors as part of a salon/spa facility	P	P	P	
Motels	P	P	SE	
Motorcycle stores	P	P	P	
Nightclubs, bars and taverns	P	P	SE	
Office use	P	P	P	
Parking garages, Commercial	P	SE		SE
Parking Lot, Commercial		P	SE	
Printing, blue printing, book binding, Photostatting, lithography and publishing establishments	P	P	P	
Restaurants	P	P	P	SE
Retail or commercial use where there is no processing or treatment of material goods	P	P	P	
Sale of souvenirs, gifts, novelties, pottery and sundries tailored to the tourist business.	P	P	P	P
Self-service laundry	P	P	P	P

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Self-storage warehouse or facility	P	P	P	
Shoe repair shops	P	P	P	P
Shopping centers > 50,000 sf	SE P	SE-P	SE	
Single tenant retail buildings >35,000 sf	SE P	SE P	SE	
Sporting goods	P	P	P	
Tattoo Parlor				
Theaters	P	P		
Tire sales	P	P	SE	
Batteries, and other automotive accessories excluding tires	P	P	P	
Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, Venetian blind, cabinet making and carpentry, rug and carpet cleaning, and sign painting	P	P	SE	
Undertaking or mortuary establishments	P	P	SE	
Veterinary hospitals or clinics	P	P	P	
Industrial Uses				
Bottling works for soft drinks	P			
Building and lumber supply establishments, wholesale	P			
Clothing and garment manufacturing	P			
Contractors storage and equipment yards				
Dairy products, processing				
Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto				
Establishments for the manufacture, repair, assembly, or processing of materials similar in nature to those listed in Section 82.1.(6) which are not objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations, or which will not contribute to the congestion of traffic.	P			
Frozen dessert and milk processing plants				
Ice plant	P			
Laboratories for testing materials, chemical analysis and photography processing	P			
Manufacture and assembly of scientific, optical and electronic equipment	P	P		
Manufacture of musical instruments and parts	P	P	SE	
Manufacture of souvenirs and novelties	P	SE		
Manufacture of toys, sporting and athletic goods	P	SE		
Wholesale warehouses	P			
Open Use				
Agriculture, forestry, livestock and poultry production				
Farm Winery	SE	SE	SE	
Produce and farmers markets	P	P	P	
Recreational vehicle parks	SE P	SE		
Temporary tents for revivals	SE	SE	SE	
Temporary use including the sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside	P	P	P	

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
stands				
Public/Institutional Uses				
Ambulance service	P	P		
Business and trade schools	P	P	SE	
Clubs and lodges, provided that food service facilities are limited to their members and guests	SE P	SE P	SE	
Family personal care homes	SE P	SE P	SE P	P
Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreation areas	P	P	P	
Group personal care homes	SE P	SE P	SE	SE
Halfway houses and drug rehabilitation centers	SE	SE		
Hospitals, sanitariums, clinics, convalescent or nursing homes	SE P	SE		
Kindergartens, play schools and day care centers and homes	P	P	P	P
Places of assembly including auditoriums, stadiums, coliseums and dance halls.	P	P	SE	
Places of worship and related accessory buildings	SE P	SE P	SE	SE
Places of worship with attendant education and recreational buildings	P	P	SE	SE
Private clubs, fraternal orders or lodges.	P	P	P	
Public and private schools, libraries, excluding business and trade schools	P	P	P	SE
Public utilities such as electrical substations, telephone exchanges, and similar uses.	P	P	P	SE
Public utility structures and buildings	P	P	P	P
Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and televisions stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 76.	P	P	P	
Residential Uses				
Multi-family dwelling	P	P	P	P
Single-family dwellings		SE	P	P
Townhouses	P	P	P	P
Two-family dwelling (duplex)	P	P	P	P
Transportation Uses				
Bus and railroad terminal facilities	P			
Bus Stations	P	P -	P -	P -
Truck terminals	P			



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Department of Community Development

Public Hearing
July 19, 2016
Tuesday @ 6:00 PM

June 28, 2016

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

Re: Amendment to Perry Land Development Ordinance
Section 106.10 Exemptions for Sign Permit Requirements

Dear Mayor and Council:

On June 27, 2016 the Perry Planning Commission reviewed the above referenced amendment to the Perry Land Development Ordinance.

