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REGULAR MEETING OF THE PERRY CITY COUNCIL

March 19, 2019

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.
  - 4a. Recognition of Lt. Dave Minter, Firefighter/Paramedic Hunter Flournoy, Firefighter Brock Snyder and Firefighter Caleb Woods – Chief L. Parker
  - 4b. Recognition of Lt. Darryl Kitchen's 10 years of service – Chief L. Parker
5. Citizens with Input.
6. Review of Minutes: Mayor James E. Faircloth, Jr.
  - 6a. Council's Consideration – Minutes of the March 4, 2019 work session, March 5, 2019 pre council meeting, March 5, 2019 council meeting, and March 11, 2019 special meeting.
7. Old Business:
  - 7a. Alcohol License Application Second Reading and Adoption:
    1. **Second Reading**: Application for Alcohol License (Beer/Wine Consumption On-Premise) for Oliver Hazards, LLC located at 901 Carroll Street. Manager name is Robert Chadwick Evans IV – Chief S. Lynn
  - 7b. Special Exception Application – 0001-2019 – Mr. B. Wood.
8. Any Other Old Business:
  - 8a. Mayor James E. Faircloth, Jr.
  - 8b. Council Members
  - 8c. City Manager Lee Gilmour
  - 8d. Assistant City Manager Robert Smith
  - 8e. City Attorney

9. New Business: Mayor James E. Faircloth, Jr.
  - 9a. Matters referred from March 18, 2019 work session and March 19, 2019 pre council meeting.
  - 9b. Award of Bid(s):
    1. Bid No. 2019-13 Creekwood and Rozar Parks Playgrounds – Mr. M. Worthington
    2. Bid No. 2019-19 Construction Services – 741 Main Street – Mr. M. Worthington
    3. Bid No. 2019-22 City Park Landscape Maintenance – Mr. M. Worthington
  - 9c. Resolution(s) for Consideration and Adoption:
    1. Resolution to Submit an Application to the Department of Community Affairs for 2019 Community Development Block Grant – Mr. B. Wood.
    2. Resolution adopting updates to the Urban Redevelopment Plan and Revitalization Area Strategy – Mr. B. Wood.
    3. Selection of a voting delegate for the Municipal Gas Authority of Georgia Annual Election – Mr. L. Gilmour.
  - 9d. Approval of traffic control proposal relative to the intersection of Kings Chapel Road and Keith Drive – Mr. L. Gilmour.
  - 9e. Approval of engineering consultant for 2019 CDBG program – Mr. B. Wood.
  - 9f. Consider approving Jointly Owned Natural Gas partnership becoming a commission – Mr. L. Gilmour.
10. Council Members Items:
11. Department Heads/Staff Items.
12. General Public Items:
13. Mayor Items:
14. Adjourn.



# Letter of Commendation

Presented to

Lieutenant Dave Minter, Firefighter/Paramedic Hunter Flournoy, Firefighter Brock Snyder and Firefighter Caleb Woods

Talbot County, GA saw significant damage the afternoon of March 3<sup>rd</sup> after severe storms and possible tornadoes rolled through the area. On March 5<sup>th</sup> at approximately 5am, Talbot County Fire Department responded to a fire that claimed the life of a 67 year old man. This incident devastated the already worn out volunteer fire community of Talbot County. A request was made to the Georgia Mutual Aid Group (GMAG) through the Georgia Emergency Management Agency (GEMA) to send three fire engines with crews assigned to back-fill the Talbot County fire stations to give the volunteer members needed rest.

When the request was given to the on duty Battalion Chief, Lieutenant Dave Minter, Firefighter/Paramedic Hunter Flournoy and Firefighter Brock Snyder were selected for the assignment. On March 5<sup>th</sup>, they worked a 24 hour shift at one of the Talbot County fire stations and returned on March 6<sup>th</sup>. When a second request was made on March 7<sup>th</sup>, Lieutenant Minter and Firefighter/Paramedic Flournoy volunteered to return and took Firefighter Caleb Woods with them. Together, the crews responded to a couple of different calls and said it was an eye opener for them.

Thank you for your attention to the needs of others and your tireless efforts to make things better! On behalf of the Perry Fire Department and the citizens of our community, I would like to commend you for your actions. Your dedication to providing such excellent service and compassion clearly demonstrates your commitment to carrying on the Perry Fire Department's proud reputation of Excellence in Public Service.

March 19, 2019

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Lee Parker, Fire Chief

**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
**March 4, 2019**  
**5:00 P.M.**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the work session meeting held March 4, 2019 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None

Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, Assistant City Attorney Brooke Newby and Recording Clerk Annie Warren

City Departmental Staffing: Major Bill Phelps – Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Ashley Hardin – Department of Economic Development Director, Ellen Palmer – Digital Communications Manager, and Mitchell Worthington – Assistant Finance Director

Guest(s)/Speaker(s): None

Press: None

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

3a. Economic Development Department:

1. Presentation of Your Perry App: Ms. Palmer presented a tutorial of the new *Your Perry* mobile app to Mayor and Council. Ms. Palmer reported there had been over 400 downloads since Wednesday of last week, and citizens have been using the app for new recycling carts, to report street lights out, code compliance issues and pot holes.
2. Facebook suggestion: Ms. Palmer reported she had received a suggestion via Facebook relative to renaming a portion of Park Street to Panther Pit. It was the consensus of Council to not rename a portion of Park Street.

3b. Office of City Manager:

1. Disposal of leachate from landfill: Administration recommended Council not proceed with the proposal to accept landfill leachate at the Frank Satterfield Wastewater Treatment Facility based on the reasons outlined in his February 26 memo to Mayor and Council. Council concurred with Administration's recommendation to not proceed with the proposal to accept landfill leachate.

4. Council Member Items:

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

Mayor Pro Tempore Walker

- Reminded members of Council to turn in their GMA registration forms to Ms. Warren by Friday.
- Asked members of Council to contact their state representatives/senators relative to HB302

Mr. Gilmour, Mr. Smith and Ms. Newby had no reports.

5. Department Head/Staff Items:

Ms. King, Chief Parker, Mr. Worthington, and Ms. Warren had no reports.

Major Phelps announced Peaches to Beaches is being held March 8 & 9.

Ms. Palmer distributed to Mayor and Council swag bags of new branding items.

Ms. Hardin

- Reported new spring banners were hung downtown today
- March 19<sup>th</sup>, Downtown Development Authority and Main Street boards retreat from 9 a.m. – 4 p.m. at Houston Lake Country Club
- March 16<sup>th</sup>, Mustache Bash and BBQ

Mayor Faircloth entertained a motion to enter into executive session for the purpose of litigation.

6. Executive Session entered at 5:24 p.m.: Council Member Jones moved to adjourn the regular meeting and enter into executive session for the purpose of litigation. Council Member King seconded the motion and it carried unanimously.
7. Executive Session adjourned 5:55 p.m.; Council's work session meeting reconvened. Council adjourned the executive session held March 4, 2019 and reconvened into the council work session meeting.
8. Adopted Resolution No. 2019-09 stating purpose of executive session held March 4, 2019 was to discuss litigation. Mayor Pro-Tempore Walker moved to adopt a resolution stating the purpose of the Executive Session held on March 4, 2019 was to discuss litigation. Council Member Hunt seconded the motion and it carried

unanimously. No action was taken. (*Resolution 2019-09 has been entered in the City's official book of record*).

9. Adjournment: There being no further business to come before Council in the reconvened work session held March 4, 2019 Council Member Jackson motioned to adjourn the meeting at 5:58 p.m. Council Member Bynum-Grace seconded the motion and it carried unanimously.

**MINUTES**  
**PRE COUNCIL MEETING**  
**OF THE PERRY CITY COUNCIL**  
**March 5, 2019**  
**5:00 P.M.**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting held March 5, 2019 at 5:00 p.m.

2. Roll:

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

\* Council Member Bynum-Grace arrived at 5:20 p.m.

Elected Official(s) Absent: None

City Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, Assistant City Attorney Brooke Newby and Recording Clerk Annie Warren.

Departmental Staffing: Major William Phelps – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Bryan Wood – Director of Community Development, Ashley Hardin – Economic Development Director, Mitchell Worthington – Assistant Finance Director, and Haley Myers – Special Events Coordinator.

Guests: Bill Camp, Jon Pannell, Emily E. Macheski-Preston and Lauren Fox

Media: Madeline Maynor – Houston Home Journal

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

3a. Discussion of March 5, 2019 council meeting agenda.

6a. Special Exception – 0001-2019. Mr. Wood reviewed the petition and advised staff recommended approval of the special exception with the following condition: 1. Development of a multi-family residential development on the subject property shall substantially comply with the information provided by the applicant in this application for special exception, including the site plan, dated January 2019. The Planning Commission recommended denial of the application based on noncompliance with standard #(5)(a) in Section 2-3.5(l) of the Land Management Ordinance.

9c. Approval of lighting easement. Administration stated this is an agreement between the City of Perry and the owners of the Swanson Restaurant for a

sidewalk lighting easement to connect Carroll Street to the parking lot on Washington Street. Administration recommended approval.

9d (1). Resolution authorizing the execution of an intergovernmental contract between the City of Perry and the Perry Public Facilities Authority relating to the issuance of the Series 2019 Bonds. Mr. Pannell addressed Mayor and Council relative to the bond sale process.

9d (2). Resolution opposing House Bill 302, Preemption of Local Building Design Standards. Mr. Smith stated House Bill 302 is a bill that undermines the authority of local government to regulate certain design standards of certain residential structures.

9e. Approval of a mutual aid agreement between the City and the Houston County Board of Commissioners. Chief Parker advised this is an agreement that is renewed every two years relative to mutual aid.

10a (1). First Reading: Application for Alcohol; License (Beer/Wine Consumption On-Premises) for Oliver Hazards, LLC located at 901 Carroll Street. Manager name is Robert Chadwick Evans IV. Administration stated this is a first reading because this site has never been licensed before.

4. Council Member Items:

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

Mr. Gilmour and Ms. Newby had no reports.

Mr. Smith advised Mayor and Council of homeless individual(s) in Evergreen Cemetery and behind Walmart. Council directed Mr. Gilmour to research options from other cities.

5. Department Head Items:

Major Phelps, Ms. King, Mr. Wood, Mr. Worthington, and Ms. Warren had no reports.

Ms. Hardin advised interviews for the Special Events Coordinator will begin the latter part of the week.

Ms. Myers provided an overview of the Mustache and BBQ Bash event.

Chief Parker reported he sent a crew over to Talbotton, Georgia to assist with the tornado damage.

6. Adjourn: There being no further business to come before Council in the pre council meeting held March 5, 2019 Council Member Jones motioned to adjourn the meeting at 5:21 p.m.; Council Member Jackson seconded the motion and it carried unanimously.



MINUTES  
REGULAR MEETING OF THE PERRY CITY COUNCIL  
March 5, 2019  
6:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held March 5, 2019 at 6:00 p.m.

2. Roll.

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

Elected Officials Absent: None

Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, Assistant City Attorney Brooke Newby and Recording Clerk Annie Warren.

City Departmental Staffing: Departmental Staffing: Major William Phelps – Perry Police Department, Chief Lee Parker – Fire And Emergency Services Department, Brenda King – Director of Finance, Bryan Wood – Director of Community Development, Ashley Hardin – Economic Development Director, Mitchell Worthington – Assistant Finance Director, and Ellen Palmer – Digital Communications Manager.

Guest(s): Steve Brooks, Emily E. Macheski-Preston, Lauren Fox, Bill Camp, Jon Pannell, Darlene McLendon, Scott Cox, Debra Cox, Don Carter, Marc McInvale, Jack James, Steve Howard, Russell Walker, and Robbin Jackson

Media: Madeline Maynor – Houston Home Journal

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

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

4. Community Partner(s) Update(s):

Ms. Darlene McLendon

- Yearly Legislative Agenda
- Chamber's Puzzle Cube
- Dogwood Festival Event Cards

5. Citizens with Input. None

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

PUBLIC HEARING CALLED TO ORDER AT 6:05 P.M. Mayor James E. Faircloth, Jr. 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).

- 6a. Special Exception -0001-2019. Applicant, Integrity Development Partners, LLC request a special exception to allow a 72-unit Multi-Family Development. The property is located at 1820 Macon Road; Tax Map No.: 0P0400 015000 – Mr. B. Wood. **(Applicant requests a deferral to April 2, 2019 meeting.)**

Mr. Wood reviewed the special exception application, and site plan. Staff recommends approval of the special exception with the following condition:  
1. Development of a multi-family residential development on the subject property shall substantially comply with the information provided by the applicant in this application for special exception, including the site plan, dated January 2019. The Planning Commission recommended denial of the application based on noncompliance with standard #(5)(a) in Section 2-3.5(l) of the Land Management Ordinance.

Public Input: Mayor Faircloth called for any public input for or against the special exception application.

For:

Emily Macheski – Preston presented a letter “Notice of Constitutional Challenge” to Mayor and Council on the behalf of Integrity Development Partners, LLC.

Steve Brooks reviewed the updated site plan and provided a brief overview of the project. Mr. Brooks also reviewed conversations/emails he had with City staff.

Don Carter addressed drainage concerns that were mention at the Planning Commission meeting.

Opposed:

Marc McInvale voiced his concerns relative to traffic, storm water drainage, serenity and privacy, and investment in his home.

Jack James reviewed: 1) The ten standards that must be considered before granting a Special Exception Application and 2) The ten standards listed in the Land Management Ordinance that is used when reviewing an Application. (Addendum attached)

Steve Howard discussed traffic and stormwater concerns.

Russell Walker cited case laws relative to similar zoning applications.

Public Hearing closed at 7:49 p.m. Mayor James E. Faircloth, Jr. closed the Public Hearing at 7:49 pm.

7. Review of Minutes: Mayor James E. Faircloth, Jr.
  - 7a. Council's Consideration – Minutes of the February 19, 2019 pre council meeting and February 19, 2019 council meeting. ***(Council Member King was absent from February 19, 2019 meetings.)***

Council Member Hunt motioned to accept the minutes as submitted; Council Member Jones seconded the motion and it carried with Council Member King abstaining from February 19, 2019 meeting.
8. Old Business:
  - 8a. Mayor James E. Faircloth, Jr. - none
  - 8b. Council Members - none
  - 8c. City Manager Lee Gilmour - none
  - 8d. Assistant City Manager Robert Smith - none
  - 8e. Assistant City Attorney Brooke Newby - none
9. New Business: Mayor James E. Faircloth, Jr.
  - 9a. Matters referred from March 4, 2019 work session and March 5, 2019 pre council meeting. None
  - 9b. Special Exception Application -0001-2019. Mayor Pro Tempore Walker moved to table this item until the next work session meeting; Council Member Hunt seconded the motion. Mayor Pro Tempore Walker rescinded his motion to table until the next work session and Council Member Hunt rescinded his motion. Mayor Pro Tempore Walker motioned to table this item until the next regular council meeting; Council Member Hunt seconded the motion and it carried unanimously.
  - 9c. Approval of lighting easement. Administration recommended approval of the lighting easement for the Swanson Restaurant. Mayor Pro Tempore Walker motioned to approve the lighting easement as stated; Council Member Jones seconded the motion and it carried unanimously.
  - 9d. Resolution(s) for Consideration and Adoption:
    1. Resolution authorizing the execution of an intergovernmental contract between the City of Perry and the Perry Public Facilities Authority relating to the issuance of the Series 2019 Bonds – Ms. B. King.

Adopted Resolution No. 2019-10 authorizing the execution of an intergovernmental contract between the City of Perry and the Perry Public Facilities Authority relating to the issuance of the Series 2019 Bonds. Ms. King presented for Council's consideration a resolution

authorizing the execution of an intergovernmental contract between the City of Perry and the Perry Public Facilities Authority relating to the issuance of the Series 2019 Bonds. Council Member Bynum-Grace motioned to adopt the resolution as submitted; Council Member Jones seconded the motion and it carried unanimously. (*Resolution 2019-10 has been entered into the City's official book of record.*)

2. Resolution opposing House Bill 302, Preemption of Local Building Design Standards – Mr. R. Smith.

Adopted Resolution No. 2019-11 opposing House Bill 302, Preemption of Local Building Design Standards. Mr. Smith presented for Council's consideration a resolution opposing House Bill 302, Preemption of Local Building Design Standards. Council Member Jones motioned to adopt the resolution as submitted; Mayor Pro Tempore Walker seconded the motion and it carried unanimously. (*Resolution 2019-11 has been entered into the City's official book of record.*)

- 9e. Approval of a mutual aid agreement between the City and the Houston County Board of Commissioners – Chief L. Parker.

Chief Parker stated it is standard practice every two years to renew the agreement, and recommended approval. Council Member Bynum-Grace motioned to approve the agreement as submitted; Council Member Jones seconded the motion and it carried unanimously.

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

- 10a. Alcohol License Application First Reading and Introduction:

1. **First Reading:** Application for Alcohol License (Beer/Wine Consumption On-Premise) for Oliver Hazards, LLC located at 901 Carroll Street. Manager name is Robert Chadwick Evans IV. – Mr. L. Gilmour. (*No action required at first reading*)

11. Council Members Items:

Council had no reports.

Mr. Gilmour, Mr. Smith, and Ms. Newby had no reports.

12. Department Heads/Staff Items.

Ms. King, Mr. Wood, and Ms. Warren had no reports.

Ms. Palmer announced the Your Perry App has launched.

Major Phelps reminded everyone of Coffee with a Cop on March 6 at Chick-fil-A, 8 a.m. – 10 a.m.

Chief Parker sent a crew to Talbot County to assist with the tornado damage.

Ms. Hardin reminded everyone of Mustache and BBQ Bash event on March 16, 4 p.m. – 8 p.m.

13. General Public Items:

Mr. Robbin Jackson inquired about an additional entrance for the Hilltop area.

14. Mayor Items:

- March 18, work session
- March 19, pre and council

15. Adjourn: There being no further business to come before Council in the regular council meeting held March 5, 2019 Council Member King motioned to adjourn the meeting at 8:05 p.m.; Council Member Hunt seconded the motion and it carried unanimously.

MINUTES  
SPECIAL MEETING  
OF THE PERRY CITY COUNCIL  
March 11, 2019  
5:32 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the special meeting of the Perry City Council held March 11, 2019 at 5:32 p.m.

2. Roll.

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

Elected Official Absent: None

Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, And Assistant City Attorney Brooke Newby

City Department Staff: Bryan Wood – Director of Community Development

Mayor Faircloth entertained a motion to enter into executive session for the purpose of litigation.

3. Executive Session entered at 5:35 p.m.: On a motion by Council Member Jackson, seconded by Council Member Bynum-Grace and carried unanimously, Council went into Executive Session for the purpose of litigation

4. Executive Session adjourned 7:00 p.m.; Council's special meeting reconvened. Council adjourned the Executive Session held March 11, 2019 and reconvened into Council's special meeting.

5. Adopted Resolution No. 2019-12 stating purpose of the executive session held on March 11, 2019 was for the purpose of litigation. Council Member King moved to adopt a resolution stating the purpose of the Executive Session held on March 11, 2019 was to discuss litigation. Mayor Pro Tempore Randall seconded the motion and it carried unanimously. No action was taken. (*Resolution No. 2019-12 has been entered in the City's official book of record*).

