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AGENDA
REGULAR MEETING OF THE PERRY CITY COUNCIL
January 7, 2020
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Swearing In of Council Member Joy Peterson: City Attorney Brooke Newby
3. Roll.
4. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker.
5. Selection of 2020 Mayor Pro-Tempore:
6. Community Partner(s) Update(s):
7. Citizens with Input.
8. Public Hearing: Mayor Randall Walker

The purpose of this Public Hearing is to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. 36-66-4.

- 8a. SUSE-102-2019. Applicant, Jacklyn Hutto, request a Special Exception to operate a day care home caring for up to six (6) children. The property is located at 313 Kendell Court; Tax Map No. 0P0650 048000 – Mr. B. Wood.
- 8b. SUSE-108-2019. Applicant, Destiny Higgins, request a Special Exception to operate a day care home at the residence. The property is located at 108 Chaparral Drive; Tax Map No. 0P38E0 002000 – Mr. B. Wood.
- 8c. Petition for RZNE-106-2019. Applicant, Bryant Engineering / Chad Bryant requests the rezoning of property from R-Ag, Residential-Agricultural District, and PUD, Planned Unit Development District, to C-1, Highway Commercial District. The property is located on GA Highway 127; Tax Map No. 0P0610 028000 - Mr. B. Wood.
9. Review of Minutes: Mayor Randall Walker
 - 9a. Council's Consideration – Minutes of the December 16, 2019 work session, December 17, 2019 pre council meeting and December 17, 2019 council meeting.

10. Old Business: Mayor Randall Walker
 - 10a. Special Exception Application – 097-2019 – Mr. B. Wood.
 - 10b. Ordinance(s) for Second Reading(s) and Adoption:
 1. **Second Reading** of an ordinance for the rezoning of property from R-1, Single-family Residential District, to IN, Institutional District. The property is located on Keith Drive, Tax Map No. 0P0440 03D000 - Mr. B. Wood.
11. Any Other Old Business:
 - 11a. Mayor Randall Walker
 - 11b. Council Members
 - 11c. City Attorney Brooke Newby
 - 11d. City Manager Lee Gilmour
 - 11e. Assistant City Manager Robert Smith
12. New Business: Mayor Randall Walker
 - 12a. Matters referred from January 7, 2020 pre council meeting.
 - 12b. Special Exception Application – 102-2019 - Mr. B. Wood.
 - 12c. Special Exception Application – 108-2019 – Mr. B. Wood.
 - 12d. Ordinances for First Reading(s) and Introduction:
 1. **First Reading** of an ordinance for the rezoning of property from R-Ag, Residential-Agricultural District, and PUD, Planned Unit Development District, to C-1, Highway Commercial District. The property is located on GA Highway 127; Tax Map No. 0P0610 028000 - Mr. B. Wood. *(No action required by Council)*
 2. **First Reading** of an ordinance amending FY 2020 Operating Budget – Mr. L. Gilmour. *(No action required by Council.)*
 - 12e. Resolution(s) for Introduction and Adoption:
 1. Resolution amending moratorium on the issuance of any permit for the conservation subdivision use district – Mr. L. Gilmour.
 2. Resolution for Declaration of Official Intent to Reimburse Cost of Acquiring Vehicles and Equipment with Tax Exempt Financing – Ms. B. King.
 - 12f. Recommendation for CDBG/CHIP Grant Writer/Administrator – Mr. B. Wood.
 - 12g. Award of Bid(s):

1. Bid No. 2019-16 Forklift – Mr. M. Worthington
2. Bid No. 2019-17 Zero Turn Mower – Mr. M. Worthington
13. Council Members Items:
14. Department Heads/Staff Items.
15. General Public Items:
16. Mayor Items:
17. Adjourn.

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired and/or in need of a wheelchair. The Perry City Council Agenda and supporting material for each item is available on-line through the City's website at www.perry-ga.gov.



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STAFF REPORT

From the Department of Community Development

December 4, 2019

CASE NUMBER: SUSE-102-2019
APPLICANT: Jacklyn Hutto
REQUEST: A Special Exception to allow a Residential Business
LOCATION: 313 Kendall Court; Tax Map No. 0P0650 048000
ADJACENT ZONING/LAND USES:

Subject Parcel: R-2, One- and Two-Family Residential District; Single-Family residence
North: R-2; Single-Family residence
South: R-2; Single-Family residence
East: R-2; Single-Family residence
West: R-2; Common Open Space

REQUEST ANALYSIS: The applicant requests approval to operate a day care home caring for up to six (6) children. Per the applicant, drop-offs and pick-ups are usually staggered, so no more than one or two additional vehicles will be at the house at any one time.