The Perry Planning Commission respectfully submits this letter as our formal and favorable recommendation to Mayor and Council for the approval of the changes as provided for the referenced section of the Perry Land Development Ordinance

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JP/cs

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- t) Feather Flag:
- u) Building wraps as defined in Section 106.2:
- v) Obscene signs as defined by Official Code of Georgia Annotated § 16-12-80:
- w) Spinsock
- x) Windsock.

106.10. Exemptions from Sign Permit Requirements - Non-Residential Zones. In the non-residential zones, the following types of signs shall be exempt from the permit requirements of Section 106.3 and shall not count towards the maximum aggregate sign area limits provided in 106.15:

- (1) Signs not visible from public streets or intended to be seen by the traveling public.
- (2) Non-illuminated and non-commercial permanent signs used for directional purposes having a sign area of less than four (4) square feet, provided they are located on and pertaining to the parcel on which it is located and not located in the public right of way. (Such as, 'Enter', 'Exit' 'Parking', etc.)
- (3) Window signs installed for purposes of viewing from outside the premises provided such signs shall not exceed thirty (30) percent of the available window space.
- (4) Numerals displayed for purposes of identifying property location and not exceeding four (4) inches in height in residential districts and ten (10) inches in height in nonresidential districts.
- (5) Seasonal displays and decorations not advertising a product, service or establishment.
- (6) Sign spinners, costumed characters or street performers with signage devices. Any persons involved in this activity shall not block sidewalk access and shall be located away from entry and exit drives.
- (7) Professional name plates not exceeding four (4) square feet in area, such sign signs to be non-illuminated and attached to the building.
- (8) Decorative banners sponsored by a governmental agency, the Downtown Development Authority, or the Perry Area Chamber of Commerce., Perry Main Street, Perry Convention and Visitor Bureau.

All signs requested under this subsection shall be made through the Community Development Department who shall review the request to ensure that all applicable provisions of the ordinance have been adhered to prior to giving approval. If a request involves placing a decorative banner on public right-of-way, including over any publicly owned street, then it shall be forwarded to the City Manager for City and/or Georgia Department of Transportation approval where applicable.

- (9) Traffic or other municipal or public signs or notices posted or erected by or at the direction of a governmental agency.
- (10) Construction signs located on the premises relating to active construction projects.

- (11) Sidewalk signs with a maximum height of four (4) feet when displayed. Only one (1) sidewalk sign shall be permitted per business not to exceed six (6) square feet per sign face. The signs shall be placed so as not to create a pedestrian nuisance and shall only be displayed during business hours.
- (12) Signage on coin operated or electronic payment product dispensers not located within the required setback for the zoning district.
- (13) Flags: Every parcel may display no more than three (3) flags. Flagpoles in non-residential zoned districts shall not exceed sixty (60) feet in height. The dimensions of any flag shall be proportional to the flagpole height such that the hoist side of the flag shall not exceed fifty (50) percent of the vertical height.

The flagpoles, in all zoning districts, shall be no further from the structure than 50% of the distance from the face of the structure to the public right-of-way.
- (14) Historically significant signs in the Perry Main Street/Downtown Development District as determined by the Economic Development Department are exempt from these standards.
- (15) Banners, temporary signs, spinsocks, windsocks and pennant strings will be allowed in the first (30) calendar days a facility is:
 - 1. First licensed to operate at the location; or
 - 2. Has completed substantial renovation, upgrade or other permitted improvements as certified by the Chief Building Official.

106.11. Signs in Residential Zoning Districts. Other than subdivision entrance signs allowed under Section 106.12, parcels located in residential zoning districts shall not contain signs having a sign area greater than four (4) square feet. Signs having a height of greater than five (5) feet shall not be located in residential zoning districts. Illuminated signs shall not be located in residential zoning districts. Signs meeting the standards of this section are exempt from permitting requirements.

Flagpoles in residential zoned districts shall not exceed twenty-five (25) feet in height or the height of the primary structure, whichever is less. The flagpoles shall be no further from the structure than 50% of the distance from the face of the structure to the public right-of-way.

106.12. Residential Subdivision Entrance Signs. Residential subdivisions consisting of more than two (2) parcels may erect one monument sign at each entrance to the subdivision. Such sign shall not exceed a height of ten (10) feet above the grade level of the center line of the adjacent street and shall not have a sign area greater than twenty-five (25) square feet. Such entrance signs shall not count toward the maximum allowable signage on a residential parcel.

