

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
June 20, 2017
6:01 P.M.

1. Call to Order: James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held June 20, 2017 at 6:01 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, and Riley Hunt.

Elected Official(s) Absent: Council Member King

Staff: City Manager Lee Gilmour, Assistant City Attorney Matthew Hulbert, and Recording Clerks, Annie Warren and Gail Price

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.

Guest(s)/Speaker(s): Duane Combs, Chad Bryant, Walton Wood, Edward Urbansky, Roland Berry, Dwayne White

Media: Kristin Moriarty - Houston Home Journal and Marigrace Segó – 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 Walker led the pledge of allegiance to the flag.

4. Citizens with Input.

Mr. Duane Combs, 901 Perimeter Road, #903, expressed his concerns relative to traffic on Perimeter Road.

5. Public Hearing: Mayor James E. Faircloth, Jr.

PUBLIC HEARING CALLED TO ORDER AT 6:10 p.m. Mayor James E. Faircloth Jr. called to order a public hearing at 6:10 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)

- 5a. Petition for Rezoning and Annexation Application No. R-17-03. Applicant, Ocmulgee, Inc. on the behalf of 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. The property is located at the northwest corner of Sandefur Road and Danny Carpenter Drive.

Staff Report: Mr. Bryan Wood reviewed the Planning Commission recommendation that included following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; and 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive.

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

For:

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

Against:

Mr. Walton Wood, 426 Sandefur Road spoke in opposition of the petition.

Mr. Edward Urbansky, 602 Stockport Court spoke against the petition.

Mr. Roland Berry, 213 Spanish Trail spoke in opposition of the application.

Mr. Dwayne White, 258 Heathersage spoke against the petition.

Public Hearing closed at 7:03 p.m. Mayor James E. Faircloth closed the public hearing at 7:03 p.m.

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

- 6a. Council’s Consideration – Minutes of the June 5, 2017 work session, June 6, 2017 pre council meeting and June 6, 2017 council meeting.

Council Member Phyllis Bynum-Grace motioned to accept the minutes as submitted; Council Member Jones seconded the motion, and it carried unanimously.

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

7a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance to rezone property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; and 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive. The property is located at the northwest corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood.

Adopted Ordinance No. 2017-10 to rezone property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive. Council Member Walker motioned to adopt said ordinance with an additional condition, the final plat for the property shall not exceed the density that would be allowed in Houston County’s R-1 zoning district, as of June 20, 2017, for lots with community water and sewer service; Council Member Jones seconded the motion and it carried unanimously. (*Ordinance 2017-10 has been entered in the City’s official book of record*).

2. **Second Reading** of an ordinance to annex property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads

connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; and 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive. The property is located at the northwest corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood.

Adopted Ordinance No. 2017-11 to annex property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive. Council Member Walker motioned to adopt said ordinance with an additional condition, the final plat for the property shall not exceed the density that would be allowed in Houston County’s R-1 zoning district, as of June 20, 2017, for lots with community water and sewer service. Council Member Jones seconded the motion and it carried unanimously. (*Ordinance 2017-11 has been entered in the City’s official book of record*).

3. **Second Reading** of an ordinance amending Perry Land Development Ordinance, Section 93.1.10 and Section 118 as it relates to the standards for chain link fencing - Mr. B. Wood.

Adopted Ordinance 2017-12 amending Perry Land Development Ordinance, Section 93.1.10 and Section 118 as it relates to the standards for chain link fencing. Council Member Bynum-Grace moved to adopt the ordinance as presented; Council Member Hunt seconded the motion and it carried unanimously. (*Ordinance 2017-12 has been entered in the City’s official book of record*).

4. **Second Reading** of an ordinance adopting FY 18 Operating Budget for the City of Perry – Mr. L. Gilmour.

Adopted Ordinance 2017-13 adopting FY 18 Operating Budget for the City of Perry. Council Member Jones moved to adopt the ordinance as presented; Council Member Walker seconded the motion and it carried

unanimously. (*Ordinance 2017-13 has been entered in the City's official book of record*).

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

- 8a. Mayor James E. Faircloth, Jr. - None
- 8b. Council Members - None
- 8c. City Manager Lee Gilmour - None
- 8d. City Attorney - None

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

9a. Matters referred from June 19, 2017 work session and June 20, 2017 pre council meeting. None

9b. Resolution(s) for Consideration and Adoption:

- 1. Resolution establishing the City of Perry Animal Retention Policy – Mr. L. Gilmour.

Council Member Hunt motioned to table for further study; Mayor Pro Tempore Jackson seconded the motioned and it carried unanimously.

- 2. Resolution accepting the maintenance of certain infrastructure at Legacy Park Phase 2 portion of Section 1 and all of Section 2 – Mr. C. McMurrian.

Adopted Resolution 2017-22 accepting the maintenance of certain infrastructure at Legacy Park Phase 2 portion of Section 1 and all of Section 2. Council Member Hunt moved to adopt the resolution as presented. Council Member Jones seconded and it carried unanimously. (*Resolution 2017-22 has been entered in the City's official book of record*).

9c. Approval of proposal for engineering services. Council Member Jones approved the proposal to contract with Georgia Water and Environmental Services, LLC for plan review engineering services; Council Member Walker seconded the motion and it carried unanimously.

9d. Approve amending the contract with Griffin-Folsom Construction, LLC relative to Main Street water main improvements project to provide for additional valve work – Mr. C. McMurrian. Council Member Bynum-Grace motioned to approve Option B to amend the contract with Griffin-Folsom Construction, LLC relative to Main Street water main improvements project to provide for additional valve work; Council Member Walker seconded the motion and it carried unanimously.

10. Council Members Items. No reports

11. Department Heads Items: No reports
12. General Public Items: No reports
13. Mayor Items: No reports
14. Adjourn. There being no further business to come before Council in the regular meeting held June 20, 2017 Council Member Hunt motioned to adjourn at 7:25 p.m.; Council Member Walker seconded the motion and it carried unanimously.