The property is located in the Avington Glenn subdivision on Kings Chapel Road.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the Special Exception follow the existing land use pattern?* The surrounding area consists of single-family residential uses. The conditions established for Home Occupations in general and Residential Businesses specifically are intended to maintain the residential use and character of the property.
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 as 'Suburban Residential'.
3. *Will adequate fire and police protection be available?* The additional use of the property for a residential business has no impact on existing fire and police protection.
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The conditions established in Section 4-4.3 of the Land Management Ordinance (included below) for Home Occupations in general and Residential Businesses specifically are intended to maintain the residential use and character of the property.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The applicant indicates that drop-offs and pick-ups are staggered and clients park in the existing driveway. It appears that the business will not create traffic congestion.
6. *Will the use result in an increase in population density overtaxing public facilities?* The principal use of the property will remain residential. There will be no impact on public facilities.

7. *Will the use create a health hazard or public nuisance?* The conditions established in Section 4-4.3 of the Land Management Ordinance for Home Occupations in general and Residential Businesses specifically are intended to maintain the residential use and character of the property.
8. *Will property values in adjacent areas be adversely affected?* Property values of adjacent areas should not be adversely impacted, provided the conditions of Section 4-4.3 of the Ordinance are adhered to.
9. *Are there substantial reasons a permitted use cannot be used at this property?* Residential use is permitted on the property.

STAFF RECOMMENDATION: Based on review of the criteria, Staff recommends approval of the special exception, with the following conditions:

1. The Special Exception shall be limited to a Residential Business conducted for a child care home only;
2. The Special Exception shall be limited to the applicant, Jacklyn Hutto, and is not transferrable;
3. The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and
4. No sign advertising the business shall be posted or displayed on the property.

PLANNING COMMISSION RECOMMENDATION: Following the Informational Hearing on December 11, 2019, Planning Commission recommends approval of the special exception, with the following conditions

1. The Special Exception shall be limited to a Residential Business conducted for a child care home only;
2. The Special Exception shall be limited to the applicant, Jacklyn Hutto, and is not transferrable;
3. The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and
4. No sign advertising the business shall be posted or displayed on the property.



 Eric Z. Edwards, Chairman, Planning Commission

12/17/19

 Date

REFERENCE:

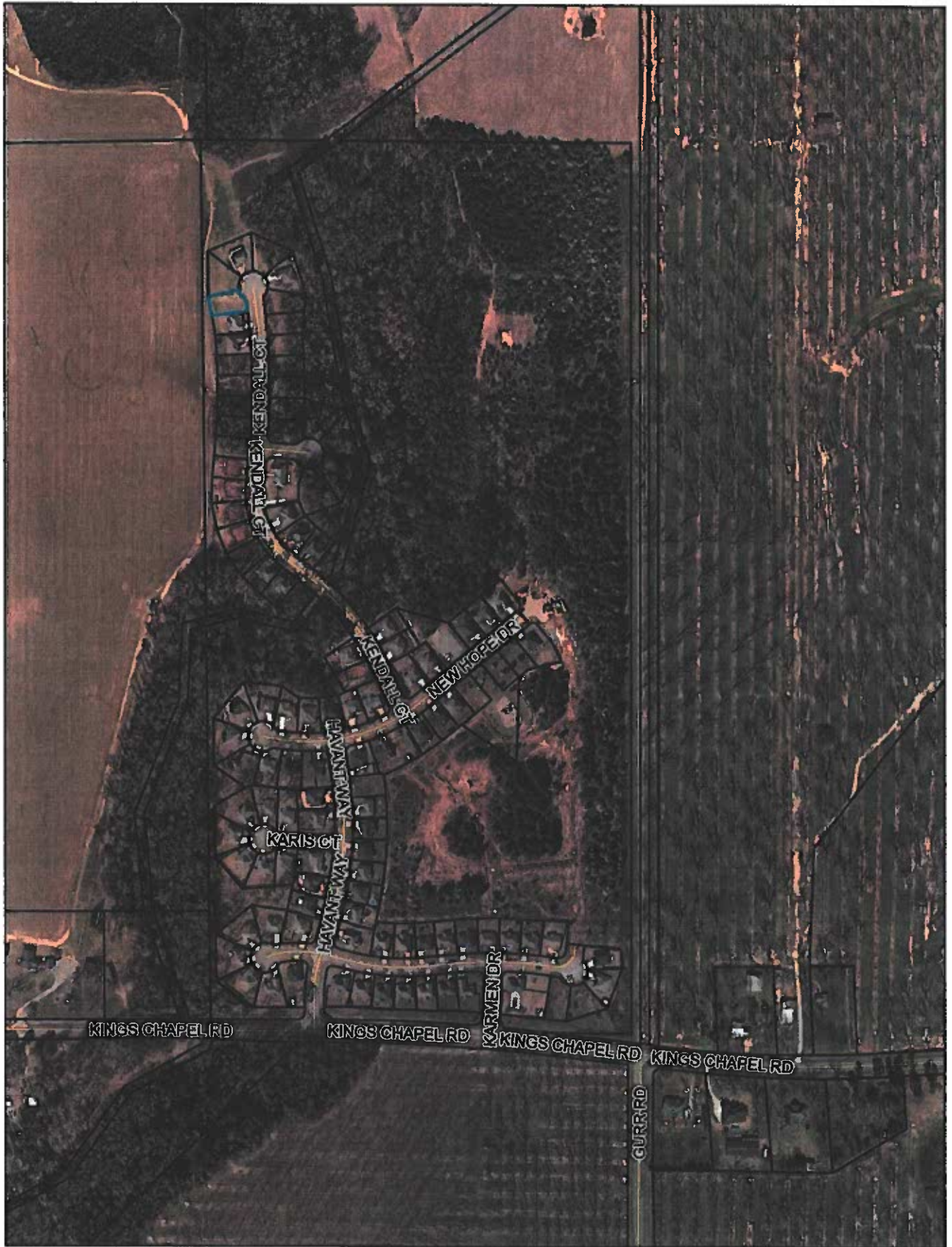
Sec. 4-4. - Accessory uses and structures.

4-4.3. *Standards for specific accessory uses and structures.*

(C) *Home occupation.* A home occupation permit may be issued subject to the following standards:

- (1) *Where allowed.* The home occupation shall be operated entirely within the dwelling unit or a related accessory building.
- (2) *Who may operate.* Only by the persons maintaining residence on the lot may operate a home occupation. If the persons maintaining residence are not the owners, the property owner's permission must be provided.
- (3) *Area.* The combined floor area of a home occupation shall not exceed 25 percent of the floor area of the principal structure.
- (4) *Employees.* A home occupation may employ no more than one person who is not a resident in the applicant's home.
- (5) *Operational requirements.*
 - (a) The home occupation shall not involve the retail sale of merchandise except for products related directly to services performed.
 - (b) No merchandise shall be displayed in such a manner as to be visible from off the premises.

- (c) No outdoor storage shall be allowed in connection with any home occupation.
- (d) No alteration of the residential character of the premises may be made and the hours and the manner in which the home occupation is conducted shall not be allowed to create a nuisance or disturbance.
- (6) **Business owner.** The business must be owned by the owner of the property on which the home occupation is located, or the business owner must have written approval of the owner of the property if the applicant is a tenant.
- (7) **Parking.** Off-street parking shall be provided in accordance with the requirements of section 6-1, off-street parking and loading.
- (8) **Prohibited home occupations.** The following uses are prohibited as home occupations:
 - (a) Landscaping business, other than office use;
 - (b) Commercial greenhouse;
 - (c) Contractor's business, other than office use;
 - (d) Beauty salon or barber shop;
 - (e) Automotive repair;
 - (f) Furniture repair or cabinet shop;
 - (g) Physician's or chiropractor's clinic;
 - (h) Fortune telling.
- (D) **Residential business.** A residential business may only be allowed by special exception. Residential businesses are small offices or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. In addition to , and which fully comply with the following standards:
 - (1) Residential businesses may include but are not limited to beauty shops, barber shops, professional offices and minor repair shops.
 - (2) Residential businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing or any use, which will create noise, noxious odors, or any hazard that may endanger the health, safety or welfare of the neighborhood.
 - (3) The residential business shall not involve group instruction or group assembly of people on the premises.
 - (4) The business or profession must be conducted entirely within the dwelling.
 - (5) The dwelling must be the bona fide residence of the principal practitioner at the time of the application and, if approved, the residential business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.
 - (6) Residential businesses shall be limited to no more than twenty-five (25) percent of the total heated floor area of the residence.
 - (7) There will be no changes, which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.
 - (8) The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
 - (9) No outside storage is allowed.
 - (10) Property on which the residential business is proposed must have frontage on a public road.
 - (11) Off-street parking shall be provided in accordance with the requirements of section 6-1, off-street parking and loading.
 - (12) Access by customers and/or clients shall be 8:00 am through 6:00 pm, Monday through Saturday.
 - (13) One commercial vehicle may be parked in the approved parking area on the property.
 - (14) A utility trailer needed for the operation of the business must be specifically requested and approved by the Planning Commission