106.13. Height and Setback Requirements.

106.13.1. All signs shall be set back as follows:

- (1) Ten (10) feet from the curb line of each street adjacent to the lot upon which the sign is situated where an authorized curb cut exists; applicable to all zoning districts;

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
July 5, 2016
5:00 P.M.

1. Call to Order: Mayor Pro Tempore Randall Walker, Presiding Officer called to order the pre council meeting held July 5, 2016 at 5:05 p.m.

2. Roll:

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

Elected Official(s) Absent: Mayor James E. Faircloth, Jr.

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

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Battalion Chief Ephraim Wheeler – Fire and Emergency Services Department, Fire Marshall David Stanton – Fire and Emergency Services Department, Decius Aaron – Director of Public Works, Brenda King – Director of Administration, Kevin Dye – Director of Leisure Services, and Robert Smith – Economic Development Director.

Guests: None

Media: Jake Jacobs – Houston Home Journal

3. Items of Review/Discussion: Mayor Pro Tempore Randall Walker

3a. Discussion of July 5, 2016 council meeting agenda.

7a. Petition for Re-zoning & Annexation Application No. R-16-01. Mr. Gilmour advised the petition for rezoning and annexation is for the construction of a new Dollar General Store on that parcel.

9a. Second Reading of an ordinance establishing a daily fee for violating the City's exterior building requirements. Mr. Gilmour stated the fine would be \$100/day for each day the violation occurs or continues. Mr. Hunt inquired about possible assistance for persons not in a financial position to maintain their properties according to code.

11c. Resolution amending the City of Perry Fee Schedule. Mr. Gilmour stated the budget specifies certain fee adjustments and Council amends its fee schedule on an annual basis as a matter of good management.

11d. Bid No. 2016-30 Washington Street Sidewalk and Lighting Project. Administration recommended awarding the bid to said contractor.

11e. Authorize proceeding with Perry Parkway form based zoning district.
Administration's recommendation to Council to authorize proceeding with Perry Parkway form based zoning district.

4. Department Head Items:

Fire Marshal Stanton, Battalion Chief Wheeler, and Mr. Dye had no reports.

Ms. King advised the voice mail is working.

Chief Lynn provided an update on the RV fire.

Mr. Smith – Regional Commission is conducting a housing survey of Perry.
- CHIPS Grant has 26 interested property owners.

Mr. Aaron – Thanked Mayor and Council for the cards and words of encouragement during the passing of his father.

5. Council Member Items:

Council Member Jones had no report.

Council Member Bynum-Grace thanked her City of Perry family for their support relative to her induction into the Municipal Government Hall of Fame.

Council Members Hunt, Jackson and King extended congratulations to Council Member Bynum-Grace.

Attorney Walker had no report.

Mr. Gilmour stated he had been approached relative to restricting the speed limit on Airport Road Extension for golf cart use. Council Member King asked for feedback from the residents residing in the area of Airport Road Extension.

6. Adjourn: There being no further business to come before Council in the pre council meeting held July 5, 2016 Council Member Jones motioned to adjourn the meeting at 5:29 p.m.; Council Member King seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
July 5, 2016
6:00 P.M.

1. Call to Order: Mayor Pro Tempore Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held July 5, 2016 at 6:00 p.m.

2. Roll.

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

Elected Official(s) Absent: Mayor James E. Faircloth, Jr.;

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Fire Marshal David Stanton – Fire and Emergency Services Department, Battalion Chief Ephraim Wheeler – Fire and Emergency Services Department, Decius Aaron – Director of Public Works, Robert Smith – Economic Development Director, and Kevin Dye - Director of Leisure Services.

Guest(s)/Speaker(s): Robbin Jackson and Chris West

Media: Jake Jacobs - Houston Home Journal, and Chris Rogers - ComSouth 100

3. Invocation and Pledge of Allegiance to the Flag: Mayor Pro Tempore Randall Walker

Senior Pastor Willie King of Faith Bible Fellowship Church rendered the invocation and Council Member Riley Hunt led the pledge of allegiance to the flag.

4. Community Partner(s) Update(s): None

5. Appointments to Boards, Authorities and Commissions. Mayor Pro Tempore Randall Walker

5a. Consider appointments to WRATS Citizens Advisory Committee to replace Calvin Middlebrooks and Joe Hamilton.

Council will review this request at the next Council meeting.