6. Adjournment: On a motion by Council Member Hunt, seconded by Council Member Jones and carried unanimously, the reconvened special meeting of Council held March 11, 2019 was adjourned at 7:05 p.m.



MEMO

To: Mayor & Council

From: Elizabeth Nelson, Accounting Technician *EN*

Ref: Alcohol License

Date: 03/05/2019

Application for Alcohol License (Beer/Wine Consumption On-Premise):

Oliver Hazards, LLC  
Robert Chadwick Evans IV  
901 Carroll St  
Perry, GA 31069

Manager: Robert Chadwick Evans IV

1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

cc: Lee Gilmour  
Annie Warren



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## **STAFF REPORT**

From the Department of Community Development  
February 6, 2019

**CASE NUMBER:** SUSE-0001-2019  
**APPLICANT:** Integrity Development Partners, LLC (Steve Brooks, CFO)  
**REQUEST:** A Special Exception to allow a 72-unit Multi-Family Development  
**LOCATION:** 1820 Macon Road; Tax Map No. 0P0400 015000  
**ADJACENT ZONING/LAND USES:**

Subject Parcel: C-2, General Commercial District (undeveloped)  
North: C-2 (office) and R-1 (single-family residences)  
South: C-2(vacant); R-3 (multi-family residences); and R-1 (single-family residence)  
East: R-1 (single-family residences)  
West: R-3 (single-family residences, two-family residences, and day care)

**REQUEST ANALYSIS:** The applicant proposes to develop a 72-unit multi-family development on 9.08 acres of an undeveloped 10.28 acre parcel fronting Macon Road (US Hwy 41), resulting in an overall density of about 8 dwelling units per acre (7.93). The remaining 1.2 acres of the site is proposed for "future development". The parcel is zoned C-2, General Commercial District, which permits uses such as single-family residential, office, retail, institutional, vehicle sales and services, and visitor accommodations by right. Multi-family residential development may be allowed only by special exception in the C-2 district, among others.

The proposed site plan orients three 2-story buildings and one 3-story building around a common green space, in which a community building, playground and pavilion are proposed. Along property boundaries adjacent to existing single-family residences, the applicant proposes building setbacks and buffers exceeding those required by City Code. Along the eastern property line there is a 150' building setback in which a 50' natural/planted buffer and 6' tall privacy fence is proposed. Along the northern property line there is a 85' building setback in which a 50' natural/planted buffer and 6' tall privacy fence is proposed. Adjacent to the existing apartments and commercially-zoned property to the south, a 30' building setback and 6' tall privacy fence is proposed. A 5' tall ornamental aluminum picket fence with brick columns will enclose the property along Macon Road. Buildings located near single-family residences are 2-stories in height; the one 3-story building is located adjacent to commercially-zoned property closer to Macon Road.

A single curb-cut, with deceleration lane is proposed on Macon Road. Final access design is subject to Georgia Department of Transportation approval. The access point is not proposed to be gated. Access to the "Future Development" site is anticipated to be provided through the single access point to the overall property. 149 on-site parking spaces (or 2.1 spaces per dwelling unit) are proposed, exceeding the minimum requirement.

Using the natural topography of the property, a large area of the rear setback is intended to be used for stormwater management, but will not encroach on the proposed 50' natural/planted buffer. Specific design and review of the stormwater management facility will be conducted during Site Plan Permit/Land Disturbance Permit review process. City codes require additional stormwater created by the development to be detained on site.



## STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the Special Exception follow the existing land use pattern?* The proposed multi-family development is consistent with the existing land use pattern in the area. Along the 1.27 mile stretch of the Macon Road corridor between Perimeter Road and Perry Parkway there exists 8 single-family subdivisions, 4 multi-family developments, 1 duplex development, 1 assisted living facility, 1 religious institution, 9 commercial properties of various uses, and 14 undeveloped properties.
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The Character Areas Map of the 2017 Joint Comprehensive Plan identifies the property and surrounding area as 'Suburban Residential', which is reflected by a pattern of subdivisions interspersed with duplexes and apartment complexes. Suggested development patterns for this character area type include "location of higher-density housing near commercial centers or along arterial roads."
3. *Will adequate fire and police protection be available?* The Perry fire and police departments can provide adequate protection to the proposed use. The layout of the proposed site plan allows for adequate access to all buildings and areas of the development.
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The proposed development consists of three 2-story buildings located adjacent to existing single-family residences. One 3-story building is proposed adjacent to a vacant commercially-zoned parcel near the front of the property. Proposed building setbacks are increased 4X to 6X the minimum required setbacks adjacent to existing single-family residences. The proposed buffers adjacent to existing single-family residences are increased 2.5X the largest required buffer, plus the addition of a 6' tall privacy fence. The increased stormwater attributable to the development of the site must be detained on site as required by City regulations, which are consistent with requirements of the Georgia Environmental Protection Department. Specific design of the stormwater facilities will be evaluated during the permit review process.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* Vehicular access to the proposed development will be by a single curb-cut onto a 2-lane US Highway. A right-turn deceleration lane is proposed to help maintain the free flow of north-bound traffic on Macon Road. All access and modifications to Macon Road will require approval from the Georgia Department of Transportation. A pedestrian connect from the development to the existing public sidewalk along Macon Road is proposed.

The City of Perry does not have a specific requirement for a Traffic Impact Analysis (TIA). However, when communities do require TIAs for proposed developments, certain thresholds are normally established. One such threshold commonly used is for a development that will generate 100 trips during a certain peak hour. The International Transportation Engineers' *Trip Generation Manual* is normally used to make this determination. Given these data, 100 pm peak hour trips are generated by a mid-rise apartment development with 233 dwelling units. Using simple extrapolation, the proposed 72-unit development will generate about 31 pm peak hour trips.

Because the proposed development accesses a major arterial road, it is not likely that traffic from the development will need to use nearby residential streets to access typical shopping and service facilities in the community.

6. *Will the use result in an increase in population density overtaxing public facilities?* Water and sanitary sewer capacity adjacent to the subject property is adequate to service the proposed development. The City notified the Houston County Board of Education of the proposed development. No response has been received as of the date of this report.
7. *Will the use create a health hazard or public nuisance?* There is no evidence that the proposed development will inherently create a health hazard or public nuisance. The development is subject to compliance with all state and local laws regulating such issues, as are all developments in the City.

8. *Will property values in adjacent areas be adversely affected?* The City has no evidence that multi-family developments negatively impact the value of adjacent properties.
9. *Are there substantial reasons a permitted use cannot be used at this property?* The subject property has been zoned for commercial uses for as long as the City of Perry has had a zoning ordinance. Until August 2018 the current C-2 zoning classification permitted multi-family residential development with a maximum density of 17 to 21 units per acre, based on 2- and 3-story buildings. Throughout this period of time the property has remained undeveloped. This would appear to indicate there has not been a market for any uses permitted in the district.

**STAFF RECOMMENDATION:** Based on evaluation of this application relative to the criteria established by Ordinance for the consideration of a special exception, Staff recommends approval of the special exception, with the following condition:

1. Development of a multi-family residential development on the subject property shall substantially comply with the information provided by the applicant in this application for special exception, including the site plan, dated January 2019.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends denial of the application based on noncompliance with standard # (5)(a) in Section 2-3.5(1) of the Land Management Ordinance. The proposed multi-family development will create additional traffic which will cause an inconvenience to the residents of Cheshire Place and will conflict with the normal traffic of the neighborhood by causing additional wait time for residents exiting the subdivision at the intersection of Inverness Drive and Macon Road (US Hwy 41).

Referenced Section 2-3.5(1) of the Land Management Ordinance:

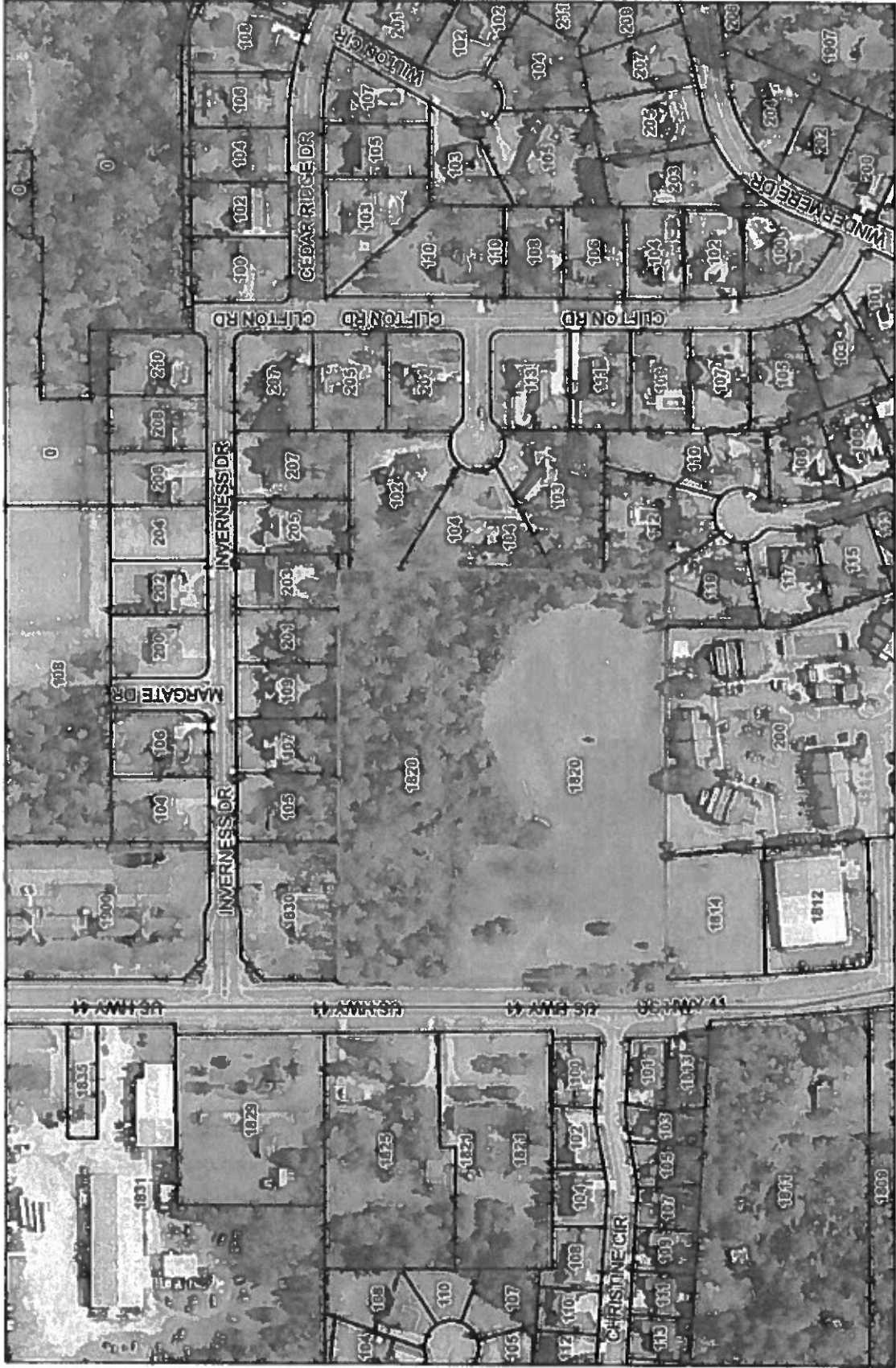
- (5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area;
  - (a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood.

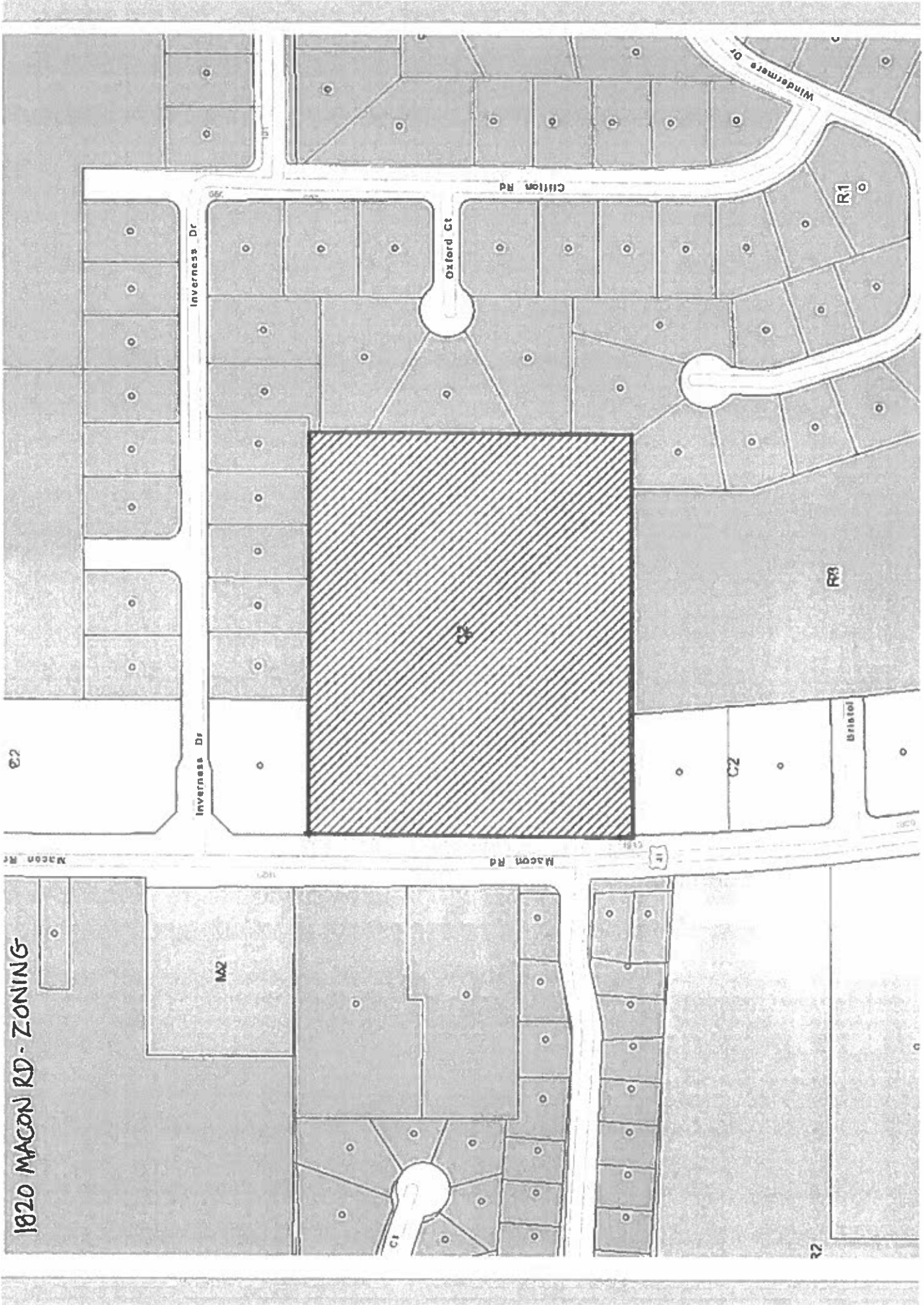


Eric Z. Edwards, Chairman, Planning Commission

2/22/19  
Date

1820 Macon Road Aerial





1820 MACON RD - ZONING

R2

Inverness Dr

Oxford Ct

Clifton Rd

C2

R2

Bristol

R2

M2

C1

R1

Windermere Dr

Macon Rd

Macon Rd

11

1127

1215

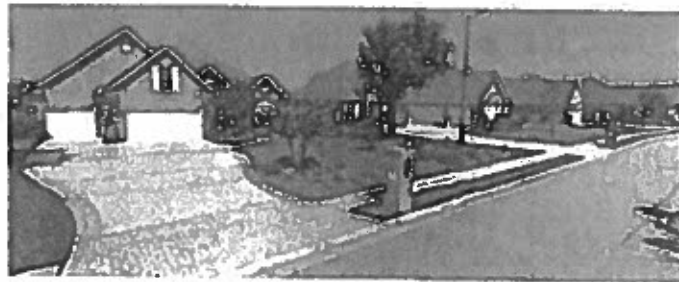
1200

1211

### ***Suburban Residential***

The residential land use is by far the most prominent category of land use currently within Houston County, and the vast majority of these residences fall within the typical character of a suburban residential environment. Further, given projections of continued growth within the county, it is likely that these trends will continue. Residential land use is particularly predominant within the cities of Warner Robins and Centerville, as well as throughout many of the unincorporated areas between Warner Robins and Perry. Most of these residential areas are bounded by US-129, State Route 127, and the Perry city limits to the east and south respectively. The Echeconnee Creek forms a natural boundary for growth to the north, with the county line serving as a border for most growth to the west.

Most of the suburban residential character is reflected by a pattern of subdivisions, which generally contain only one, or a limited number of access points. Some duplexes and apartment complexes are interspersed within these areas, allowing for the maintenance of a high density; however, the residential areas of somewhat higher density are still very suburban in their character. These include complexes that normally have one access point, often gated, and which could not be differentiated from a subdivision by simply viewing the street patterns.



*Figure 17 – An example of typical suburban residential patterns of development in Centerville. Note the similarity of building styles in each of these single-family homes and the relatively small acreage of each lot.*

Future land use within these residential areas could be enhanced by retrofitting traditional neighborhood street layouts on top of the current subdivision grid. This should allow enhanced walkability and bikeability with the community at-large, while improving transportation with a greater variety of ingress and egress points. Another future development within the residential land use should be a greater variety of housing types. In general, there is a lack of housing diversity, particularly in terms of higher density and greater affordability. Even within the downtown areas, little multi-story housing is available, presenting a significant opportunity for new housing construction as a part of mixed-use developments. Finally, there is the potential for greater accessibility to neighborhood commercial retail destinations. The vast majority of commercial retail is clustered along major corridors, such as Watson Boulevard, Russell Parkway, and Georgia State Route 96. This requires frequent travel by automobile to reach these commercial corridors. Additional parks and recreational activities could also enhance the quality of life within these suburban areas, giving them a more traditional neighborhood feel.

#### **Suggested Development Patterns:**

- Location of higher-density housing near commercial centers, or along arterial roads.
- Street layouts that connect to the existing street network at many points.
- Facilities for bicycles, including bikeways and bike lanes.
- Accessory housing units that provide rental opportunities for small households.
- Distribution of affordably-priced homes throughout community.
- Retrofitting existing residential areas to improve pedestrian access to nearby commercial areas.

**Suggested Land Use Designations:**

- Residential
- Public/Institutional
- Parks/Recreation

**Suggested Implementation Measures:**

- Pocket parks.
- Analyze fiscal impacts of growth.
- Appropriate school siting for walkability.
- Septic system monitoring.
- Septic area development regulations.
- Bikeway plans.
- Trails and greenway networks.
- Sidewalk and pedestrian network design.
- Subdivision and land development code regulations.
- Retrofitting conventional suburban subdivisions.