KENDALL CT

KENDALL CT

NEW HOPE DR

KARIS CT

HAMWAY

KARMENDR

KINGS CHAPEL RD

KINGS CHAPEL RD

KINGS CHAPEL RD

KINGS CHAPEL RD

CARR RD



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Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE 0102
2019

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Jacklyn Hutto	Zachary Paul Hutto
*Title	Owner	
*Address	313 Kendall Ct Perry GA, 31069	
*Phone	(478)973-9927	
*Email	Jkm19942004@gmail.com	

Property Information

*Street Address	313 Kendall Ct	
*Tax Map #(s)	DP0650 048000	*Zoning Designation

Request

*Please describe the proposed use: We are requesting to operate a in home day care.

Instructions

- The application and \$90.00 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- An application for special exception affecting the same parcel shall not be submitted more often than once every six months.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- 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 Jacklyn Hutto	*Date 10-28-2019
*Property Owner/Authorized Agent Jacklyn Hutto	*Date 10-28-2019

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? No, there are no restrictions to this property pertaining to the conveyance. I have attached a copy of the Covance for further review.
2. Describe the existing land use pattern surrounding the subject property. The land around this property is residential and farm land. On each side and in front of the property is the residential property. Behind the stated property is farm land.
3. Describe how the proposed use will not have an adverse effect on the Comprehensive Plan. This business will not impede on the Comprehensive Plan in any way. This business is to help a few working parents having a cheaper option then some of the daycares in town. There is very little traffic due to this business and there is never more than one or two cars extra at my home at one time. There is not any extra noise or negative presence by this daycare.
4. Describe how any proposed structures, equipment or materials will be readily accessible for fire and police protection. The only proposed structure is the home and the road will not be blocked at any time for police, fire and EMS. We have a secured fenced in back yard. The house have outlet cover and all the cabinets have locks on them. There is a fire extinguisher in the house that is a readily accessible and in date.
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.) This structure is a residence that looks like the other residence around it. The yard is kept up and neat. The house is kept clean and washed yearly. This residence does not look any different than any other property in the neighborhood. There is a secure back yard with a 6 foot wood fence with one gate that is pad locked.
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. This will be a low traffic business as I only keep six kids. None of the parents arrive at the same time so there will never be an abundance of vehicles at the home. More than likely most people won't even notice the traffic in the neighborhood.
7. Describe how the proposed use will not place an undue burden upon public facilities and services. This business will not have any effect on any public facilities or services. This is run as a small business limiting the people that come.
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

For Office Use (receipt code 204.2)

Date received 10/29/19	Fee paid \$90	Date deemed complete 10/29/19	Public Notice Sign 11/12/2019	Legal Ad 10/29/19	
Notice to Applicant 11/1/19	Routed to PC by 12/1/19	Date of PC 10/29/19	Date of Public Hearing 11/1/20	Date of Council action	Notice of action

maemel

pollution. There will be low traffic as we only keep six children. None of the children get dropped off or picked up at the same time. This will keep the traffic in the area low and not hindering any of our neighbors. There will be no health or safety concerns because we there will no littering or anything out of the ordinary taking place. This business will not affect the drainage, excess noise, no smoke, no pollution or electrical devices used that would cause interference.

9. Describe how the proposed use will not adversely impact the value of surrounding properties. There will not be any negative effect on the surrounding properties because there will be low traffic and nothing store outside to bring down value of the homes.
10. State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located. This is a residential property that was not zoned for commercial use. We will not be using for commercial purposes but instead a small business.