6. Citizens with Input. Mr. Robbin Jackson asked for an update relative to creating another road outlet for the Hilltop Subdivision. Mr. Gilmour advised Mayor Faircloth had been in discussions with the Superintendent of Schools but had not heard anything back.

7. Public Hearing: Mayor Pro Tempore Randall Walker

PUBLIC HEARING CALLED TO ORDER AT 6:05 P.M. Mayor Pro Tempore Randall Walker called to order a public hearing at 6:05 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 Re-zoning & Annexation Application No. R-16-01. Applicant, Teramore Development LLC request to rezone and annex 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District. The property is located in the northwest corner of Hwy 41 North and Mack Thompson Road.

Staff Report: Administration advised there are no objections from the Perry Planning Commission or Houston County.

Public Input: Mayor Pro Tempore Walker called for any public input for or opposed to the petition.

In Favor: Mr. Chris Wes, legal counsel for Teramore Development LLC spoke in favor of the petition.

Opposed: None

Public Hearing Closed at 6:08 p.m. Mayor Pro Tempore Randall Walker closed the public hearing at 6:08 p.m.

8. Consent Agenda Items: Mayor Pro Tempore Randall Walker

- 8a. Council's Consideration – Minutes of the June 20, 2016 work session, June 21, 2016 pre council meeting and June 21, 2016 council meeting. (*Council Member Bynum-Grace was absent from the June 20th and 21st meetings*)

Council Member Hunt motioned to accept the minutes as submitted; Council Member Hunt seconded the motion and motion carried with Council Member Bynum-Grace abstaining.

9. Old Business: Mayor Pro Tempore Randall Walker

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

1. **Second Reading** of an ordinance establishing a daily fee for violating the City's exterior building requirements.

Adopted Ordinance 2016-07 establishing a daily fee for violating the City's exterior building requirements. Mayor Pro Tempore Walker entertained a motion to adopt said ordinance as submitted. Council Member Bynum-Grace motioned to adopt said ordinance as submitted; Council Member Jones seconded the motion and motion carried with Council Member Hunt abstaining. (*Ordinance 2016-07 has been entered in the City's official book of record*).

10. Any Other Old Business Matters: Mayor Pro Tempore Randall Walker

- 10a. Mayor Pro Tempore Randall Walker - None
- 10b. Council Members - None
- 10c. City Manager Lee Gilmour - None
- 10d. City Attorney David Walker -None

11. New Business: Mayor Pro Tempore Randall Walker

11a. Matters referred from July 5, 2016 pre council meeting. None

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

- 1. **First Reading** of an ordinance rezoning 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District. The property is located in the northwest corner of Hwy 41 North and Mack Thompson Road. *(No action required by Council).*
- 2. **First Reading** of an ordinance annexing 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District. The property is located in the northwest corner of Hwy 41 North and Mack Thompson Road. *(No action required by Council).*

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

- 1. Resolution amending the City of Perry Fee Schedule.

Adopted Resolution No. 2016-29 amending the City of Perry Fee Schedule.
Council Member Jackson motioned to adopt a resolution amending the City of Perry Fee Schedule; Council Member King seconded the motion and it carried unanimously. *(Resolution No. 2016-29 has been entered into the City's official book of record.)*

11d. Award of Bid(s):

- 1. Bid No. 2016-30 Washington Street Sidewalk and Lighting Project

Awarded proposal 2016-30 Washington Street Sidewalk and Lighting Project to LaKay Enterprises Inc. Mayor Pro Tempore Walker presented for Council's consideration a proposal for Washington Street sidewalk and lighting improvements project. Staff recommended to Council to award proposal 2016-30 Washington Street sidewalk and lighting improvements project to LaKay Enterprises, Inc. in the amount of \$213,781.50. Council Member King motioned to award the proposal to LaKay Enterprises Inc., in the amount of \$213,781.50. Council Member Jackson seconded the motion; motioned carried 4-1, Council Member Hunt opposed.

11e. Authorized proceeding with Perry Parkway form based zoning district.

Administration reviewed the response from TSW and recommended proceeding with Perry Parkway form based zoning district. Funding would come from the Hotel/Motel Tax. Council Member Jones motioned to proceed with Perry Parkway form based zoning district; Council Member Bynum-Grace seconded the motion and it carried unanimously.

12. Department Head Items.

Ms. King, Fire Marshal Stanton, Chief Lynn, Mr. Smith, Mr. Aaron and Battalion Chief Wheeler had no reports.