*Figure 18 – An example from Warner Robins where a grid pattern has been disrupted, leading to dead-end streets. Opening back connections such as this one and connecting cul-de-sacs to nearby roads could greatly enhance walkability and bikeability.*

**Traditional Neighborhood**

There are a handful of traditional neighborhoods that can still be found within Houston County—almost exclusively around the City of Perry. These neighborhoods are distinguished by the presence of inter-connected and varied street patterns, combined with houses near one another, in environments that are traffic-controlled to preserve walkability and bikeability. They are also coupled with small parks, institutional uses, and ready access by foot or bike to an adjacent town center.

These neighborhoods are not without their challenges, particularly in terms of preserving high-quality housing. Traditional neighborhoods by definition are more likely to include homes which are older and more prone to maintenance concerns. The cities of Perry and Warner Robins have both been investing heavily in neighborhood revitalization in recent years with the intent of stabilizing older neighborhoods that have begun falling into disrepair. The Sand Hill neighborhood in Perry is a prime example of this investment.

The need also exists in these neighborhoods to preserve walkability and bikeability. As Houston County continues to grow, additional pressures on development are more likely to lead to busy streets and traffic congestion. Residents may find that additional sidewalk construction in these neighborhoods and the introduction of speed breaks along cut-through streets become more desirable to help preserve their own quality of life and property values. Finally, where neighborhood infrastructure may be aging, the need also persists to monitor and replace aging roads, water lines, and sewer lines as necessary.

**Suggested Development Patterns:**

- Well-designed development that blends into existing neighborhoods.
- Street layouts that connect to the existing street network at many points.
- Facilities for bicycles, including bikeways and bike lanes.
- Traffic calming measures, such as narrow streets, raised pedestrian crossings, and rough paving materials.



Where Georgia comes together.

## Application for Special Exception

Contact Community Development (478) 988-2720

SUSE-0001-20

Application # SE-19-01

### Applicant/Owner Information

\*Indicates Required Field

	Applicant	Property Owner
*Name	Integrity Development Partners, LLC	Dorothy C. Winsfield
*Title	Steve Brooks, CFO	
*Address	1709 A Gormto Rd, PMB# 343, Valdosta, GA 31601	5300 Zebulon Road, Unlty 32, Macon GA 31210
*Phone	229-219-8783	
*Email	sbrooks@idphousing.com	

### Property Information

*Street Address	1820 Macon Road, Perry GA		
*Tax Map #(s)	OP0400 015000	*Zoning Designation	C2

### Request

\*Please describe the proposed use: The applicant is requesting a special exception for the development of a 72 unit multifamily apartment complex.

### Instructions

1. The application and \$85.00 fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the special exception). See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
3. For applications in which a new building, building addition and/or site modifications are required, you must submit a scaled drawing of the proposed site development plan.
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
6. Please verify all required information is reflected on the plan(s). Submit one (1) paper copy and one (1) electronic version of the plan(s).
7. An application for special exception affecting the same parcel shall not be submitted more often than once every six months.
8. The applicant must be present at the hearings to present the application and answer questions that may arise.
9. Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes \_\_\_ No    
 If yes, please complete and submit the attached Disclosure Form.

10. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

11. Signatures:

*Applicant <i>Steve Backs, CFO</i>	*Date
*Property Owner/Authorized Agent <i>Worshiping C. Wingfield</i>	*Date <i>1/2/19</i>

**Standards for Granting a Special Exception**

1. Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property? **See Attached**
2. Describe the existing land use pattern surrounding the subject property. **See Attached**
3. Describe how the proposed use will not have an adverse effect on the Comprehensive Plan. **See Attached**
4. Describe how any proposed structures, equipment or materials will be readily accessible for fire and police protection. **See Attached**
5. Describe how the proposed use will be of such size, location, and character that it will generally be in harmony with appropriate and orderly development of the surrounding area and adjacent properties, and will not be a detriment to uses permitted on adjacent properties. (Consider the location and height of buildings and other structures, and the extent of landscaping, screening and buffering.) **See Attached**
6. For uses to be located in or adjacent to a residential district, describe how the nature and intensity of the operations of the proposed use will not negatively impact pedestrian and vehicular traffic in the district. **See Attached**
7. Describe how the proposed use will not place an undue burden upon public facilities and services. **See Attached**
8. Describe how the proposed use will not create health and safety problems, and will not create a nuisance with regard to traffic congestion, drainage, noise, smoke, odor, electrical interference, or pollution. **See Attached**
9. Describe how the proposed use will not adversely impact the value of surrounding properties. **See Attached**
10. State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located. **See Attached**

Revised 1/10/2018

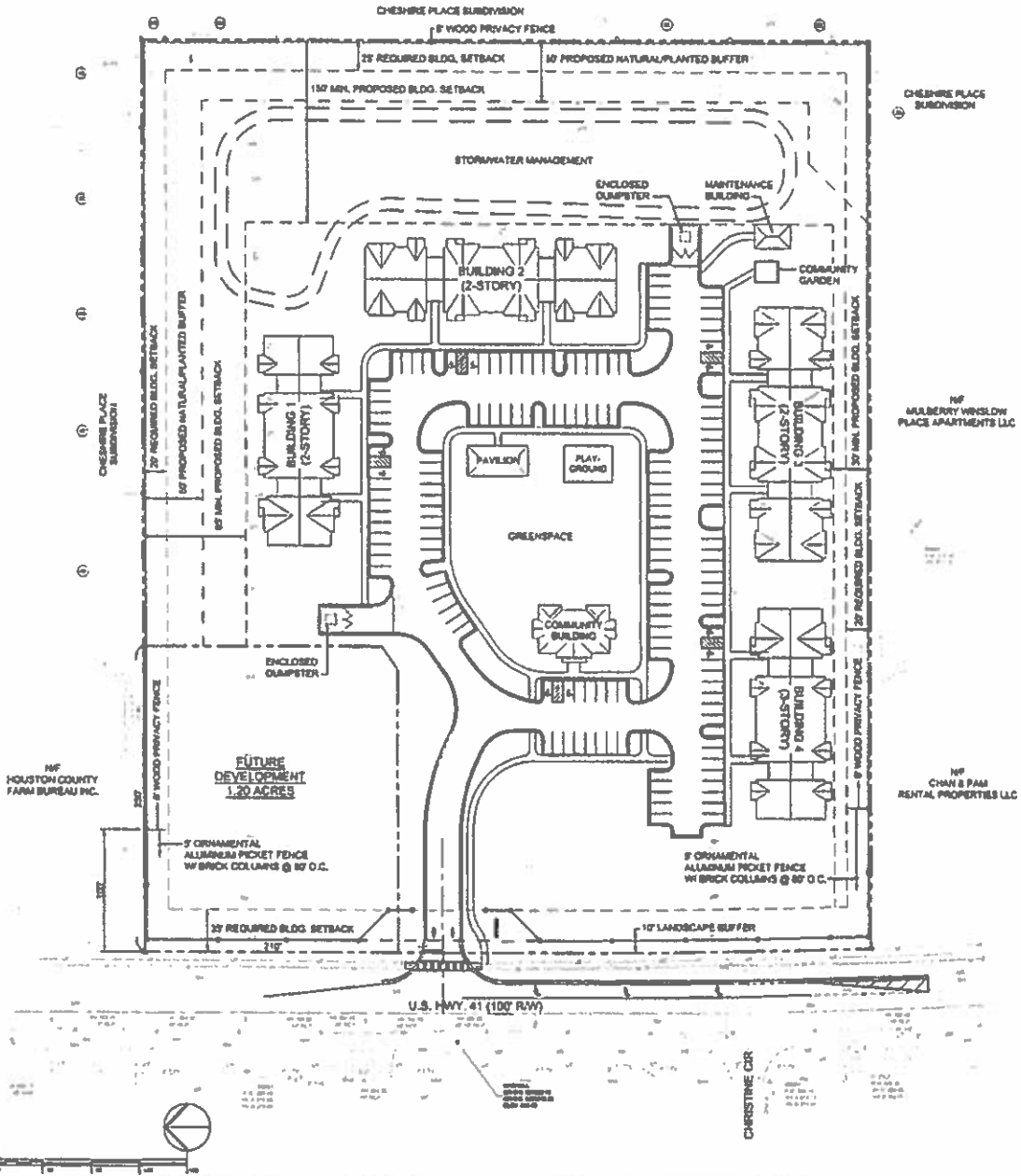
For Office Use (receipt code 204.2)

Date received <i>1/14/19</i>	Fee paid <i>\$85 1/4/19</i>	Date deemed complete <i>1/14/19</i>	Public Notice Sign <i>by 1/25/19</i>	Legal Ad <i>2/6/19 place - run 2/13/19</i>	
Notice to Applicant <i>2/4/19</i>	Routed to PC <i>2/6/19</i>	Date of PC <i>2/11/19</i>	Date of Public Hearing <i>3/5/19</i>	Date of Council action	Notice of action





SITE DATA	
SITE AREA	8.08 ACRES
APARTMENT COMMUNITY	1.20 ACRES
FUTURE DEVELOPMENT PARCEL	10.28 ACRES
TOTAL AREA	19.56 ACRES
SITE ZONING	C2
PROPOSED APARTMENT UNITS	72
DENSITY (72 UNITS / 8.08 AC)	7.93 UNITS / ACRE
PARKING DATA	
PARKING REQUIRED (1.5 SPACES / UNIT)	108 SPACES
PARKING PROVIDED (2.1 SPACES / UNIT)	149 SPACES





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## INTEGRITY DIVERSITY PURPOSE

1820 Macon Road, Perry Georgia  
Standards for Granting a Special Exception

### Introduction:

It is our pleasure to submit our application for a special exception to construct a first class property to serve the citizens of the City of Perry. We are committed to being a good corporate citizen, and as such, have responded to the requests of the community in our design process to develop the best possible development for the location and maximize the green space of the site.

Prior to submitting our application, we held a neighborhood meeting to discuss the proposed development within the community. Based on the community's feedback, we have amended our site plan to increase the buffer and the greenspace requirements (in addition to several other design modifications made at the request of the community). As described below, the design plans have reduced the number of buildings and increased the set backs from the neighboring property owners to increase the overall greenspace of the site. For example, the development now has a 150 foot rear set back (which is six times or 125 feet more than the code requirements).

The proposed development will be new construction built to meet the Earthcraft Multifamily green building designation by Southface. Southface's EarthCraft Multifamily program provides certifications for low-rise and mid-rise multifamily developments. Multifamily standards address a wide range of sustainability considerations, including environmental performance, indoor air quality, building durability, comfort and affordability. EarthCraft addresses these concerns and the unit level and for the structure as a whole.

The development will also offer several amenities to its residents, including a separate community building for the resident's use.

We have submitted this application in good faith in an effort to work with the City of Perry. We are committed to being a good corporate citizen and working with the City of Perry to bring the best possible development to the City. However, it is our position that our development pre-dates the change in zoning that occurred in August of 2018. Prior to undertaking our design process, we contacted the City of Perry and obtained a zoning certification letter and water and sewer capacity letter in April and May of 2018. The zoning certification letter indicated that the development was zoned properly and permitted as a matter of right. In reliance on the existing zoning, we spent a substantial amount of money in moving forward with the development. In the event the development is not permitted to proceed, we expect to suffer a financial loss of over one million dollars. However, more importantly, the citizens of the City of Perry will be denied an affordable housing option in new Earthcraft Multifamily construction. We respectfully submit that our development is grandfathered in as a non-conforming use, and permitted as a matter of right.

**Response to Standards for Granting a Special Exception:**

1. Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the Property?

None.

2. Describe the existing land use pattern surrounding the subject property.

The property is surrounded by a mix of commercial and varying density housing. The site is currently zoned C2 and permits a variety of high density commercial uses as a matter of right.

The property is bordered on the west by US Hwy 41 (Old Macon Road), to the west of the highway is located a single family subdivision off of Christine Circle, north of that is commercial property with a day care facility, then residential duplexes, then a old hotel. To the north of the property is a commercial parcel fronting Hwy 41 (Farm Bureau Insurance), with single family homes that front Inverness Dr the rest of the northern border. On the east property line, is all single family residences that are located on Oxford Ct and Windemere Circle. To the South, is vacant commercial property and an 88 unit apartment community called Mulberry-Winslow Place. Further to the south on Hwy 41 are several apartment communities mixed with single family homes and Perry High School. Further to the North, is an Assisted living facility, commercial property, single family homes, and Perry Middle School. Further to the east, is single family homes.

3. Describe how the proposed use will not have an adverse effect on the Comprehensive Plan.

The proposed 72 unit multi-family apartment community fits in with locations character area under the Comprehensive Plan. The area is designated as Suburban Residential Area under the Character Area's in Comprehensive Plan. The Comprehensive Plan promotes apartment communities in these areas and calls out the need for higher density housing and greater affordability options.

The proposed use of housing is also consistent with the neighboring properties. Since the property is zoned C2, a wide variety of commercial development is permitted as a matter of right on the site. The proposed development, including the increased set backs and greenspace, is more consistent with the existing residential development and would create far less impact than the commercial uses currently allowed as a matter of right.

4. Describe how any proposed structures, equipment or materials will be readily accessible for fire and police protection.

The development will be a new construction built to the current code including design and built to meet the Earthcraft Multifamily green building designation by Southface. The

community with have a fully monitored sprinkler system for fire development along with a state of the art video surveillance system to monitor the community 24 hours a day.

5. Describe how the proposed use will be of such size, location and character that it will be generally be in harmony with appropriate and orderly development of the surrounding area and adjacent properties, and will not be a detriment to uses permitted on adjacent properties, (Considering the location and height of buildings and other structures, and the extent of landscaping, screening and buffering.)

As discussed above, the site is currently zoned C2, which permits commercial uses as a matter of right. The proposed development for multi-family housing would be more in harmony with the existing surrounding uses.

The proposed development will be a 72 unit apartment community located on approximate 10.28 acres for a density of 7 units per acre. The community is proposed to be built in 4 residential buildings along with a community building and separate maintenance building. Three of the residential buildings will be two-story construction with the fourth building being a three-story building. The original plan was to have five residential buildings with four two-story buildings and one one-story building. The proposed three-story building is being located on the southwestern portion of the site well away from any adjacent single family property. The design plan was amended after the neighborhood meeting to create more greenspace and buffers with the single family properties to the North, East and Southeast.

The proposed site plan shows the development utilizing excessive building setbacks and buffers to accommodate the adjacent single family properties and to insure privacy.

	Required	Proposed	Increase
Front Yard Building Set Back	35'	35'	-
Side Yard Building Set Back			
Single Family	20'	85'	65'
Commercial/Multi-family	20'	30'	10'
Rear Yard Building Set Back	25'	150'	125'

Additionally a 50 foot planted / natural landscape buffer will be used to screen all single family adjacent properties combined with a 6 foot wood privacy fence. The developer is also agreeing to eliminate any balconies from the design of the apartment community.

6. For uses to be located in or adjacent to a residential district, describe how the nature and intensity of the operations of the proposed use will not negatively impact pedestrian and vehicular traffic in the district.

The proposed development site has frontage along Hwy 41 and is located in a commercially zoned area. Hwy 41 has sufficient capacity to accommodate the expected traffic from the

proposed development without adversely impacting neighboring residential areas. The proposed development will include sidewalks throughout the development and will connect to the existing sidewalk that extends along the site's frontage on Hwy 41.

7. Describe how the proposed use will not place an undue burden upon public facilities and services.

As of May 9, 2018, the City of Perry had sufficient capacity for both water and sewer services to provided to the proposed development. Both water and sanitary sewer lines are currently located in the right-of way alongside of Macon Road adjacent to the proposed development. The 72 apartment units proposed for the development is much less than the total number of units that could potentially be constructed under the current zoning. The community is appropriately sized for the Perry market and for the site. The development will include centralized garbage collection areas that will be serviced by a commercial waste company. A playground and green space area will be provided in the community. The buildings will be constructed with efficient plumbing fixtures will not overburden existing water and sewer infrastructure.

8. Describe how the proposed use will not create health and safety problems, and will not create a nuisance with regard to traffic congestion, drainage, noise, smoke, odor, electrical interference, or pollution.

The development will be built to the Earthcraft Multifamily standards which require using construction practices, techniques and materials that promote saving energy and water, ensuring high indoor air quality, and protecting our land and natural resources. This will result in an environmentally favorable low impact construction process along with an environmentally friendly long term operation. The development will be designed to meet all required Federal, State and local stormwater standards and will retain significant greenspace and permeable areas. The development's traffic impact will be significantly less than if several other of the permitted uses under the C2 zoning were developed.

9. Describe how the surrounding use will not adversely impact the value of surrounding properties.

The development of high-quality, safe and decent housing on a vacant commercial site will help drive economic growth in the area. The development will be constructed with 30-40% brick or stone on all sides of the buildings with the remainder of the façade being completed with cement siding insuring a long lasting quality product. With estimated construction cost of \$9,000,000 or \$125,000 per residential unit, the development will be built to a greater standard than some of the single family housing being built in the area.

10. State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located.

The applicant is proposing a use allowed in the current zoning district and it is our position that the use is currently grandfathered in as vested, nonconforming use. When the applicant put the proposed site under contract in March of 2018 the site was zoned C2- General Commercial District which allowed for the development and construction of multifamily apartments without requiring a "Special Exception" approval by the City Council. The Land Management Ordinance allowed for the development of 179 apartments (17.42 units per acre) on 10.28 acres using two-story construction. Three-Story construction would have allowed for 223 apartments (21.78 units per acre). If you subtract the 1.2 acres that is being reserved for future development the resulting 9.08 acres would have allowed for 158 two-story apartments or 197 three-story apartments. During August of 2018 the City Council amended the Land Management Ordinance by requiring a Special Exception for any multifamily development over 6 units regardless of the zoning district.

The Land Management Ordinance does allow for multifamily housing to be developed without a Special Exception in the C2 zoning district for 6 units as long as the lot is at least 10,000 square feet which equates to a density of 26 units per acre. The applicant is proposing 72 units on 9.08 acres or 395,525 square feet which is a density of 8 units per acre. If you include the 1.20 acres reserved for future development the density would be 7 units per acre.



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Bryan Wood <bryan.wood@perry-ga.gov>

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## Neighborhood Meeting Results -1820 Macon Road / Creekwood Estates

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Steve Brooks <sbrooks@idphousing.com>

Thu, Jan 10, 2019 at 2:33 PM

To: Bryan Wood <bryan.wood@perry-ga.gov>

Cc: Oscar Coronado <Oscar@idphousing.com>, Laurie Jarvis <ljarvis@idphousing.com>, Dustin Merriman <Dustin@idphousing.com>

Bryan, As you are aware we conducted the Neighborhood Meeting required under the new section 2-2.3 to the Land Management Ordinance on January 8, 2018 at the Perry Arts Center at 6 pm.

The meeting appeared to be well attended. We requested that everyone sign in on the attached sign in sheets but I believe several attendees didn't sign in. I know you were in attendance for a portion of the meeting and I am sorry we didn't get a chance to talk.