Revised 7/18/19



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STAFF REPORT

From the Department of Community Development

December 4, 2019

CASE NUMBER: SUSE-108-2019
APPLICANT: Destiny Higgins
REQUEST: A Special Exception to allow a Residential Business
LOCATION: 108 Chaparral Drive; Tax Map No. 0P38E0 002000
ADJACENT ZONING/LAND USES:

Subject Parcel: RMH, Residential-Manufactured Home District; Single-Family residence
North: RMH; Single-Family residence
South: R-1 (County); Single-Family residence
East: RMH; Single-Family residence
West: RMH; Single-Family residence

REQUEST ANALYSIS: The applicant requests approval to operate a day care home at the residence. The property is located in the Highlands Ranch subdivision off Todd Road and US Hwy 41.

The applicant indicates the maximum number of children she will attend at the home is six (6). Hours of operation will be from 7:00 am to 5:00 pm. Parents will be instructed to pull into the driveway/garage for drop-off and pick-up.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the Special Exception follow the existing land use pattern?* The surrounding area consists of single-family residential uses. The conditions established for Home Occupations in general and Residential Businesses specifically are intended to maintain the residential use and character of the property.
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 as 'Suburban Residential'.
3. *Will adequate fire and police protection be available?* The additional use of the property for a residential business has no impact on existing fire and police protection.
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The conditions established in Section 4-4.3 of the Land Management Ordinance (included below) for Home Occupations in general and Residential Businesses specifically are intended to maintain the residential use and character of the property.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The clientele will be limited to six children and drop-offs and pick-ups will occur in the driveway or garage.
6. *Will the use result in an increase in population density overtaxing public facilities?* The principal use of the property will remain residential. There will be no impact on public facilities.

7. *Will the use create a health hazard or public nuisance?* The conditions established in Section 4-4.3 of the Land Management Ordinance for Home Occupations in general and Residential Businesses specifically are intended to maintain the residential use and character of the property.
8. *Will property values in adjacent areas be adversely affected?* Property values of adjacent areas should not be adversely impacted, provided the conditions of Section 4-4.3 of the Ordinance are adhered to.
9. *Are there substantial reasons a permitted use cannot be used at this property?* Residential use is permitted on the property.


STAFF RECOMMENDATION: Based on review of the criteria, Staff recommends approval of the special exception, with the following conditions:

1. The Special Exception shall be limited to a Residential Business conducted as a home day care only;
2. The Special Exception shall be limited to the applicant, Destiny Higgins, and is not transferrable;
3. The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and
4. No sign advertising the business shall be posted or displayed on the property.

PLANNING COMMISSION RECOMMENDATION: Following the Informational Hearing on December 11, 2019, Planning Commission recommends approval of the special exception, with the following conditions

1. The Special Exception shall be limited to a Residential Business conducted as a home day care only;
2. The Special Exception shall be limited to the applicant, Destiny Higgins, and is not transferrable;
3. The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and
4. No sign advertising the business shall be posted or displayed on the property


 Eric Z. Edwards, Chairman, Planning Commission


 Date

REFERENCE:

Sec. 4-4. - Accessory uses and structures.

4-4.3. *Standards for specific accessory uses and structures.*

(C) *Home occupation.* A home occupation permit may be issued subject to the following standards:

- (1) *Where allowed.* The home occupation shall be operated entirely within the dwelling unit or a related accessory building.
- (2) *Who may operate.* Only by the persons maintaining residence on the lot may operate a home occupation. If the persons maintaining residence are not the owners, the property owner's permission must be provided.
- (3) *Area.* The combined floor area of a home occupation shall not exceed 25 percent of the floor area of the principal structure.
- (4) *Employees.* A home occupation may employ no more than one person who is not a resident in the applicant's home.
- (5) *Operational requirements.*
 - (a) The home occupation shall not involve the retail sale of merchandise except for products related directly to services performed.
 - (b) No merchandise shall be displayed in such a manner as to be visible from off the premises.
 - (c) No outdoor storage shall be allowed in connection with any home occupation.