Mr. Dye announced the Community Water Battle held on July 2nd was a success.

13. Council Members Items:

Council Member Jones stated he had received many compliments relative to the new Dollar General Store.

Council Members Bynum-Grace, King, Jackson and Hunt had no reports.

Mr. Gilmour and Attorney Walker had no reports.

14. General Public Items: None

15. Mayor Items:

Mayor Pro Tempore Walker - Congratulated Council Member Bynum-Grace on her induction into the Municipal Government Hall of Fame.

- July 6th, 2pm – Dedication of a traffic signal device at Moody Road/GA-127
- July 26th, Walk with Mayor and Council

16. Adjournment: There being no further business to come before Council in the regular meeting held July 5, 2016, Council Member King motioned to adjourn the meeting at 6:24 p.m. Council Member Hunt seconded the motion and it carried unanimously.

City of Perry

Ordinance Review Check List for Second Reading

_____ City Attorney (Ordinance was prepared by Mr. Walker)

 S/K City Manager – Lee Gilmour

_____ Department Head

Notes:

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the zoning is changed from Houston County R-1 and C-1 to City of Perry C-2 and the city's zoning map is amended accordingly relative to property of Evelyn G. Archer described as follows:

All that tract or parcel of land situate, lying and being in Land Lots 53 and 54 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract No. 13 containing 3.03 acres and Tract No. 14 containing 2.27 acres as is more particularly shown on a plat of survey for Ruzza Estate prepared by Brent Cunningham, Surveyor, dated July 18, 1990, a copy of said plat being of record in Plat Book 39, Page 74, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto and incorporated herein for all purposes.

SO ENACTED this _____ day of July, 2016.

CITY OF PERRY, GEORGIA

BY: _____
JAMES E. FAIRCLOTH, JR., MAYOR

ATTEST: _____
ANNIE WARREN, CITY CLERK

1st Reading: July 5, 2016

2nd Reading: _____

City of Perry

Ordinance Review Check List for Second Reading

_____ City Attorney (Ordinance was prepared by Mr. Walker)

OK _____ City Manager – Lee Gilmour

_____ Department Head

Notes:

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS as follows:

WHEREAS, proper application to annex property to the City of Perry, Georgia has been made by Evelyn G. Archer, the owner of the lands hereinafter described; and

NOW THEREFORE, pursuant to the act of the General Assembly of the State of Georgia 1962, Page 119; 1969, Page 504 the following described land is annexed to the City of Perry and the precinct boundary is changed accordingly:

All that tract or parcel of land situate, lying and being in Land Lots 53 and 54 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract No. 13 containing 3.03 acres and Tract No. 14 containing 2.27 acres as is more particularly shown on a plat of survey for Ruzza Estate prepared by Brent Cunningham, Surveyor, dated July 18, 1990, a copy of said plat being of record in Plat Book 39, Page 74, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto and incorporated herein for all purposes.

This annexation shall become effective for ad valorem tax purposes on December 31, 2016 and for all other purposes shall become effective on July 19, 2016.

SO ENACTED this ____ day of July, 2016.

CITY OF PERRY, GEORGIA

BY:

**_____
JAMES E. FAIRCLOTH, JR., MAYOR**

ATTEST:

**_____
ANNIE WARREN, CITY CLERK**

1st Reading: July 5, 2016

2nd Reading: _____



Where Georgia comes together.
Department of Community Development

*Public Hearing
July 5, 2016
Tuesday @ 6:00 PM*

June 14, 2016

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

Re: Rezoning and Annexation Application #R-16-01
Northwest Corner of Hwy 41 North & Mack Thompson Road

Dear Mayor and Council:

On June 13, 2016 the Perry Planning Commission reviewed the above referenced petition for a rezoning and annexation request as submitted by Teramore Development, LLC.

The request was for the rezoning and annexation of 5.30 acres from Houston County R-1 and C-1 Districts to City of Perry C-2, General Commercial District.

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

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs

STAFF REPORT

CASE NUMBER: R-16-01

APPLICANT: Teramore Development LLC

REQUEST: Rezone and annex two tracts from Houston County R-1 & C-1 to City of Perry C-2

LOCATION: Northwest Corner of Hwy 41 North and Mack Thompson Road. HC 30A-12 and 13. There are no current street addresses for Tract 13 and 14 of Ruzza Estate.