As a recap we set up about 5 pm and put a proposed site plan, basic building elevations and a few photos of similar products we recently completed on display. We let the attendees gather for a few minutes and got started about 6:05 with a brief introduction of our team and the reason for the meeting. Then I went into a brief introduction of the project covering the following:

- 10.28 Acre Site located at 1820 Macon Road
- 1.20 Acres held for future development (included in 10.28 acre site)
- Proposed 72 unit multifamily apartment complex
- Proposed 2-story construction
- 30-40% brick on all sides of every building
- Remainder of siding will be a cement siding made by Nichiha
- The building be built to and certified as an Earthcraft Multifamily project under the Earthcraft program overseen by Southface Energy Institute in Atlanta.
- The project amenities will consist of the following:
  - Playground
  - Picnic Pavilion with Grills
  - Community Garden
  - Community Building containing:
    - Computer Center
    - Laundry Facility
    - Community Room
    - Leasing Office
  - Security Cameras (no less than 24 cameras)
- 6 foot privacy fence next to single family residential

We also presented the proposed setbacks versus the required setbacks under the code (you can see this on the attached site plan)

- Front Yard Setback – Required 35' - Developer Proposed 50' minimum
- Rear Yard Setback – Required 25' – Developer Proposed 150' Minimum
- Side Yard – Single Family Residential – Required 20' – Developer Proposed 75' Minimum
- Side Yard – Multifamily – Required 20' – Developer Proposed 30' Minimum
- 50' Proposed Natural / Planted Buffer on all Single Family Adjacent properties.

After presenting this information we opened the floor for questions and spent about an hour discussing the project in general and potential modifications. We have attached the notes taken by our staff of the issues raised. I am sure you may hear directly from some of the attendees about any concerns they may have.

Please let me know if you have any questions and confirm that we have complied with the requirements for the Neighborhood meeting under the Land Management Ordinance.

Thanks

Steve Brooks

Chief Financial Officer

IDP Housing, LP

1709 A Gornito Rd, PMB #343

Valdosta, GA 31601

229-219-6763 (office)

229-219-6761 (fax)

229-563-5582 (mobile)

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5 attachments

 **1820 Macon Rd Neighborhood Meeting sign in sheets 01082019.pdf**  
318K

 **Neighborhood Meeting Photos and Boards Presented.pdf**  
2226K

 **Basic Elevations Neighborhood Meeting.pdf**  
198K

 **Neighborhood Meeting Site Plan Presented.pdf**  
15974K

 **Neighborhood Meeting Notes 010819.pdf**  
81K



1820 Macon Road Development  
Creekwood Estates, LP  
Neighborhood Meeting  
January 8, 2019  
Meeting held at the Perry Arts Center

Questions and Concerns from the surround property owners:

- ❖ Traffic Issues
  - Will there be a deceleration lane?
  - Property Owners explained that traffic is backed up at certain times of the day.
  - Property and business owners complained of the current difficulty getting on and off of HWY 41.
- ❖ Property Buffering
  - How much of current trees will be left on the property?
  - Will the developer add more trees and shrubbery if so what type of plants and the quality of them?
  - Will there be a fence and what type of fence will be constructed?
  - Why use 6 feet fence and can it be a higher fence?
  - If made of wood, what type of wood?
  - Will there be a fence on the east side of the property?
  - Can you change the buffer around the property?
- ❖ Security and Trespassing issues
  - Surrounding property owners stated they have people cutting through their property, looking over their fences.
  - Will the property have security gates?
  - Will there be security cameras?
- ❖ Drainage issues
  - Property owners stated a concern that the new property will add to the current drainage problem the neighborhood is experiencing.
  - What is the plan on stormwater drainage?
  - What will be the actual size of the retention pond?
- ❖ Misc. Questions
  - Is the project funded by DCA?
  - Is the project a Section 8 property?
  - What rent will be charged?
  - Who qualifies to live in the property?
  - What material will be used for the exterior of the buildings?
  - What is the unit mix?
  - What made us choose this property?
  - Property Owners don't like the name Creekwood Estates, would we be willing to change the name?
  - It was expressed by property owners that Creekwood has a negative connotation in the Perry area.
  - For how long will the developer own the property?
  - What happens if the property doesn't take care of the green areas?
  - Will the property be energy efficient?
  - What is the developer's experience in other communities?
  - Property owners made suggestions to have no balconies on our buildings.
  - Why cant you build Condos' instead?

# John G. Walker

103 Oxford Court  
PERRY, GA 31069

January 29, 2019

City of Perry, Georgia  
Attn: Planning Commission  
1211 Washington Street  
Perry, Georgia 31069

**Re: Application for Special Exception**  
**Application #: SE-19-01**  
**Applicant Name: Integrity Development Partners, LLC**  
**Property Address: 1820 Macon Road, Perry, GA**

Dear Planning Commission Members:

I am writing as a concerned resident of Cheshire Subdivision ("Cheshire") here in Perry. As I am sure you know, the above referenced applicant is seeking a special exception to allow for its development of a 72-unit multi-family apartment complex, at the above referenced address, on 9.08 acres which border Cheshire Subdivision on the north and east sides of the property, including residences located on Inverness Drive, Oxford Court (where my house is located) and Windermere Circle. I encourage the Planning Commission to recommend against the special exception, for the reasons outlined below:

- 1) Proposed use not in harmony with the appropriate development of the area. The proposed use is for a high-density dwelling complex to be located next to Cheshire (R-1). Specifically, the proposed use is for a 72-unit apartment complex, located on 9.08 acres, or a density of 8 units per acre. Meanwhile, Cheshire appears to have an average density of approximately 2 houses per acre. As addressed below, this will deter ongoing development and improvements to Cheshire and the surrounding area, and have a negative long-term effect on property values.
- 2) Vehicular traffic caused by the proposed use will cause an inconvenience. Numerous residents of Cheshire and the surrounding area use Inverness Drive, located just north of the subject property, off U.S. Hwy 41, as the primary means of ingress and egress, to and from the neighborhood. Moreover, there is an R-1 development currently under construction, on the north side of Cheshire ("Legacy Park- Phase 3, Section 1"), whose future residents will likewise use Inverness Drive. Already, it can take 2 or 3 minutes, waiting for traffic, to turn out of Inverness Drive onto Hwy. 41. There is no question that the additional traffic will exacerbate this problem and be an inconvenience to residents of Cheshire and the surrounding area. There are already 3 high-density

dwelling complexes located to the south of the subject property, on Hwy. 41, and we do not need another such complex in this vicinity.

- 3) Proposed use may create a safety hazard and/or nuisance by excessively increasing traffic and congestion. The increased traffic and overall increased congestion caused by the development gives rise to certain safety concerns. I estimate that over 100 drivers would be driving to and from the proposed development daily. The driveway for the proposed development would be located near Inverness Drive and other surrounding roads and driveways. Simply put, this will cause too much traffic and congestion in the area, and it will make it difficult for residents to safely and timely drive out of the neighborhood and back, to and from U.S. Hwy. 41, a major highway with only two lanes of travel, and no middle turning lane.
- 4) Proposed use will deter improvement of adjacent properties. My wife and I are contemplating renovating our home to expand our utility room and add a bathroom, etc. If the development is approved, we will likely forego these improvements and seek to move elsewhere. Likewise, my brother Russell and his wife Krissy (Windermere Circle) have plans to renovate their home (to remodel the kitchen, replace flooring, etc.), but according to Russell, they may forego these plans, due to concerns over the proposed development. Mark and Tara McInvale (Windermere Circle) recently spent almost \$50,000.00 building a pool and improving their property. According to Tara, they would not have made these improvements had they known about the proposed development. Fred and Denise Anderson have a beautiful home on Oxford Court, where they have lived for over 20 years. Recently, Fred informed me that they will consider moving if the development is approved. Accordingly, the proposed use will deter improvements to properties within Cheshire, and have a negative long-term effect on the value of the homes within Cheshire and the surrounding neighborhoods.
- 5) Stormwater and drainage issues. From my observations, there are presently “drainage problems” on the back (east) side of the subject property (next to Cheshire), as there is standing water in that area when it rains. Moreover, as you may know, there are drainage problems elsewhere within Cheshire. These problems will likely be exacerbated by the proposed development, with rooftops and pavement to be constructed over a large portion of the remaining “permeable area” of the property. The developer apparently contemplates placing a “stormwater management” pond in this back (east) portion of the property, in close proximity to my home and others, which gives rise to additional concerns. For instance, will this “wet weather pond” be a breeding ground for mosquitoes? Cheshire already has a problem with stormwater management, which will likely be exacerbated by the proposed development.

- 6) The property can be used for other permitted uses and the proposed development should be located elsewhere. The applicant has failed to give any reason why the subject property could not be used for another use that is permitted in the zoning district. Rather, the applicant simply takes the position that their proposed nonconforming use should be “grandfathered in,” since the applicant supposedly put the site under contract in March of 2018. Moreover, the applicant takes the position that “prior to undertaking our design process, we contacted the City of Perry and obtained a ‘zoning certification letter’.” In fact, it appears that GEC Consultants, Inc. (not the applicant) made an inquiry about the existing zoning as of April 10, 2018. Obviously, this inquiry would not prevent the City from subsequently re-zoning the property. Common sense dictates that it is the application date that controls, not a prior contract, prior ownership or a prior inquiry about then existing zoning. (Obviously, “non-conforming uses” that are in place at the time a zoning ordinance is modified would be grandfathered in.) The subject application was made after the City’s land management ordinance was modified, to require a special exception for any multifamily developments of over 6 units, and the applicant is clearly subject to the same. The subject property can be used for other permitted uses, and the proposed development should be located elsewhere.

Based on the foregoing, I ask that you use your lawful discretion to do what is in the best long-term interest of the City of Perry and its residents, and recommend against the subject application for special exception. Thank you very much for your time and attention to this matter. Please call me at 478-224-0224 should you have any questions, or should you need anything further from me.

Very Truly Yours,

  
John G. Walker

submitted by  
Walker @ PC hearing  
2/11/19

Special Exception Questionnaire

One "Yes" or "Maybe" answer gives rise to an articulable, objective ground to deny the special exception

**Paragraph "4"**

1. Will the proposed use will be of such location that it will not be in harmony with the appropriate and orderly development of the area?

Yes

Maybe

No

2. Will the proposed use will be of such size that it will not be in harmony with the appropriate and orderly development of the area?

Yes

Maybe

No

3. Will the proposed use will be of such character that it will not be in harmony with the appropriate and orderly development of the area?

Yes

Maybe

No

4. Will the proposed use will be of such location that it will be detrimental to the orderly development of adjacent properties?

Yes

Maybe

No

5. Will the proposed use will be of such size that it will be detrimental to the orderly development of adjacent properties?

Yes

Maybe

No

6. Will the proposed use will be of such character that it will be detrimental to the orderly development of adjacent properties?

Yes

Maybe

No

7. Will the proposed use will be of such location that it will be a deterrent to the improvement of adjacent properties?

Yes

Maybe

No

8. Will the proposed use will be of such size that it will be a deterrent to the improvement of adjacent properties?

Yes

Maybe

No

9. Will the proposed use will be of such character that it will be a deterrent to the improvement of adjacent properties?

Yes

Maybe

No

**Paragraph "5"**

10. Will vehicular traffic to and from the development be hazardous to the people of the neighborhood?

Yes

Maybe

No

11. Will vehicular traffic to and from the development be inconvenient to the people of the neighborhood?

Yes

Maybe

No

12. Will vehicular traffic to and from the development be incongruous with the neighborhood?

Yes

Maybe

No

13. Will vehicular traffic to and from the development conflict with the normal traffic of the neighborhood?

Yes

Maybe

No

14. Will pedestrian traffic to and from the development conflict with the normal traffic of the neighborhood?

Yes

Maybe

No

**Paragraph "7"**

15. Will the development cause a public safety problem?

Yes

Maybe

No

16. Will the development create a nuisance?

Yes

Maybe

No

17. Will the development cause excessively increasing traffic?

Yes

Maybe

No

18. Will the development cause congestions associated with traffic?

Yes

Maybe

No

19. Will the development create a drainage problem?

Yes

Maybe

No

20. Will the development generate unnecessary disturbance due to noise?

Yes

Maybe

No

**Paragraph "8"**

21. Will the development adversely affect property values in adjacent areas?

Yes

Maybe

No

**Paragraph "9"**

22. Are there no substantial reasons why the property cannot be used for a permitted use as it's already zoned, without the need for an exception?

Yes

Maybe

No



provided by Steve  
Howard  
to Commission  
2/11/15

# Cheshire Place

SAY **NO** to Special Exception

We would like to address three items of concern regarding the SUSE-0001-2019 request. First, the total number of multi-family units along Macon Rd; second the corresponding traffic impact of all those units emptying onto Macon Road; and finally stormwater concerns.

There are currently four multi family developments along a 2100 feet section of Macon Road: Ashton Landings (with its 108 units), Cameron Court (with another 112 units), Commodore Manor (another 53 units), and Mulberry Winslow Place (88 more units). Together, those four developments total 361 multi family units.

This leads to our second concern - traffic. Each of these developments, and all the corresponding units, empty directly onto Macon Road. Granted, Cameron Court contains an additional outlet, but it is fenced and for emergency exit only. This emergency exit empties onto Spring Creek Drive, which in turn empties directly onto Macon Road.

There is no other section of road in the City that has this many units in such close proximity. The development that comes the closest is Houston Lake Apartments with 300 units. Adding the quadruplex on Club Villa Court to that total increases the number by 52 units. That gives us a total of 352 units, which is still less than the 361 on Macon Rd. While those numbers seem close initially, there are significant qualitative differences between the two especially in regards to traffic impact. The units at Houston Lake and Club Villa empty onto a four-lane, divided highway and a three-lane highway respectively. Both have near immediate access to a traffic signal at the intersection of Houston Lake Rd and Highway 127. There are also three different means of access onto these highways. On the other hand, these 361 units along Macon Road only have access to a 2100 feet strip of this two lane highway. Another 72 units would unnecessarily add to the only area within the City to have this saturation level of multi family units.

The staff report states the proposed development will generate 31 pm peak hour trips. We don't disagree that this seems to be a small number. The concern we have is there seems to be no consideration of the impact for developments already approved that will access Macon Road in this same area as defined on the board depicting an aerial view of Macon Rd. This picture represents a slightly less than 3/4 mile radius with the center being the center of the 10 acre tract in question where it abuts Macon Road. We have not included those portions of the circle that are North of the Parkway or encompass developments that would not access Macon Rd in our data.

The GADOT website has hard data counts for site 153-0072 at mile marker 4 on Macon Rd. The last count was 8580 in 2017. There is a chart in your hand out that shows an increasing curve in volumes. There was a more recent count done in January 2019 according to my contact at GADOT but that information is not yet available. GADOT was asked what would be the volume for this area of Macon RD. However their answer was that it's more complicated than just pulling out a number. They must analyze many different data points. To name a few, speed limits, number of current drives, street intersections, types of development, and traffic volumes. There are 200 single family residential lots that have been approved and are currently being built on that are not yet reflected in the traffic counts. It is reasonable to assume given the current rate of single family construction these lots will be fully built out in three to five years. The City is currently averaging over 300 single family permits per year and build out of those lots could be a shorter time frame (40 of the 200 lots have homes built but not all are occupied). The number of trips generated by the remaining 160 lots not yet built could be as high as 1600 additional trips (10 trips per day per household is the current standard used to estimate trips per residence). Those additional trips should be counted in any assessment since the City has given approval to those developments. This would also reflect in the peak rate number. Without having a Traffic Impact or feasibility study, the Planning Commission and City Staff do not have pertinent information needed to make a true assessment of traffic. On a

side note Houston County recently changed their ordinance to require traffic studies when certain criteria are met. The City may need to consider a similar ordinance given current development trends.

The third item this Planning Commission must address is storm water concerns. There are at least three options to handle the storm water. 1. A detention pond that will use a mechanical means to pump the runoff to the front of the property and be released into the GADOT R/W. 2. A detention pond that will release the water at a given rate through a weir device. 3. A retention pond that will retain the water permanently and utilize a sheet flow release in times of a major rain event.

We understand the development will have to meet the City's requirements. The City will review the design for compliance before construction could begin. Where will the storm water runoff go? This site does not currently release water into the GADOT R/W. There is a difference in elevation from the Macon Rd side to the East property line of 7 feet. There are several photographs in your handout depicting the amount of runoff as it currently exist. There is also a photograph depicting runoff issues with the adjacent apartment complex, Winslow Place from August 2018.

Option 1. Mechanical; It is unlikely the developer would utilized this option, but if it were, these questions arise. Who will maintain the mechanical system? What happens when the systems fails in a 100 year storm event? There is no stormwater runoff into the GADOT R/W currently from this site. Will the GADOT allow a current zero flow into their system to be substantially increased and will there system handle the increase? Where will the stormwater runoff go?

Option 2. Detention Pond; These are the typical ponds utilized for development in the City. They detain the water based on engineering data and then release at a rate equal to or less than the current rate of runoff. This option also generates concerns. 1. The release is generally changed from a sheet flow release to a point source release, thus concentrating the release over a smaller area. 2. Where does this stormwater runoff go? 3. There are no easement or conveyance system to allow the runoff to flow into the current system in Cheshire S/D. The current system in Cheshire S/D is maxed out and will not be able to handle the additional flow. We base that on the City having to construct an additional pond several years ago to deal with flooding in the Cheshire S/D and the next phase of Legacy Park S/D that has been approved to release a portion of its runoff through the Cheshire S/D system.

Option 3. Retention Pond; This seems to be the most logical approach, however it to causes concerns. The pond would likely be a retention pond that would only release water in a large rain event, ie 100 year storm event, then allow it to sheet flow along the length of the berm supposedly at the current rate. What happens when the 100 year storm event happens in a back to back scenario? Do you size the pond to permanently detain two 100 year storm events for added protection? I do not believe the City's current ordinance would require that. So where will the stormwater runoff go? Finally with a retention pond, how will the water quality and the issue of mosquitos be handled?

These three concerns, the number of multi family units concentrated along 2100 feet of Macon RD, the lack of a traffic impact study or feasibility study including the 200 homes already approved for the area, and the potential storm water impact, speak to the Standards for Special Exception, numbers 4 and 5. We would ask, based on the information provided, the Planning Commission recommend denial of Special Exception Request SUSE-0001-2019 submitted by Integrity Development Partners, LLC. Thank you.