- (d) No alteration of the residential character of the premises may be made and the hours and the manner in which the home occupation is conducted shall not be allowed to create a nuisance or disturbance.
- (6) **Business owner.** The business must be owned by the owner of the property on which the home occupation is located, or the business owner must have written approval of the owner of the property if the applicant is a tenant.
- (7) **Parking.** Off-street parking shall be provided in accordance with the requirements of section 6-1, off-street parking and loading.
- (8) **Prohibited home occupations.** The following uses are prohibited as home occupations:
 - (a) Landscaping business, other than office use;
 - (b) Commercial greenhouse;
 - (c) Contractor's business, other than office use;
 - (d) Beauty salon or barber shop;
 - (e) Automotive repair;
 - (f) Furniture repair or cabinet shop;
 - (g) Physician's or chiropractor's clinic;
 - (h) Fortune telling.
- (D) **Residential business.** A residential business may only be allowed by special exception. Residential businesses are small offices or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. In addition to , and which fully comply with the following standards:
 - (1) Residential businesses may include but are not limited to beauty shops, barber shops, professional offices and minor repair shops.
 - (2) Residential businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing or any use, which will create noise, noxious odors, or any hazard that may endanger the health, safety or welfare of the neighborhood.
 - (3) The residential business shall not involve group instruction or group assembly of people on the premises.
 - (4) The business or profession must be conducted entirely within the dwelling.
 - (5) The dwelling must be the bona fide residence of the principal practitioner at the time of the application and, if approved, the residential business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.
 - (6) Residential businesses shall be limited to no more than twenty-five (25) percent of the total heated floor area of the residence.
 - (7) There will be no changes, which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.
 - (8) The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
 - (9) No outside storage is allowed.
 - (10) Property on which the residential business is proposed must have frontage on a public road.
 - (11) Off-street parking shall be provided in accordance with the requirements of section 6-1, off-street parking and loading.
 - (12) Access by customers and/or clients shall be 8:00 am through 6:00 pm, Monday through Saturday.
 - (13) One commercial vehicle may be parked in the approved parking area on the property.
 - (14) A utility trailer needed for the operation of the business must be specifically requested and approved by the Planning Commission.





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Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE-0108-
2019

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Destiny Higgins	Marvin Campbell
*Title	Ms.	Mr.
*Address	108 Chaparral	111 Erin Lee Court
*Phone	(817) 609-6509	478-256-7199
*Email	HigginsDestiny@yahoo.com	Marvin@mccrooking.com

Property Information

*Street Address	108 Chaparral Dr Perry, GA 31069
*Tax Map #(s)	*Zoning Designation

Request

*Please describe the proposed use: Family child care pronder.

Instructions

1. The application and \$90.00 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>Destiny Higgins</i>	*Date <i>11/12/19</i>
Property Owner/Authorized Agent <i>Mann Campbell</i>	*Date <i>11/12/19</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?
2. Describe the existing land use pattern surrounding the subject property.
3. Describe how the proposed use will not have an adverse effect on the Comprehensive Plan.
4. Describe how any proposed structures, equipment or materials will be readily accessible for fire and police protection.
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.)
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.
7. Describe how the proposed use will not place an undue burden upon public facilities and services.
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.
9. Describe how the proposed use will not adversely impact the value of surrounding properties.
10. State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located.

Revised 7/18/19

For Office Use (receipt code 204.2)

Date received <i>11/12/19</i>	Fee paid <i>\$9000 11/12/19</i>	Date deemed complete <i>11/12/19</i>	Public Notice Sign <i>WKL 06 11/12/19</i>	Legal Ad <i>place 12/11</i> <i>TO RUN 12/18</i>	
Notice to Applicant <i>12/4/19</i>	Routed to PC <i>by 12/6/19</i>	Date of PC <i>12/9/19</i>	Date of Public Hearing <i>1/7/20</i>	Date of Council action	Notice of action

Destiny Higgins

108 Chaparral Drive

Perry GA, 31069

I'm requesting for special exception for my address to be a family childcare provider. There are no covenants and restrictions pertaining to the property that would preclude the proposed use of the property. I plan to keep no more than 6 children in my home during the week from 7:00-5:00 p.m. My home – based business will not have adverse effect on the comprehensive plan or cause my neighborhood morning or afternoon clutter because parents will be requested to pull forward into the garage. I will be preparing all my meals onsite therefore no food or other transportation services will be needed. I have a lot of working neighbors with children, so it would be beneficial to the surrounding parents. I will not have any non-readily accessible materials and equipment that would prevent accessibility for fire and police protection. I have on hand for the safety of the children items such as fire extinguisher; smoke detectors and working landline and cell phone for fire and police protection. There will not be any added buildings or structures. The nature of the operations will not negatively impact pedestrian and vehicular traffic in the district. The home is a nonsmoking, non-traffic congestion area which makes it free from any air pollution, odor. It will not adversely impact the value of surrounding properties because no outside structures will be done.