ADJACENT ZONING/LANDUSES:

Parcel: Tract 13 HC C-1; Tract 14 HC- RAG	Vacant Land
North: HC C-2	Vacant Land
South: HC C-2	Night Club
East: City of Perry C-2 and HC RAG	Vacant Land/ Single Family
West: HC RAG	Vacant Land

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes. The property is currently zoned Houston County C-1 and Houston County RAG. The area is transitioning and has commercial across Mack Thompson Rd. There is a vacant tract in the City on the East side of Hwy 41 that is zoned C-2. There is a Houston County C-2 zoning on the adjacent Northern tract.*
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions. Staff believes the current zoning does diminish the property values. Without annexation and rezoning the property will not be able to connect to City utilities. Without those utilities development of the property will continue to linger.*
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. The destruction of property values does not promote public welfare.*
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner. The public will be provided a closer place to shop. If approved there will be no hardship to the owner. If the property is not rezoned and annexed there will be no development.*
5. *Whether the subject property has a reasonable economic use as currently zoned. The tract currently zoned C-1 has reasonable use however the tract zoned RAG does not afford a reasonable use for a dwelling given the adjacent property is being used as a night club.*
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 been vacant for twenty plus years.*

7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* There are currently two commercial uses in close proximity which are the nightclub and a commercial repair garage. The vacant land to the East is currently zoned City of Perry C-2. The proposed use is suitable to the surrounding area.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed rezoning should not adversely affect the nearby properties. The proposed rezoning is not expected to affect the usability of nearby properties. The surrounding uses will be able to continue.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The Character Area Map from 2007 depicts this area as Suburban Residential. In October of 2007 a large tract on the East side of Hwy 41 and Langston Road and HWY 41 intersection was rezoned to City of Perry C-2. This area around the Langston Road and is not developing as Urban Residential as depicted by the 2007 Character Map.
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 proposal will allow the development to be served with sanitary sewer instead of septic tank and should result in a section of an unpaved street being improved.
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 applicant requested annexation to connect to City utilities. The City does not allow connection without annexation.

STAFF CONCLUSIONS:

The applicant wants to rezone and annex two tracts comprising a total of 5.30 acres from Houston County RAG and C-1 to City of Perry C-2. The use will be commercial retail sales. The applicant needs to connect to City utilities to make this a viable development. Staff feels the lot size and proposed use is appropriate for the area.

Staff has no objections to the C-2 rezoning and annexation.

City of Perry Zoning Review

Case: R-16-01



1 inch = 200 feet



Legend

	C3		R2
	GU		RZA
	IN		R3
	M1		PUD
	C1		R1
	C2		RAG
			RMH



City of Perry Zoning Review

Case: R-16-01



PLANNING DEPARTMENT



Legend

CS	CS	MD	R2
LC	GU	OC	R2A
C1	IN	PLUD	R3
C2	M1	R1	R4G
			R4H





**A RESOLUTION
AMENDING THE CITY OF PERRY
COMMUNITY FACILITIES IMPROVEMENTS PLAN**

WHEREAS, the Council has reviewed proposed concept plans for various leisure services capital projects;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES that the below projects are added to the City's Community Facilities Improvements Plan:

Section I, Section D Leisure/Recreation is amended by

- | | |
|--|-----------|
| a. Replacing Calhoun Park Tennis Courts Improvements to read
Add two (2) additional courts
and upgrade existing ones | \$ 91,800 |
| b. Add the following | |
| Creekwood Splash Pad | \$800,000 |
| Third Street Park Site | |
| Phase 1 | 257,300 |
| Phase 2 | 207,900 |
| Jaycees Park site | |
| Phase 1 | 871,600 |
| Phase 2 | 399,600 |
| Heritage Park | |
| Phase 1 | 858,500 |
| Phase 2 | 998,700 |
| Phase 3 | 1,083,300 |
| Andrew Heights Park Impr. | 20,000 |

SO RESOLVED THIS _____ DAY OF JULY 2016.