**½ Mile Radius of Cheshire in Red. Yellow circle is a smaller area where everyone hits 41**

Longbranch :  
Subdivision existing and pending new builds (93 LOTS)

Special Blessings Learning Center (63 enrollees)

Gresham Creek 44 Homes

Cameron Court 112 UNITS

Spring Creek 30 Homes

Perry Middle School

Existing and In Process of Development: Legacy Park :  
An entire phase will enter and exit via Cheshire (229 lots total and 198 in Phase 2)

Cheshire Entrance/ Exit (86 homes) and thru traffic from Northside is 96 homes)

Proposed Creekside Property (72 Units)

Winslow Place 88 Units



Free Map Tools iOS App



I-75 and Bypass

**1 Mile Radius of Cheshire with 1/4 mile center radius**

Longbranch :  
Existing and pending new builds (93 Lots/Homes)

Special Blessings Learning Center (63 enrollees)

Gresham Creek 44 Homes

Cameron Court 112 Units

Spring Creek 30 Homes

Commodore Manor 53 Units

Ashton Landing 108 Units

Perry Middle School

Existing and In Process of Development:  
Legacy Park : An entire phase will enter and exit via Cheshire (229 lots total and 198 in Phase 2)

Cheshire /Northside Entrance/ Exit (86 homes) and thru traffic from Northside is 96 homes)

Proposed Creekside Property (72 Units)

Winslow Place 88 Units

Chapel Ridge Dr. 80 Homes

Pine Needle, etc 19 Homes

Park Avenue, etc 26 Homes

Perry High School

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**One Mile Corridor Snapshot – US-41 (Macon Road) from Perry Parkway to Perimeter Rd.:**

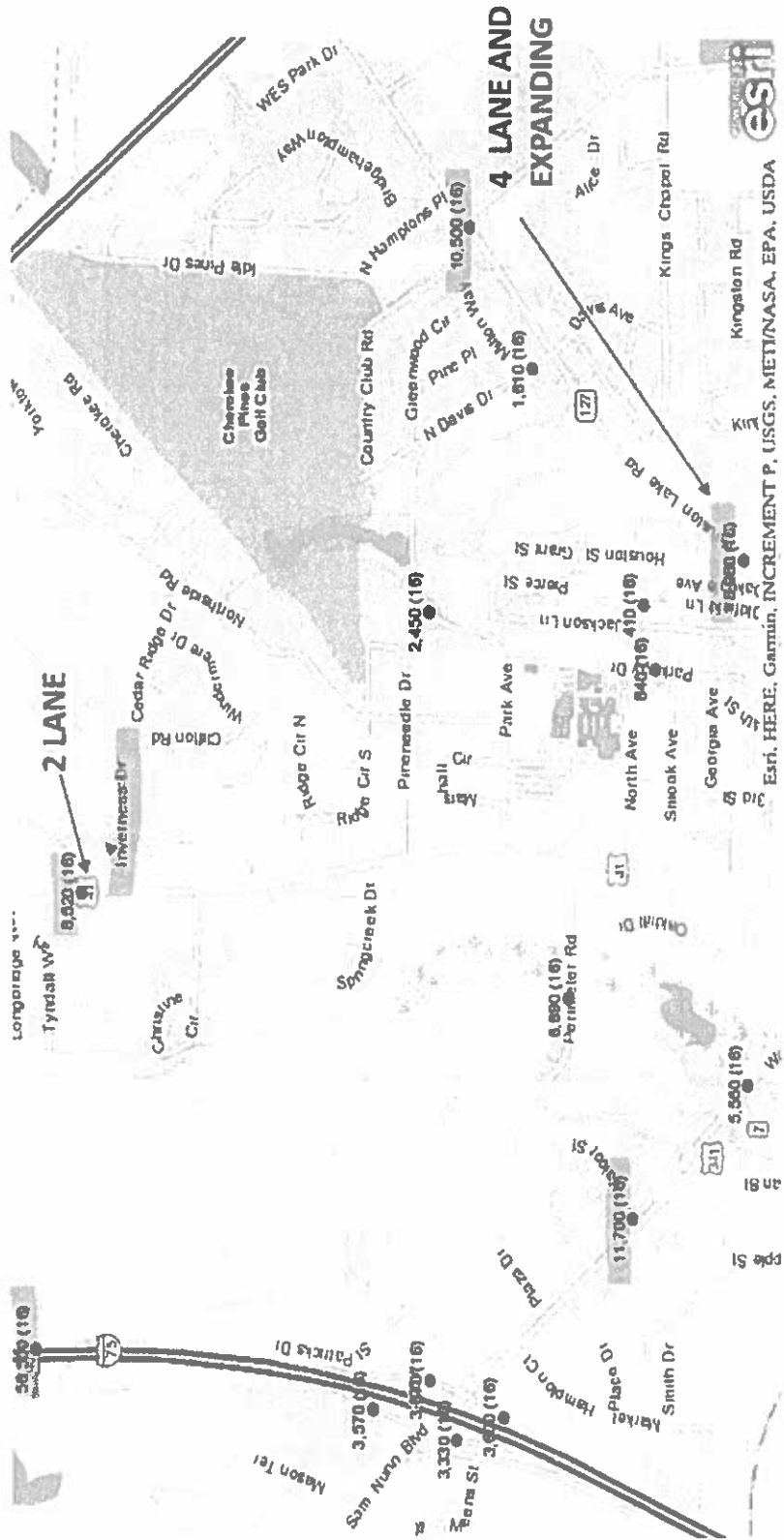
- Perry Middle School - city
  - Longbridge – single-family (93 lots)
  - *Progressive Self-Storage - commercial*
  - *Perry Computer Service - commercial*
  - *Utility Service Company - commercial*
  - Willow Creek Assisted Living
  - *Georgia Farm Bureau - commercial*
  - Cheshire Place – single-family (86 homes)
    - Thru access, Northside Rd. (96 homes)
    - Thru access, Legacy Park (229 lots total; 198 lots phase 2)
  - *Special Blessings Learning Center – commercial (64 enrollees – 130+ vehicles/day)*
  - Gresham Creek- single-family (44 homes)
  - *Sigma Defense Systems - commercial*
  - Winslow Place – multi-family (88 units)
  - Chapel Ridge Dr., and immediately surrounding area – single-family (80 homes)
  - Cameron Court – multi-family (112 units)
  - Pineneedle Dr. , and immediately surrounding area – single-family (19 homes)
  - Spring Creek – single-family (30 homes)
  - Ashton Landing – multi-family (108 units)
  - Park Ave. , and immediately surrounding area – single-family (26 homes)
    - Perry High School
  - Commodore Manor – multi-family (53 units)
  - HCBOE Annex - county
  - My Eye Dr. (formerly Thompson Eye Care)
-

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**Summary of US-41, Perry Parkway to Perimeter Road,  
Corridor Density/Usage:**

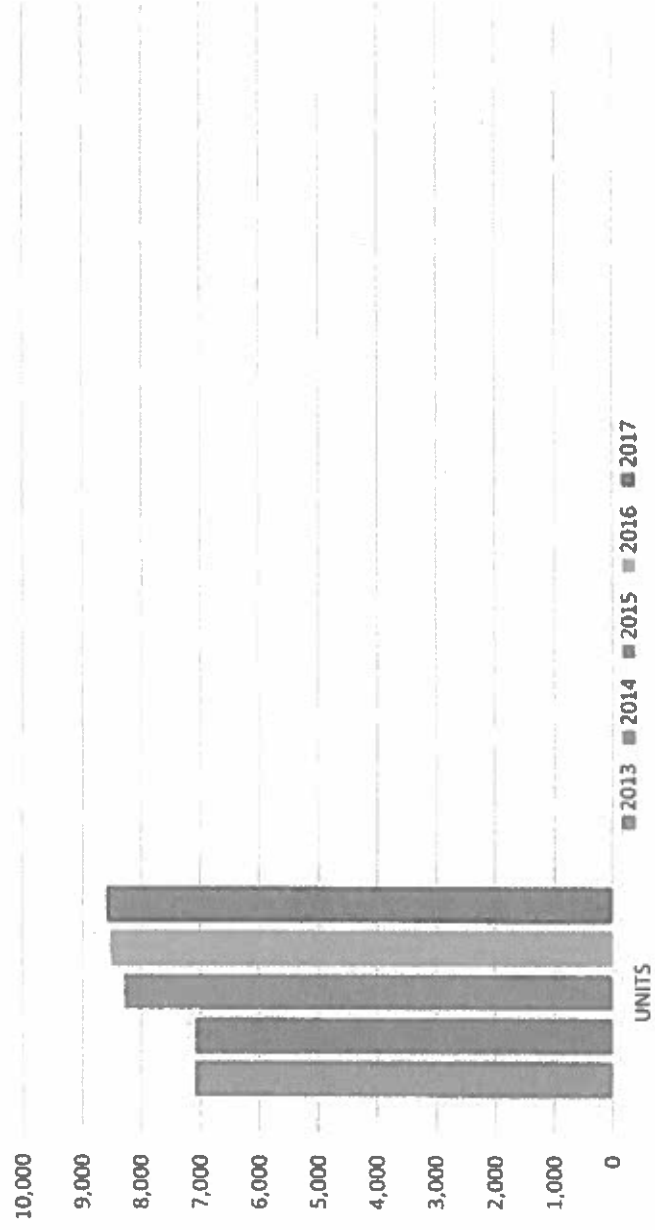
- **Single-Family = 703 homes (66%)**
- **Multi-Family = 361 units (34%)**
- **Total Housing Density = 1,064**
  - 1.5 vehicles per household = 1,596
  - 2 vehicles per household = 2,128

# Density/Traffic Congestion

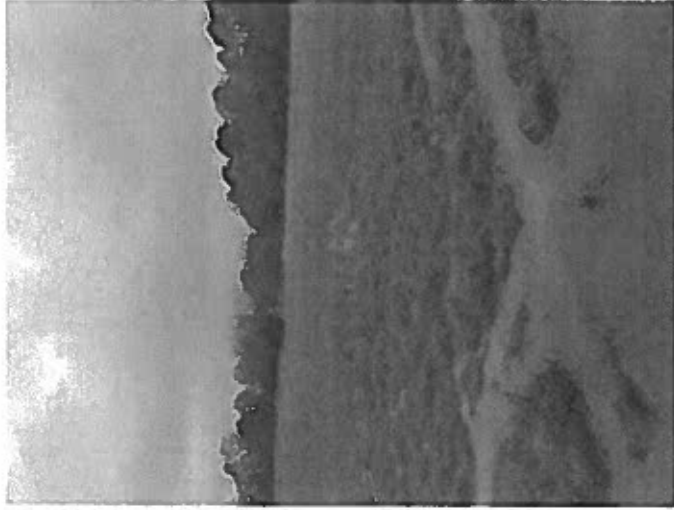




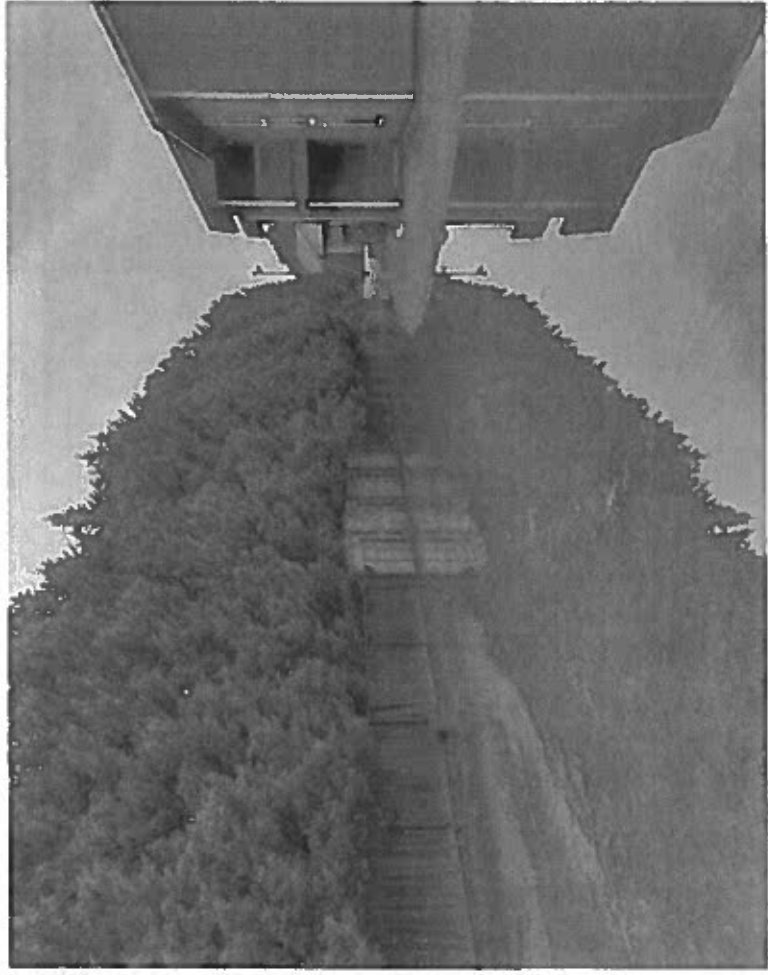
# Traffic Count on Highway 41 at Inverness



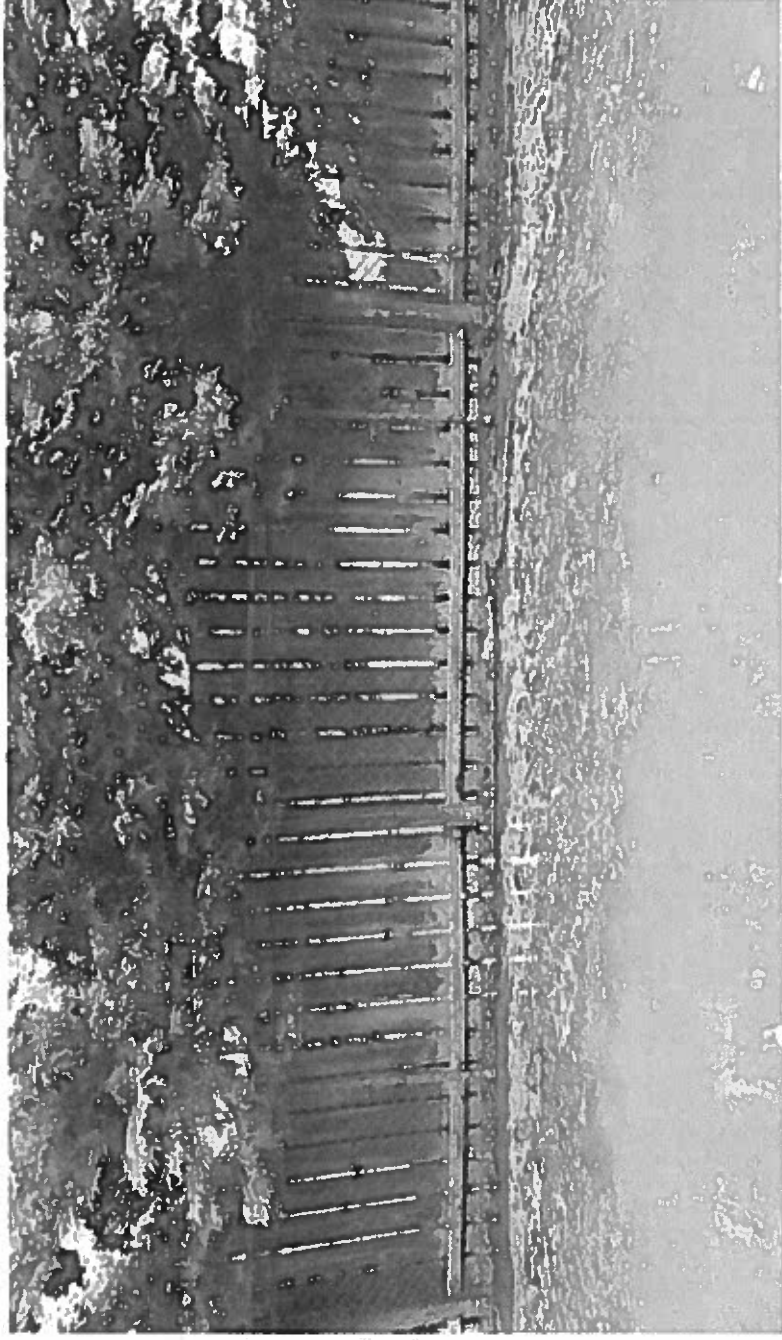
# 1820 Macon Road



# Picture of Winslow to Cheshire Resident



Picture of water standing on fence between  
Winslow and Cheshire Resident



02/12/2019



## Positively Impacting Communities

Founded in 2011, IDP Properties is a full-service real estate development firm that invests in and redevelops communities. We specialize in development, acquisitions, property management, construction management and consulting. We take pride that each project we develop is as diverse as the communities we serve. We believe our purpose is to strengthen communities and leave a lasting positive impact.



## Why we come to work every day.

People often ask, what does IDP mean? We're proud to answer, "Integrity, Diversity, and Purpose." These three words are the foundation on which our business was founded. It's the reason we all come to work every day and why our business continues to grow.



## Integrity

Integrity is the reason why our public and private partners trust us. Local governments, community leaders, businesses and our investors trust us again and again because they know we stay committed to the communities in which we work. Our passion is to transform communities and leave a lasting positive impact for generations to come.



## Diversity

We believe our country's diversity is one of its greatest strengths, and we are proud to partner and engage with communities that represent different races, ethnicities, and socio-economic backgrounds. Our approach to each development is to identify and focus on the needs of a community. Once that need is identified, we determine how the property can best serve the individuals living within that community while providing both social and economic development opportunities.



## Purpose

The purpose behind all of our developments is to build better places. In doing so, we strengthen communities, improve neighborhoods and empower individuals. Our developments create jobs and provide stability to the cities in which we work and to the individuals we work with.



## March 2018

- Initial Due Diligence Performed
- Zoned C2 – Commercial, General Commercial District
- Suburban Residential Character Area per the 2017 Joint Comprehensive Plan Update for Houston County and the Cities of Centerville, Perry, & Warner Robbins.
- Per review of Land Management Ordinance the zoning permits
  - 179 apartment units if built in one or two story buildings.
  - 223 apartment units if built in three story buildings.
- Site put under contract.
- Application to Georgia Dept. Of Community Affairs for a \$2,000,000 loan.
- Confirm zoning and use classifications in person with the Department of Community Development.

## May 2018

- May 3, 2018 – Awarded a \$2,000,000 HOME loan by DCA
- May 4, 2018 – Notified the Asst. City Manager and Director of Community Development of DCA's loan approval and asked to meet to discuss the project.
- May 8, 2018 – Met with Asst. City Manager and Director of Community Development and reviewed the proposed development.
- May 9, 2018 – Received letters from the City confirming that Water and Sewer capacity is available and in close proximity to the site.
- May 24, 2018 – submitted an application to DCA for an allocation of Low Income Housing Tax Credits



## November 2018

- **November 19, 2018 – received an Allocation of LIHTC from DCA**
- **November 28, 2018 – DCA releases full awards list to the public.**
- **November 28, 2018 – Receive notification from Director of Community Development that since we had last spoke the City's ordinances relating to Multi-family developments had changed.**
- **According to the Director, any multi-family development exceeding six units in any zoning district now requires a special exception.**
- **A Neighborhood Meeting is now required for all multi-family developments prior to submitting any application for the special exception.**

## December 2018

- **December 17, 2018 – sent list of residents to be invited to Neighborhood meeting to Director of Community Development for Approval.**
- **December 18 , 2019 – list approved by Director with one addition.**
- **December 27, 2018 – Notice of Neighborhood meeting to be held at the Perry Arts Center on January 8, 2019 mailed to approved list and emailed to the Director of Community Development.**

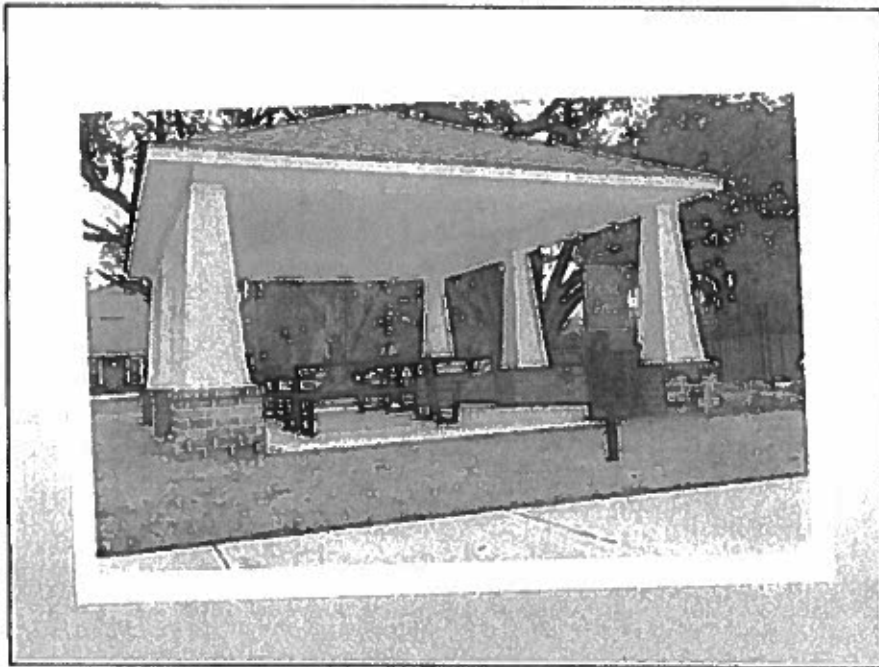
## January 2019

- **January 8, 2019 – Neighbor Meeting held to present the development design and seek input.**
  - Presented Similar Project Photos
  - Proposed Site Plans
  - Basic Elevations
- **Concerns Raised by participants**
  - Traffic Issues
  - Property Buffering
  - Security and Trespassing Issues
  - Drainage Issues
  - Is this Section 8 housing
  - Is it funded by DCA
- **January 14, 2019 – Special Exception Application submitted to the City.**

## Development Details

- **10.28 Acres Site**
- **1.2 Acres held for future development**
- **72 units of Multi-family apartments**
- **Picnic Pavilion**
- **Playground**
- **Community Garden**
- **Small Maintenance Building**
- **4 Residential Buildings**
  - 3 – Two Story Buildings with 16 units each
  - 1 – Three Story Building with 24 units
- **Community Building**
  - Leasing Office
  - Community Room
  - Computer Center
  - Laundry Facility

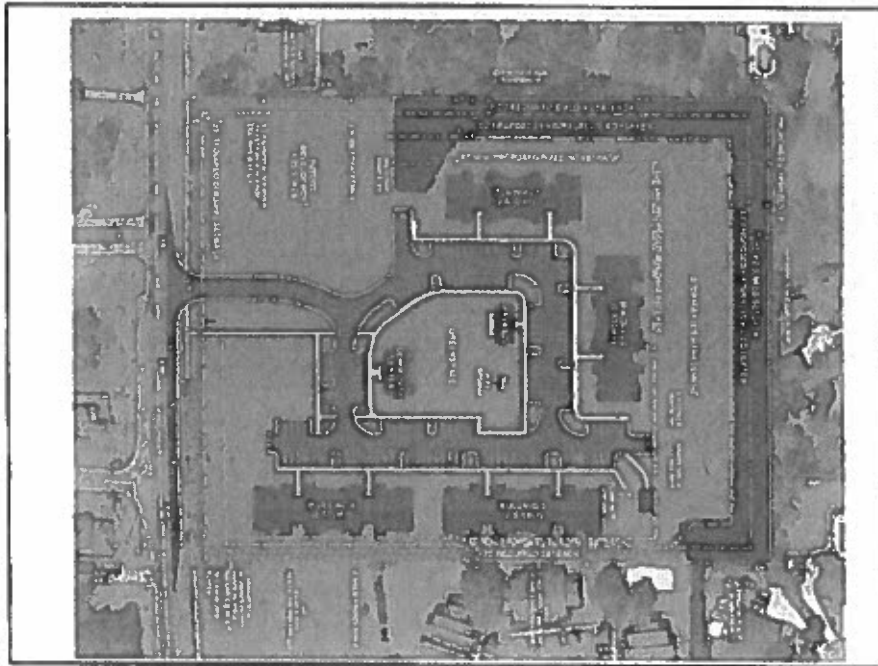






## Unit Mix

- 16 – 1 Bedroom / 1 Bath Units – 775 Square Feet\*
  - 32 – 2 Bedroom / 2 Bath Units – 1,000 Square Feet\*
  - 24 - 3 Bedroom / 2 Bath Units – 1,230 Square Feet\*
- Square footage is approximate. Plans not finalized.



## Existing Land Use Pattern





# Comprehensive Land Development Plan



## Suburban Residential Character Area

- 2017 Joint Comp Plan updated in 2016
- Only Character Area in Comp Plan to encourage Multi-Family apartments.
- Comp Plan states "future development within the residential land use should be a greater variety of housing types. In general, there is a lack of housing diversity, particularly in terms of higher density and greater affordability."
- Comp Plan suggests development of higher-density housing along arterial roads.

## Adequate Fire and Police Protection

Full Sprinkler System in all buildings

Video Surveillance System on whole property



Will the Proposed use be of such location, size and character that it is not detrimental to surrounding properties?



### Location:

- Located directly fronting Macon Road.
- No planned driving or walking access except to Macon Road.





## Size:

- 7.93 Units Per Acre Density (based on 9.08 Acres)
- Winslow Place – 12.10 units per Acre
- Cameron Court – 7.70 units per Acre
- Ashton Landing – 7.12 Units Per Acre
- Commodore Manor – 12.56 Units Per Acre

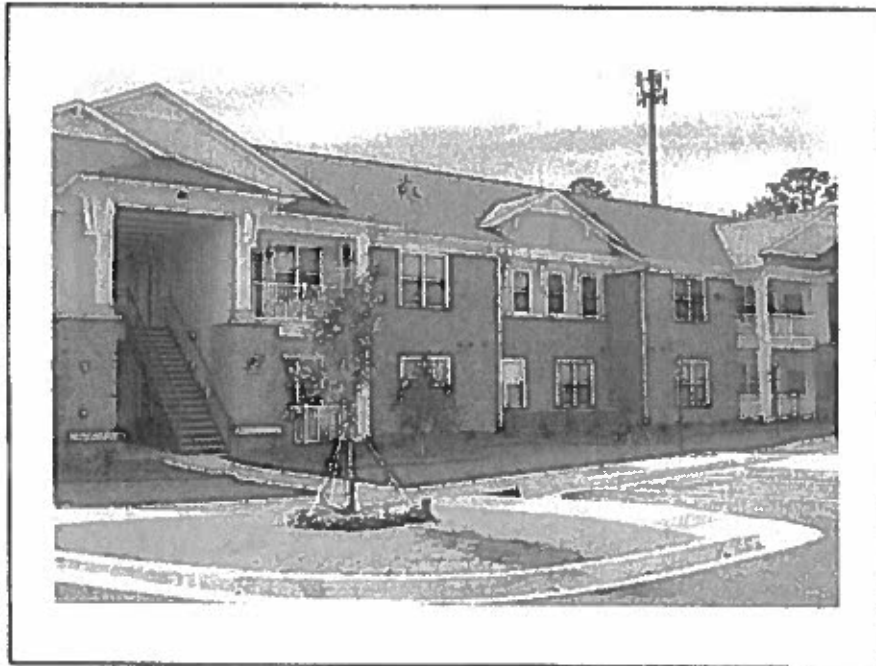


## Character:

- 30-40% Brick
- Remainder will be Cement Siding
- No Balconies
- All Amenities will be on the interior of site.
- All parking on interior of the site.
- Wood Privacy Fence
- Ornamental Fencing in Front







Will the use interfere with normal traffic, pedestrian or vehicular in the neighborhood?

## Vehicular Impact

- One Vehicular Entrance to Macon Road
- A right turn deceleration lane will be installed for vehicles entering the community from the South.
- Current Traffic per DOT 8,580 cars per day
- No projected Traffic impact through Cheshire



## Vehicular Impact

- Single Family Detached Housing generates 44% more traffic per unit than multi-family apartments.
  - Apartment - 6.63 trips per day
  - Single Family Detached - 9.57 trips per day

Per Trip Generation, 6<sup>th</sup> Edition – Institute of Transportation Engineers.



## Vehicular Impact

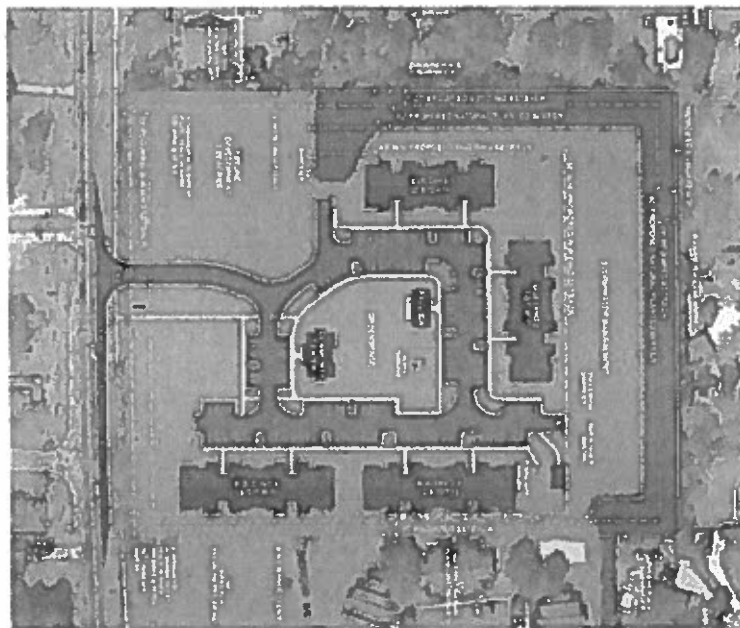
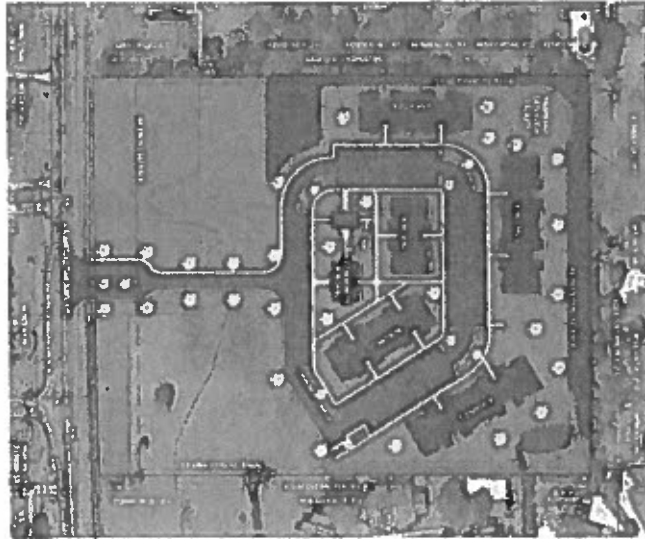
- Estimated 475 Vehicular Trips Per Day (weekday)
- 50% in-bound / 50% out-bound or 238
- Alternate Entitled Uses would generate larger traffic impact.
  - 50,000 Square Foot Shopping Center – 2,145 Trips Per Day
  - 50,000 Square Foot Office Complex – 551 Trips Per Day
  - 200 Room Hotel – 1,784 Trips Per Day
  - Fast Food Restaurant – 1,984 Trips Per Day

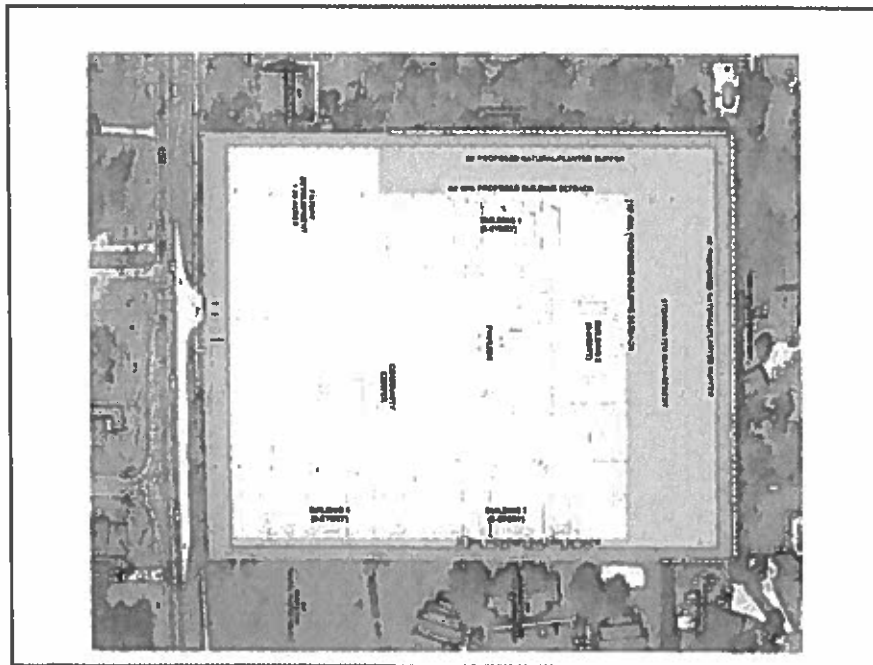
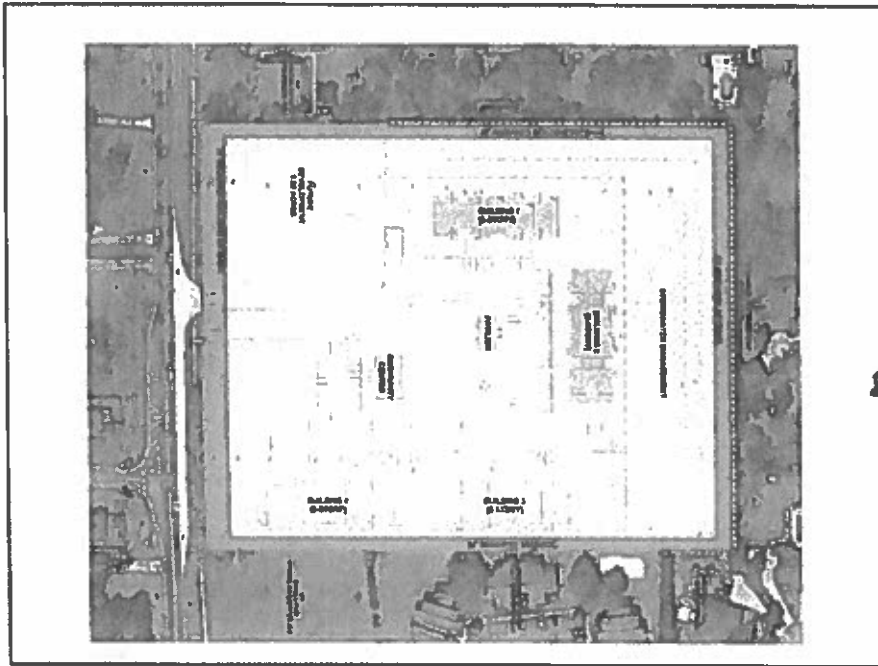


Will the location and height of buildings, and other structure and the nature and extent of screening, buffering, or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern?





# Original Concept Plan





	Required	Proposed	Increase
Front Yard Building Set Back	35'	35'	-
Side Yard Building Set Back			
Single Family	20'	85'	65'
Commercial/Multi-family	20'	30'	10'
Rear Yard Building Set Back	25'	150'	125'



- 50 ft proposed Natural / Planted Buffer
  - Wood Privacy Fence on Sides and Rear
  - Ornamental Fence in Front
  - No Balconies on the units
  - Three Story Building placed on Southwestern portion of the property to keep away from single family.
  - All Parking and Amenities to the interior of the property.
- 





Will the use result in an increase in population density overtaxing public facilities?



## Public Utilities

- Per Staff Report adequate Water and Sewer Capacity is available to serve the property.



## Public Schools

- Houston County School System currently approximately 30,000 students.
- Per Bowen National Research Market Study dated May 4, 2018 the less than 1% estimated market demand for the rental community will come from Rental Household Growth.
- 99% of the demand will be from existing residents in the Primary Market Area.





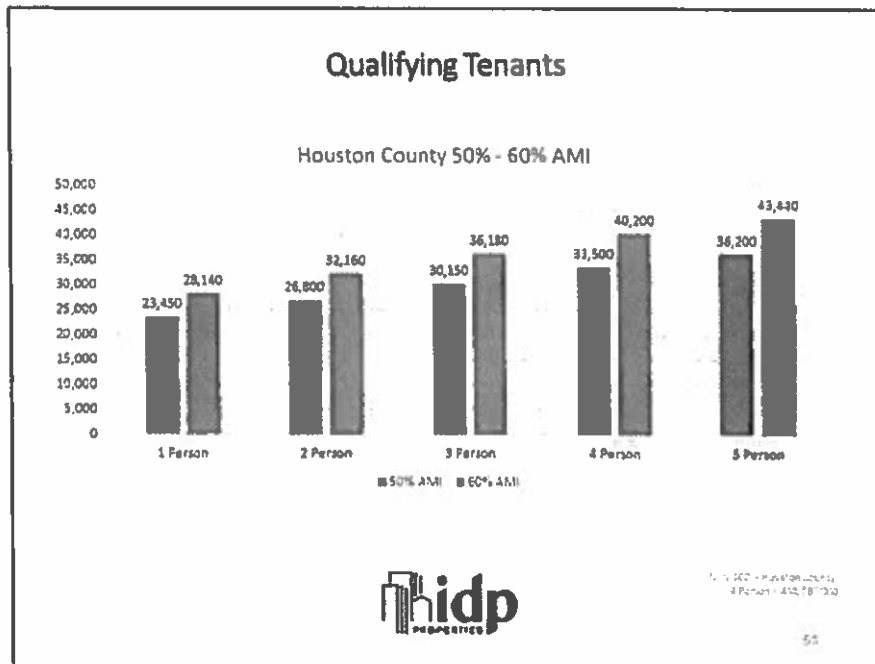
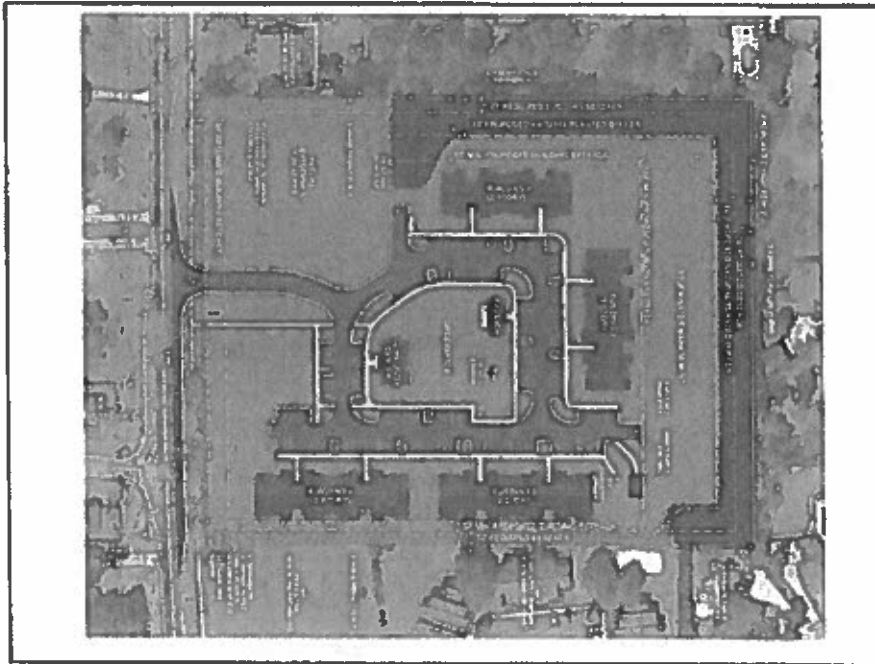
Will property values in adjacent areas be adversely affected?