CITY OF PERRY

By: _____
JAMES E. FAIRCLOTH, JR., MAYOR

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

**RESOLUTION FOR DECLARATION OF OFFICIAL INTENT TO REIMBURSE
COSTS OF ACQUIRING VEHICLES AND EQUIPMENT WITH TAX-EXEMPT
FINANCING**

WHEREAS, the City of Perry (the "Issuer") plans to acquire and/or equip (Pickup Trucks (2), Patrol Vehicles (7), Emergency Service Vehicle (1), SUV (2), Dump Truck (1), Tractor (1) and Mower (1)); and

WHEREAS, the Mayor and Council (the "Governing Body") desires to declare its official intent to reimburse costs of the Equipment through the use of a lease-purchase or other financing mechanism to provide such reimbursement,

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body hereby declares pursuant to Treasury Regulations Section 1.150-2 its official intent to reimburse the costs of the Equipment through the use of a lease-purchase or other obligations for the purpose of paying or reimbursing costs of the Project up to approximately \$705,400.00.

BE IT FURTHER RESOLVED, that a copy of this Resolution be placed in the official records of actions of the Governing Body.

ADOPTED, this ____ day of _____, _____.

CERTIFICATE OF ADOPTION

The undersigned hereby certifies that the foregoing resolution was duly adopted at a meeting called and held by the Governing Body on the date set forth in the foregoing, at which a quorum was present and acting throughout, and that said resolution has not been repealed, and is in full force and effect, and copy of which is contained in the official records of the Governing Body in my control.

James E. Faircloth, Mayor

Annie Warren, City Clerk
City of Perry GA



Where Georgia comes together.

Department of Public Works

June 30, 2016

MEMORANDUM

TO: R. Lee Gilmour
City Manager

FROM: *DTA* Decius T. Aaron
Director of Public Works

DATE: June 30, 2016

REFERENCE: Public Works Barn HVAC System

On June 16, 2016, John Schell met with representatives from Sullivan Heating and Cooling and Hoke's Heating and Air, concerning the condensation from the HVAC unit damaging the ceiling tiles in the meeting area. Mr. Schell is concerned this could eventually lead to an issue with mold. Sullivan Heating and Cooling and Hoke's Heating and Air both agree the HVAC unit is undersized for the building and the condensation is the by-product of the unit running continuously to try and cool the building. The unit was originally put in to heat and cool the meeting room and Sarah Nottingham's office. However, since that time the Supervisors' and my office were constructed. Attached are quotes to replace the current unit.

If additional information is needed, please advise.

Cc: John Schell, Buildings and Grounds Maintenance Supervisor

DTA:da

Proposal

SULLIVAN Heating & Cooling

515 Gray Road • Perry, GA 31069 • (478) 987-5302



TRANE

It's Hard to Stop A Trane

PROPOSAL SUBMITTED TO

PHONE

DATE

CITY OF PERRY

JOB NAME

6/16/16

CITY, STATE AND ZIP CODE

MAINTENANCE BARN

ARCHITECT

DATE OF PLANS

JOB PHONE

We hereby submit applications and estimates for:

COMPLETE INSTALLATION OF A TRANE SPLIT GAS/ELECTRIC SYSTEM TO INCLUDE THE FOLLOWING:

4 TON GAS / ELECTRIC SPLIT SYSTEM; INSULATED DUCT SYSTEM COMPLETE. GRILLES & REGISTERS. REMOVAL OF OLD EQUIPMENT AND DUCTWORK. CONTROL WIRING, EQUIPMENT WIRING, THERMOSTAT, GAS PIPING. EQUIPMENT BASE. VENTING OF UNIT. ALL LABOR AND MATERIALS.

We propose hereby to furnish material and labor—complete in accordance with above specifications, for the sum of: **SIX THOUSAND NINE HUNDRED FIFTY SEVEN 00/100-----** dollars (\$ **6957.00**)

Payment to be made as follows:

All work is guaranteed to be as specified. All work is to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature

30

Note: This proposal may be withdrawn by us if not accepted within

30/05

Acceptance of Proposal—The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Number

Hoke's Heating and Air

500 Courtney Hodges Blvd.
Perry, GA 31069-3403

Estimate

Date	Estimate #
6/16/2016	3652

Name / Address
City of Perry Purchasing Department 1211 Washington Street P O Box 2030 Perry, Georgia 31069

P.O. No.	Terms	Due Date	Project
		6/16/2016	

Item	Description	Qty	Cost	Total
Carrier.	Utility Building Carrier 4 TON Split Heat Pump with Ductwork		7,704.00	7,704.00
			Total	\$7,704.00

Phone #	Fax #	E-mail	Web Site
(478) 988-4094	(478) 987-4028	hoke_hokes@comsouth.net	