Similar Developments have had no impact

- Reviewing the Houston County Tax Assessors website no decrease in value was caused by the construction of Oliver Place (most recently completed similar property in the City of Perry)





### Resident Qualifications

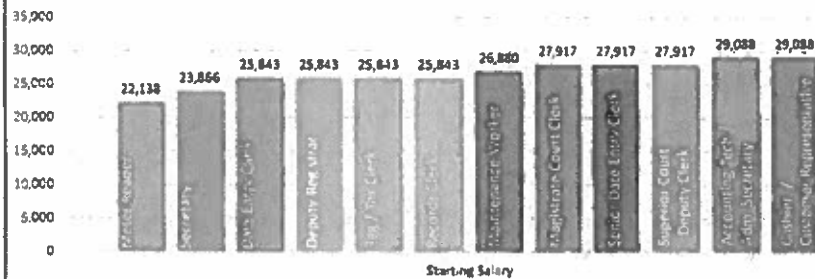
50% of AMI	1 BR	2 BR	3 BR	Total
Unit Sq Ft	775	1,000	1,230	
# of Units	9	4	2	15
Rent Estimate	\$566	\$677	\$781	
<b>Income Range*</b>				
Low	\$20,000	\$24,000	\$28,000	
High	\$26,800	\$33,500	\$38,900	

60% of AMI	1 BR	2 BR	3 BR	Total
Unit Sq Ft	775	1,000	1,230	
# of Units	7	28	22	57
Rent Estimate	\$691	\$828	\$955	
<b>Income Range*</b>				
Low	\$25,000	\$30,000	\$34,000	
High	\$32,160	\$40,200	\$46,680	
<b>Total</b>	<b>16</b>	<b>32</b>	<b>24</b>	<b>72</b>

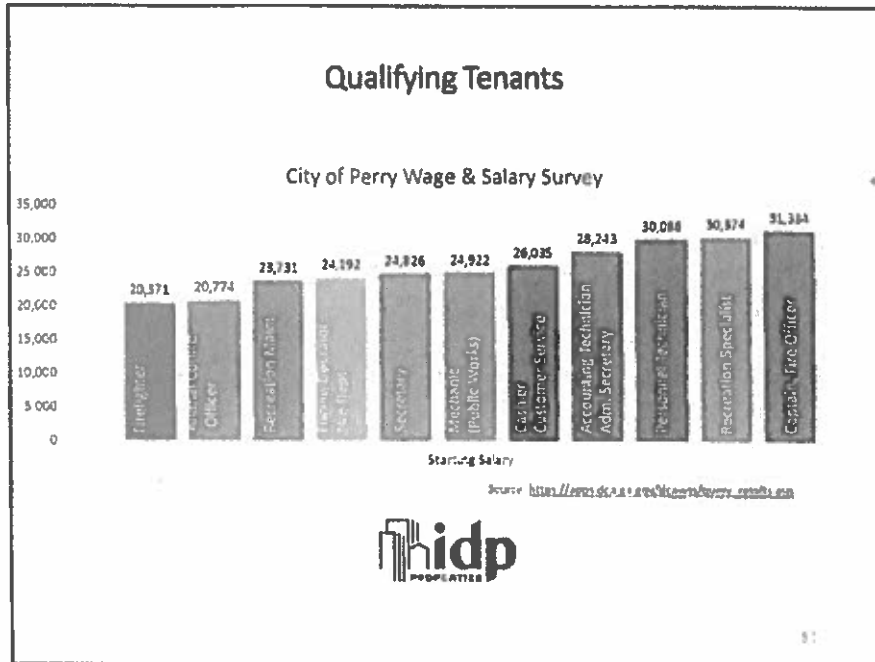
### Qualifying Tenants

Houston County Wage & Salary Survey



Source: <https://www.dhs.gov/houston-county-prog/1-2018>





Good evening.

My name is Sabrina Pitzer and my husband, and I own Special Blessings Learning Center, located directly across the street from the purposed apartment complex location. We have owned the center for 15 years. In that time, we have spent a significant amount of time, money, blood, sweat and many tears not only maintaining our business, but also improving it. Our business is unique in that we not only provide a much needed service, but we also strive to make a difference in influencing the lives of the youngest members of our community.

I am providing this statement tonight because we are concerned that certain aspects of building this purposed apartment complex will negatively affect not only our business, but our community as well. Our major concern is the increase road traffic.

The last several years have seen a significant increase in the amount of traffic in our location. Due to the fact that the road has not been modified through widening, turning lanes or crosswalks, traffic has become, to put it simply, a nightmare during certain times of the day.

Early mornings and late afternoons are the worst in terms of traffic congestion. Unfortunately, these are the exact times that my parents are trying to access the center. We have at a minimum of 50 families entering/exiting our location daily. Traffic from the morning middle school drop offs can reach a stand still as far as my location. While afternoons are not at a standstill, they are severally congested due to school buses, parents picking kids up and the high school letting out. It can take as much as 15 minutes to enter or leave our property during these times. Needless to say, trying to navigate into or out of this traffic can not only be an annoyance to my parents, but also unsafe.

We have witnessed several accidents in front of our location. Most of these have been due to speeding; and several have included students leaving the High School. Due to the fact that there is no turning lane in front of our location, some of the accidents have been caused by individuals going around the cars waiting to enter our location. As a matter of fact, while surveying the property, one of the workers was almost hit by an individual doing this.

As you know there is a nursing home located across from our location. For many years we have enjoyed being able to take walking field trips with our preschool class to visit the residents there. This has proven extremely beneficial for both our students and the residents. Unfortunately, with the increased traffic, and no cross walks or traffic lights, we can no longer participate in "walking" fieldtrips.

Now with the new construction in the back of Cheshire Place subdivision and this purposed complex, the traffic is expected to increase once again...and with no plans to address the highway congestion issue. There are supposed to be 70+ apartments built in addition to all the new housing in the neighborhood. Most of that housing will be filled with families, the majority of whom work. That means during the already congested early morning and late evening hours, congestion will increase by at least 50% or more. The only access to and from the neighborhood and the apartment complex will be directly in front of my location.

When surveying our parents, the number one issue they have is with the traffic and the inability to easily get in and out of our location. There are 4 major childcare centers within an 8 mile radius of ours. We all have the same prices and basically the same services. When it comes down to a parent being late to work or having to leave extra early with young children just to fight through traffic, they are more than likely going to choose the center that they can easily access.

*I know that this location was chosen partly because of the proximity to our center. And while that is great for our business in theory, if parents can't access us, we have no business. If our enrollment declines, we will have no other option than to close, putting a significant number of families in a childcare hardship...not to mention the financial hardship to my own family.*

*I respectfully ask that before any permits are granted, that the traffic issue be thoroughly investigated, and adequate adjustments be made so that the traffic flows seamlessly and the congestion is illuminated.*

Thank you.  
Sabrina Pitzer



**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2019-13 Creekwood and Rozar  
Parks Playgrounds

**M&CC Meeting Date:** 3/19/2019

**Funding Source:** SPLOST

**Budgeted Expense?** Yes

**# of Vendors Contacted:** 31

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Great Southern Recreation	\$ 297,584.00
Playsouth, LLC	\$ 298,400.00
Playworx Playsets, LLC	\$ 299,999.91
Kompan, Inc.	\$ 320,912.46
Miracle Recreation Equipment Company	\$ 328,437.68
Ogles Construction Inc.	\$ 361,925.00

**Other Posting Sources:**

City of Perry's Website: [www.perry-ga.gov](http://www.perry-ga.gov)

GA Procurement Registry: <https://ssl.doas.state.ga.us/PRSapp/>

**Department Recommendation:**

Vendor: Great Southern Recreation

Amount: \$ 297,584.00

Department: Leisure Services

Department Representative: Kevin Dye, Director of Leisure Serv.


Signature: 

**Purchasing Agent Recommendation:**

Vendor: Great Southern Recreation

Amount: \$ 297,584.00

Purchasing Agent: Mitchell Worthington, Asst. Finance Dir.

Signature:  3/12/19

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2019-19 Construction Services -  
741 Main Street

**M&CC Meeting Date:** 3/19/2019

**Funding Source:** Capital Projects Fund

**Budgeted Expense?** No

**# of Vendors Contacted:** 29

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
RJB & Associates Contractors Inc	\$ 229,472.88
McWright, LLC.	\$ 234,600.00
JW Shuttlesworth, LLC	\$ 252,368.00
Colossal Ventures LLC	\$ 267,875.00
S&W Sales and Service, LLC	\$ 299,500.00

**Other Posting Sources:**

City of Perry's Website: [www.perry-ga.gov](http://www.perry-ga.gov)

GA Procurement Registry: <https://ssl.doas.state.ga.us/PRSapp/>

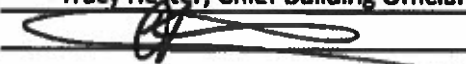
**Department Recommendation:**

Vendor: RJB & Associates Contractors Inc

Amount: \$ 229,472.88

Department: Community Development

Department Representative: Tracy Hester, Chief Building Official


Signature: 

**Purchasing Agent Recommendation:**

Vendor: RJB & Associates Contractors Inc

Amount: \$ 229,472.88

Purchasing Agent: Mitchell Worthington, Asst. Finance Dir.

Signature:  3/12/19

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2019-22  
City Park Landscape Maintenance

**M&CC Meeting Date:** 3/19/2019

**Funding Source:** General Fund


**Budgeted Expense?** No

**# of Vendors Contacted:** 29

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Paulk Landscaping Inc	\$ 32,880.00
Allen Turf Landscaping	\$ 46,970.00
Real Turf Solutions	\$ 51,320.00
Dixie Lawn & Landscaping, Inc	\$ 65,580.00
Williamson Lawn Maintenance	\$ 84,000.00
FHG Lawncare & Landscaping	\$ 108,855.00

**Other Posting Sources:**  
City of Perry's Website: [www.perry-ga.gov](http://www.perry-ga.gov)  
GA Procurement Registry: <https://ssl.doas.state.ga.us/PRSapp/>

**Department Recommendation:**

Vendor:	Allen Turf Landscaping
Amount:	\$ 46,970.00
Department:	Public Works
Department Representative:	Ansley Fitzner, Landscape Manager
Signature:	

**Purchasing Agent Recommendation:**

Vendor:	Allen Turf Landscaping
Amount:	\$ 46,970.00
Purchasing Agent:	Mitchell Worthington, Asst. Finance Dir.
Signature:	



**Where Georgia comes together.**

**To: Mitchell Worthington, Assistant Finance Director**

**From: Ansley Fitzner, Landscape Manager**

**Date: March 14, 2019**

**Re: Landscape Maintenance Bid #2019-22**

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**Mitchell,**

**The Landscape Manager recommends Allen Turf Landscaping for the award of landscape maintenance at the new city park, Bid#2019-22. This contractor provided a price of \$46,970.00 per year and the submitted chemical program includes preventative and spot treatment for fire ants.**

**Paulk Landscaping and Nursery, Inc. submitted a base bid of \$16,380.00 annually with an add alternate for the fire ant chemical program. Paulk Landscape and Nursery is not recommended for this bid award because the Landscape Manager recently cancelled landscape maintenance contracts for the Downtown Seasonal Flower pots, hanging baskets, and flower beds as well as the Davis Farm Fire Station #2 with this contractor based on performance or as a result of cost analysis review.**

**Ansley Fitzner**

**Landscape Manager**

**A RESOLUTION TO ADOPT THE 2019 URBAN REDEVELOPMENT PLAN  
FOR THE CITY OF PERRY**

**WHEREAS**, the Mayor and Council of the City of Perry, Georgia, find that the Urban Redevelopment Law (O.C.G.A § 36-61-1 et. seq.) can be used alone or in conjunction with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, generate new adaptive reuses for obsolescent facilities or redevelop a defined geographical area; and

**WHEREAS**, the City of Perry created an Urban Redevelopment Plan in 2008 as provided for in O.C.G.A. § 36-61-1 et. seq. to pursue the above-mentioned objectives identified in the Act to rehabilitate, conserve, or redevelop a defined geographical area known as the Urban Redevelopment Area; and

**WHEREAS**, the City of Perry, finds that properties exist within the Urban Redevelopment Area that suffer from slum and blighting influences which are detrimental to the public health, safety, and welfare and the deterioration of these properties negatively affects the sound growth and development of the community; and

**WHEREAS**, the City of Perry undertook an update to the 2008 Urban Redevelopment Plan in 2019 to address additional residential, commercial and industrial redevelopment and reinvestment; and

**WHEREAS**, the City of Perry has identified a defined geographic boundary that constitutes the Urban Redevelopment Area, the boundaries of which are described on the map attached; and

**WHEREAS**, the City of Perry deems it necessary to ensure that the rehabilitation, conservation, and redevelopment of this area occurs in order to foster the elimination and prevention of blighting influences to the surrounding areas of the community, and that these actions are necessary to further the public, health, safety, and welfare throughout the City of Perry; and

**WHEREAS**, the City of Perry hereby intends to work diligently, along with public and private sector partners, to foster conditions conducive to achieving appropriate redevelopment within these areas.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of Perry will retain urban redevelopment powers as outlined in O.C.G.A § 36-61-17, and hereby serve as the Redevelopment Authority in seeing forth the implementation of the City of Perry 2019 Urban Redevelopment Plan.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
James Faircloth, Mayor

\_\_\_\_\_  
Annie Warren, City Clerk

(seal)

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TO: Municipal Gas Authority of Georgia Members  
FROM: Bill Hatcher, Election Committee Chairman  
DATE: March 5, 2019  
RE: Initial Notice - 2019 Municipal Gas Authority of Georgia Annual Election

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This is the initial notice that the 2019 Gas Authority Annual Election will be held in conjunction with the Gas Authority's Annual Membership Meeting at the King & Prince Beach and Golf Resort in St. Simons Island, Georgia. The Election Meeting will be held on Friday, May 3, 2019, at 10:30 a.m.

Three board terms are expiring at the Annual Membership Meeting, positions currently held by David L. Aldrich, R. Daren Perkins, and Stephen D. Sykes.

If your delegate or alternate has changed from those named on the attached list, or if no delegate or alternate is listed for your City, a certified copy of a resolution naming a delegate and an alternate should be delivered, on or before Tuesday, April 30, 2019, to the following address:

Peter K. Floyd, Esq.  
Alston & Bird LLP  
One Atlantic Center  
1201 West Peachtree Street  
Atlanta, Georgia 30309-3424

Otherwise, your delegate should bring the resolution to the meeting and hand it to Peter Floyd or me before the meeting is called to order. A sample resolution is attached for your convenience. Please check the attached delegate list to verify that your City's voting delegate and alternate are current.

The statute provides that nominations are taken from the floor at the Election Committee meeting. If you would like to nominate a person to one of the open positions, please have your delegate or alternate present at the meeting prepared to do so. You are also welcome to contact other Election Committee members (other Members' voting delegates) to advise them of your planned nominations in advance of the election.

As you know, we need 67% of the weighted vote for a quorum. Please be sure that your delegate will be present on time at the meeting. And, please remember that each delegate may represent only one city. Therefore, each city must appoint a separate delegate to the Election Committee.

Also, attached is a list showing the distribution of votes for your information along with a form to be completed by each Member indicating its intent to send a delegate to the Election to help us with planning the meeting and gathering a quorum. Please contact Peter Floyd at (404) 881-4510 or peter.floyd@alston.com or me at (912) 764-3525 with any questions.

cc: Mr. Arthur C. Corbin and Gas Authority Board Members

**A RESOLUTION**

**BE IT RESOLVED** by the Mayor and City Council of the City of \_\_\_\_\_ that \_\_\_\_\_ is hereby appointed to serve as this City's voting delegate on the Municipal Gas Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled. \_\_\_\_\_ is appointed as alternate voting delegate.

This \_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF** \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Councilmember

\_\_\_\_\_  
Councilmember

ATTEST:

\_\_\_\_\_  
City Clerk

{SEAL}

**MEMBERS**  
**MUNICIPAL GAS AUTHORITY**  
**MEMBERSHIP ELECTION COMMITTEE**  
**(Last Revised February 26, 2019)**

<b>Adairsville</b>	<b>Steve Smith</b>	<b>Pam Madison</b>
<b>Adel</b>	Luther L. Duke III	John H. Flythe
<b>Albany</b>	Stephen Collier	Jimmy Norman
<b>Americus</b>	David Wooden	Steve Kennedy
<b>Andersonville</b>		
<b>Ashburn</b>	Joseph Adam Lavender	
<b>Bainbridge</b>	Chris Hobby	Bo Ladner
<b>Blakely</b>	Danny Williams	Melinda Crook
<b>Bowman</b>	Pete Gibbons	Scott Harpold
<b>Buford</b>	Phillip Beard	Bryan Kerlin & Daren Perkins
<b>Byron</b>	William F. McDaniel	Michael L. Chidester
<b>Cairo</b>	Rod Prince	Chris Addleton
<b>Camilla</b>	Steve Sykes	Mike Atkinson
<b>Claxton</b>	Carter Crawford	Terry Branch
<b>Cochran</b>	Billy Yeomans	Fleming Gilman
<b>Colquitt</b>	Cory J. Thomas	Craig Tully
<b>Commerce</b>	Keith Burchett	James Wascher
<b>Covington</b>	Mike Jewell	Leigh Anne Knight
<b>Dawson</b>	Barney Parnacott	Ernest Ashberry
<b>Decatur County</b>	Alan Thomas	Pete Stephens
<b>Doerun</b>	Eddie Harp	Mke Blair
<b>Donalsonville</b>	Steve W. Hicks	Dan E. Ponder, Jr.
<b>Douglas</b>	Michael Hudson	Robert Moore
<b>Dublin</b>	Michael Clay	Phil Best and Lance Jones
<b>Eatonton</b>	Gary M. Sanders	Alvin Butts
<b>Edison</b>	Walt Pierce	Reeves Lane
<b>Elberton</b>	Larry L. Guest	Lanier Dunn
<b>Fitzgerald</b>	Jeff Lewis	Robert Levenson
<b>Fort Valley</b>	Dollie Horton	Craig Mims
<b>Grantville</b>	Doug Jewell	Ruby Hines
<b>Greensboro</b>	Larry Postell	Seth Channel
<b>Hawkinsville<sup>1</sup></b>	Tim Young	Ken Clark
<b>Hartwell</b>	David Aldrich	Audie Laviolette
<b>Hogansville</b>	William Stankiewicz	David Milliron

<sup>1</sup> Appointed by title (City Manager and City Commission Chairman).



<b>Adairsville</b>	<b>Steve Smith</b>	<b>Pam Madison</b>
<b>LaFayette</b>	Phillip A. Arnold	David Hamilton
<b>Lawrenceville</b>	Chuck Warbington	Todd Hardigree
<b>Louisville</b>	Richard T. Sapp	Larry Morgan
<b>Lumpkin</b>	William B. Singer	Phillip Hite
<b>Madison</b>	Rusty Johnson	David Nunn
<b>Manchester</b>	Doug Westberry	Mike Brening
<b>Millen</b>	Jeff Brantley	John Thomas
<b>Monroe</b>	John S. Howard	Rodney Middlebrooks
<b>Monticello</b>	Stone Workman	Larry Thurman
<b>Moultrie</b>	Elvira Gibson	Peter. F. Dillard
<b>Moultrie</b>	Michael R. Scott	Elvira Gibson
<b>Nashville</b>	Peter Schultz	Michael Richbourg
<b>Pelham</b>	James Eubanks	Ronny Dudley
<b>Perry</b>	James E. Faircloth, Jr.	Willie King
<b>Quitman</b>	Dr. Nancy Whitfield Dennard	Willie Burns
<b>Royston</b>	Tonya Allen	Matt Fields
<b>Social Circle<sup>ii</sup></b>	Paul Schlageter	Adel Schirmer
<b>Sparta</b>	William Evans, Jr.	James T. Griffin
<b>Statesboro</b>	Steve Hotchkiss	Frank Parker
<b>Sugar Hill</b>	Paul Radford	Troy Besseche
<b>Summerville</b>	Terry Tinney	Jody Stoner
<b>Sylvania</b>	Stacy Mathis	Preston Dees
<b>Sylvester</b>	William J. Yearta	Autron Hayes
<b>Thomasville</b>	Todd Mobley	Chris Hayes
<b>Thomson</b>	Rodney Dunaway	Kenneth Usry
<b>Tifton</b>	Julie B. Smith	Pete Pyrzenski
<b>Toccoa</b>	Harry Scott	David Austin
<b>Trion</b>	Mike Hughes	Larry E. Stansell
<b>Union Point</b>	Lanier Rhodes	James "Jimmy" Scott
<b>Vienna</b>	Jeff Priest	Michael Bowens
<b>Warner Robins</b>	Chuck Shaheen	Montie Walters
<b>Waynesboro</b>	Jerry L. Coalson	Everett Rhodes
<b>West Point</b>	Ed Moon	Sammy Inman
<b>Winder</b>	Roger Wilhelm	Thomas Taylor

<sup>ii</sup> Appointed by title (Utilities Director and City Manager).

DISTRIBUTION OF VOTES FOR 2019  
ELECTION BY AUTHORITY GEORGIA MEMBERS

MEMBER	STANDARD VOTES	TOTAL MCF PIPELINE CAPACITY	% OF TOTAL	NUMBER OF VOTES	MCF GAS PURCHASED	% OF TOTAL	NUMBER OF VOTES	TOTAL NUMBER OF VOTES
Adairsville	1,000	2,088	0.67%	0.442	747,257	1.65%	1,089	2,531
Adel	1,000	1,095	0.35%	0.232	142,842	0.32%	0,208	1,440
Albany	1,000	17,062	5.47%	3.613	2,206,817	4.87%	3,217	7,830
Americus	1,000	2,578	0.83%	0.546	246,214	0.54%	0,359	1,905
Andersonville	1,000	62	0.02%	0.013	2,137	0.00%	0,003	1,016
Ashburn	1,000	502	0.16%	0.106	41,384	0.09%	0,060	1,166
Bainbridge	1,000	1,260	0.40%	0.287	232,001	0.51%	0,338	1,605
Blakely	1,000	884	0.28%	0.187	186,821	0.41%	0,272	1,459
Bowman	1,000	219	0.07%	0.046	11,492	0.03%	0,017	1,063
Buford	1,000	51,676	16.58%	10.943	3,295,560	7.28%	4,804	16,747
Byron	1,000	448	0.14%	0.095	109,557	0.24%	0,160	1,255
Cairo	1,000	1,251	0.40%	0.265	108,933	0.24%	0,156	1,421
Camilla	1,000	2,774	0.89%	0.587	3,731,076	8.24%	5,439	7,026
Claxton	1,000	1,023	0.33%	0.217	260,278	0.57%	0,379	1,596
Cochran	1,000	2,153	0.69%	0.456	271,845	0.60%	0,396	1,852
Cokquitt	1,000	140	0.04%	0.030	30,238	0.07%	0,044	1,074
Commerce	1,000	3,796	1.22%	0.804	489,438	1.08%	0,713	2,517
Covington	1,000	12,968	4.16%	2,746	2,178,650	4.81%	3,176	6,922
Dawson	1,000	1,105	0.35%	0.234	316,460	0.70%	0,461	1,695
Decatur County	1,000	249	0.08%	0.053	66,289	0.15%	0,097	1,150
Doerun	1,000	250	0.08%	0.053	41,049	0.09%	0,060	1,113
Donelsonville	1,000	250	0.08%	0.053	36,374	0.08%	0,053	1,106
Douglas	1,000	3,100	0.99%	0.656	819,979	1.81%	1,195	2,851
Dublin	1,000	8,904	2.86%	1.886	2,485,446	5.49%	3,623	6,509
Eaton	1,000	3,031	0.97%	0.642	133,405	0.29%	0,194	1,836
Edison	1,000	250	0.08%	0.053	35,385	0.08%	0,052	1,105
Elberton	1,000	4,587	1.47%	0.971	400,670	0.88%	0,584	2,555
Fitzgerald	1,000	3,159	1.01%	0.669	808,324	1.79%	1,178	2,847
Fort Valley	1,000	4,392	1.41%	0.930	528,025	1.17%	0,770	2,700
Grantville	1,000	518	0.17%	0.110	32,011	0.07%	0,047	1,157
Greensboro	1,000	3,630	1.16%	0.769	759,542	1.68%	1,107	2,876
Hartwell	1,000	4,528	1.45%	0.959	474,034	1.05%	0,691	2,650
Hawkinsville	1,000	2,095	0.67%	0.444	680,858	1.50%	0,993	2,437
Hogansville	1,000	1,599	0.51%	0.339	117,903	0.26%	0,172	1,511
LaFayette	1,000	2,935	0.94%	0.622	262,609	0.58%	0,383	2,005
Lawrenceville	1,000	57,522	18.46%	12.178	4,094,305	9.04%	5,970	19,148
Louisville	1,000	1,062	0.34%	0.225	104,654	0.23%	0,153	1,378
Lumpkin	1,000	164	0.05%	0.035	24,563	0.05%	0,036	1,071
Madison	1,000	3,527	1.13%	0.747	364,719	0.81%	0,532	2,279
Millen	1,000	2,179	0.70%	0.461	83,301	0.18%	0,121	1,582
Monroe	1,000	4,384	1.41%	0.928	332,906	0.74%	0,485	2,413
Monticello	1,000	1,290	0.41%	0.273	427,834	0.94%	0,624	1,897
Moultrie	1,000	2,104	0.68%	0.446	294,684	0.65%	0,430	1,876
Nashville	1,000	937	0.30%	0.198	172,255	0.38%	0,251	1,449
Pelham	1,000	385	0.12%	0.082	19,695	0.04%	0,029	1,111
Perry	1,000	5,023	1.61%	1.064	648,764	1.43%	0,946	3,010
Quitman	1,000	865	0.28%	0.183	123,459	0.27%	0,180	1,363
Royston	1,000	3,103	1.00%	0.657	257,563	0.57%	0,375	2,032
Social Circle	1,000	3,696	1.19%	0.783	586,781	1.32%	0,870	2,653
Sparta	1,000	722	0.23%	0.153	70,398	0.16%	0,103	1,256
Statesboro	1,000	3,519	1.13%	0.745	558,736	1.23%	0,815	2,560
Sugar Hill	1,000	12,650	4.06%	2.679	806,750	1.78%	1,178	4,855
Summerville	1,000	5,713	1.83%	1.210	776,576	1.72%	1,132	3,342
Sylvania	1,000	975	0.31%	0.206	838,264	1.85%	1,222	2,428
Sylvester	1,000	1,027	0.33%	0.217	110,617	0.24%	0,161	1,378
Thomasville	1,000	3,016	0.97%	0.639	428,223	0.95%	0,624	2,263
Thomson	1,000	3,413	1.10%	0.723	1,437,049	3.17%	2,095	3,818
Tifton	1,000	3,238	1.04%	0.686	516,182	1.14%	0,752	2,438
Toccoa	1,000	10,531	3.38%	2.230	1,340,263	2.96%	1,954	5,184
Trion	1,000	3,035	0.97%	0.643	1,917,165	4.23%	2,795	4,438
Union Point	1,000	211	0.07%	0.045	44,200	0.10%	0,064	1,109
Vienna	1,000	838	0.27%	0.177	219,798	0.49%	0,320	1,497
Warner Robins	1,000	17,350	5.57%	3.674	4,961,156	10.96%	7,232	11,906
Waynesboro	1,000	1,819	0.58%	0.385	138,968	0.31%	0,203	1,588
West Point	1,000	2,001	0.64%	0.424	143,927	0.32%	0,210	1,634
Winder	1,000	8,811	2.83%	1.866	1,132,204	2.50%	1,650	4,516
<b>TOTALS</b>	<b>66,000</b>	<b>311,671</b>	<b>100.00%</b>	<b>66,000</b>	<b>45,274,862</b>	<b>100.00%</b>	<b>66,000</b>	<b>198,000</b>

NOTES TO VOTE SCHEDULE: Adjusted to match Standard Vote Total (B)  
Balance fractional shares: Capacity Vote Column (C): Subtracted 0.003 from Lawrenceville  
Purchases Votes Column (F): Added 0.001 to Lawrenceville

Definitions: MCF Demand: Firm services to the citygate, including one-part capacity, peaking services, delivered supply, and seasonal capacity purchased or (sold)

MCF Purchased: Gas volumes purchased by a city from the Authority for resale to its customers; excludes enduser transportation volumes.

Other notes: Union Point split with Greensboro based on sales data furnished by Union Point



**Where Georgia comes together.**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor/Council  
**FROM:** Lee Gilmour, City Manager  
**DATE:** February 8, 2019  
**REFERENCE:** Traffic control proposal

The Administration recommends Council approve establishing a four (4) way stop at the intersection of Kings Chapel and Keith Drive. This recommendation is based on damage to property and traffic volume. Discussion points are attached.



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Lee Gilmour &lt;lee.gilmour@perry-ga.gov&gt;

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**Re: Engineering recommendation**

1 message

Chad McMurrian &lt;chad.mcmurrian@perry-ga.gov&gt;

Fri, Oct 26, 2018 at 3:22 PM

To: Lee Gilmour &lt;lee.gilmour@perry-ga.gov&gt;

Cc: Robert Smith &lt;robert.smith@perry-ga.gov&gt;

Mr. Gilmour,

I have reviewed the MUTCD, City staff recommends a 4 way stop at Keith and Kings Chapel. Staff also recommends "stop ahead" signage and 3 sets of transverse rumble strips on Kings Chapel's approach to Keith Drive.

Below, I have included an exert from the MUTCD, which I have underlined important line items in bold for your reference.

I have also include a section on transverse rumble strips for public works guidance.

Please let me know if you have any questions or concerns.

Chad

**Section 2B.07 Multi-Way Stop Applications****Support:**

01 Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist.

Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.

02 The restrictions on the use of STOP signs described in Section 2B.04 also apply to multi-way stop applications.

**Guidance:**

03 The decision to install multi-way stop control should be based on an engineering study.

04 The following criteria should be considered in the engineering study for a multi-way STOP sign installation:

A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

**B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop**

**installation.** Such crashes include right-turn and left-turn collisions as well as right-angle collisions.

C. Minimum volumes:

1. **The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day.**

2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but

3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.

**D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of**

the minimum values. Criterion C.3 is excluded from this condition.

### Section 3J.02 Transverse Rumble Strip Markings

**Support:**

01 Transverse rumble strips consist of intermittent narrow, transverse areas of rough-textured or slightly raised or depressed road surface that extend across the travel lanes to alert drivers to unusual vehicular traffic conditions.

Through noise and vibration, they attract the attention of road users to features such as unexpected changes in alignment and conditions requiring a reduction in speed or a stop.

02 This Manual contains no provisions regarding the design and placement of transverse rumble strips that approximate the color of the pavement. The provisions in this Manual address the use of markings in combination with a transverse rumble strip.

### Section 6F.87 Rumble Strips

**Support:**

03 If it is desirable to use a color other than the color of the pavement for a longitudinal rumble strip, the color of the rumble strip shall be the same color as the longitudinal line the rumble strip supplements.

04 If the color of a transverse rumble strip used within a travel lane is not the color of the pavement, the color of the rumble strip shall be white, black, or orange.

**Option:**

05 Intervals between transverse rumble strips may be reduced as the distance to the approached conditions is diminished in order to convey an impression that a closure speed is too fast and/or that an action is imminent.

A sign warning drivers of the onset of rumble strips may be placed in advance of any transverse rumble strip installation.

**Guidance:**

06 Transverse rumble strips should be placed transverse to vehicular traffic movement. They should not adversely affect overall pavement skid resistance under wet or dry conditions.

07 In urban areas, even though a closer spacing might be warranted, transverse rumble strips should be designed in a manner that does not promote unnecessary braking or erratic steering maneuvers by road users.

08 Transverse rumble strips should not be placed on sharp horizontal or vertical curves.

09 Rumble strips should not be placed through pedestrian crossings or on bicycle routes.

10 Transverse rumble strips should not be placed on roadways used by bicyclists unless a minimum clear path

of 4 feet is provided at each edge of the roadway or on each paved shoulder as described in AASHTO's "Guide to

the Development of Bicycle Facilities" (see Section 1A.11).

On Fri, Oct 26, 2018 at 8:50 AM Lee Gilmour <lee.gilmour@perry-ga.gov> wrote:

Chad

Please review and advise if it is recommended to install a four way stop at the intersection of Keith Drive and Kings Chapel Road.



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## Memorandum

**TO:** Mayor and City Council  
**THROUGH:** Lee Gilmour, City Manager  
**CC:** Robert Smith, Assistant City Manager  
**FROM:** Bryan Wood, Director of Community Development  
**DATE:** March 15, 2019  
**RE:** Recommendation for CDBG Engineering Services

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Robert Smith and I recommend City Council approve GWES, LLC to provide Engineering Services associated with the 2019 Community Development Block Grant, if awarded.

After talking to Sherry Kurtz of Grant Specialist of Georgia, the City's grant writer and administrator, we determined that a multi-activity CDBG application, including stormwater improvements, would be the most competitive application. The City solicited proposals for engineering services as required by City and State procurement procedures.

The City received three proposals for these services from:

- GWES, LLC of Perry, GA
- Hofstadler & Associates, Inc. of Macon, GA
- Watkins & Associates, LLC, Tifton, GA

Robert Smith, Assistant City Manager, and I evaluated each of the proposals based on the following criteria:

- CDBG Grant Experience;
- Key Personnel Qualifications;
- Capacity of Proposer;
- Current Workload;
- Level of Service Proposed;
- Proximity to Project;
- Overall Experience;
- Cost; and
- Past Experience with Proposer.

GWES, LLC received the highest score from me and from Mr. Smith.

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## Jointly Owned Natural Gas (JONG) Organization Restructuring

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- **History of JONG**

A Partnership approved by federal authorities in 1952 between the cities of Cochran, Hawkinsville, Perry, and Warner Robins to own and operate a natural gas distribution system. A significant achievement which brought natural gas into the Middle Georgia region for the benefit and progress of each community and, since its inception, has greatly exceeded original expectations now serving over 5,000 customers. In 2008, the City of Bryon elected to dissolve their city gas distribution operation, allowing the city's gas system to become a part of JONG's operation. The City of Bryon became an additional partner of JONG in 2008. The cities of Cochran, Hawkinsville, Perry, and Warner Robins each own and operate individual city gas systems while maintaining an ownership share in JONG. In 2018, JONG commissioned a major system operating pressure improvement project and financing to meet future residential, commercial, and industrial natural gas requirements.

- **Present Percentage of Ownership in JONG**

Byron:	8.49%
Cochran:	18.03%
Hawkinsville:	17.35%
Perry:	15.97%
Warner Robins:	40.16%

Each City shares in JONG revenues and expenses according to ownership percentages.

- **Primary Challenge of Current Organizational Structure**

JONG has grown dramatically over its history and the complexity of the business has increased significantly. The current structure worked well in the early years, but it is no longer sustainable with the volume of business taking place today. There are huge inefficiencies involved in tracking revenues and expenses and moving money between the partners on a monthly basis. The reporting involved is equally complex. Just one example is the fact that JONG cannot hold title on vehicles or equipment under the current structure.

- **Improving Operational Efficiencies of JONG**

1- JONG performed a study in 2017 to evaluate several organizational options to achieve the following goals:

- Reduce overall operating expenses through gained efficiencies
- Consolidated reporting
- Shifting all insurable liability to the operating entity (in lieu of the applicable city)
- Obtaining uniformity in rates and operating procedures
- More efficient financing structure



- **Recommended Structure: Utility Commission**

- 1- The Utility Commission structure was determined to be the most viable option to meet the above goals.
- 2- The Utility Commission structure would necessitate the amending of city charters via “home rule” to create a joint natural gas commission with the other partnering cities.
- 3- Each partnering city would have representation on the commission through city-designated appointees.
- 4- The Utility Commission structure would be formed through an Intergovernmental Agreement (IGA) among the partnering cities; the authorities and operating powers of the Commission would be established by the IGA and signed by all city partners.

- **Partner Benefits of the Utility Commission Structure**

- 1- Estimated reduction in annual operating expenses: 5%, 10%, 15% ????
  - a. The net benefit translates into more profit for each partner
- 2- Authority to set rates and better define operational practices and procedures
- 3- As an established operating entity, ability to better represent the city partners in working with prospective industrial customers and other issues related to economic development in the middle Georgia region
- 4- Ability to contract with Southern Natural Gas Pipeline and hold firm pipeline capacity creating more efficient operations for JONG and the operating city partners
- 5- Ability to contract with the Gas Authority to provide gas supply
- 6- Retain full governmental options for financing, and limited PSC jurisdiction
- 7- Ability to own and title property and equipment
- 8- A proper operational IGA can further indemnify the city partners from liabilities

- **Next Steps**

April-June: Determine if all city partners are willing to move forward in preparing the necessary “Intergovernmental Agreement” (IGA)

July: Engage with attorney to prepare the IGA and necessary resolutions to be considered by each city partner

August: First Reading | All City Councils

September: Second Reading | All City Councils

**October 1, 2019: JONG Utility Commission Operational**