Where Georgia comes together.

Community Development <comm.development@perry-ga.gov>

108 Chaparral Dr

1 message

Marvin Campbell <marvin@mgcroofing.com>

Tue, Nov 12, 2019 at 1:31 PM

To: "comm.development@perry-ga.gov" <comm.development@perry-ga.gov>

Good evening!!!

My name is Marvin Campbell the owner of 108 Chaparral Dr

Perry GA 31069

United States

I give Destiny Higgins permission to use as a place of business

Thanks

Marvin G Campbell

MGC Roofing & Construction, Inc

Direct Line (478) 257-3166

Corp Fax: 786-472-2685

Cell (478) 256-7199



Where Georgia comes together.

STAFF REPORT

December 3, 2019

CASE NUMBER: RZNE-106-2019
APPLICANT: Bryant Engineering, Chad Bryant
REQUEST: Rezone from R-Ag, Residential-Agricultural District, and PUD, Planned Unit Development District, to C-1, Highway Commercial District
LOCATION: GA Highway 127; Tax Map No. 0P0610 028000

ADJACENT ZONING/LANDUSES:

Subject Parcel: R-Ag and PUD (undeveloped)
North: PUD (undeveloped, planned for residential use)
South: C-2 and RAG (County); (undeveloped, farmland, single-family residence)
East: C-2, General Commercial District; (undeveloped)
West: RAG (County) and R-2A: (farmland, single-family residence, Greystone subdivision)

BACKGROUND INFORMATION: The applicant proposes to rezone this 22-acre tract to C-1 Highway Commercial District. The applicant has indicated plans to develop a self-storage facility and a speculative office building on the front portion of the property. Plans for the remaining portion of the property are not known at this time. Self-storage facilities are only permitted in the C-1, M-1, IMU, and MUC zoning districts.

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The subject property has been split from a larger property zoned PUD, planned as a single-family residential subdivision with access from Langston Road. An adjoining R-Ag property fronting GA Hwy 127 has been incorporated into the subject property. The resulting subject parcel only has access from GA Hwy 127.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* Because of the revised property boundaries, the planned residential subdivision would require revisions.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* GA Hwy 127 is a 5-lane road which acts as a primary connector between the north and south portions of the County.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The public does not appear to gain by maintaining the property for residential purposes.
5. *Whether the subject property has a reasonable economic use as currently zoned.* The property can be developed with single-family residences as currently zoned. However, the PUD portion of the property would require revision because of the change in property boundaries.

6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The property has remained undeveloped since being annexed into the City of Perry in the mid-2000's. Nearby properties, also annexed at the same time, have been developed with a child care facility and dentist office.
7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* The C-1 zoning classification is the most intensive commercial classification in the City. The intent of the C-1 district is to allow uses which are "restricted to those which are designed to serve the automobile, its passengers and highway users rather than individuals who use an automobile as a convenience to perform necessary daily and weekly personal needs. The district is intended to be restricted to State and Federal Highways which may also have other business districts located on them." While the surrounding properties along GA Hwy 127 are largely farmlands and single-family residences, a commercial node has been designated at the intersection of GA Hwy 127 and Langston Road. With the continued development of residential subdivisions in the area, an extension of the commercial node appears to be appropriate.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed C-1 zoning classification allows more intensive uses than the adjacent C-2 zoning classification would. However, all commercial uses are required to establish a buffer adjacent to residential properties. The 5-lane road adjacent to the property is adequate to accommodate additional traffic generated by uses allowed in a C-1 district.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The 2017 Joint Comprehensive Plan Update identifies the subject property as 'Suburban Residential'. Suggested land use designations include Public/Institutional, in addition to Residential and Parks/Recreation. However, commercial nodes existed when this large swath of Suburban Residential was established.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* The resulting development of the subject property under the C-1 zoning classification should not cause negative impacts upon the existing streets, transportation facilities, utilities, or schools.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* Several residential subdivisions continue to develop in the vicinity (Lake Forest, Greystone, and Sugar Creek on Langston Road). The C-1 zoning classification will allow uses which will serve new residents in the area.

STAFF RECOMMENDATION: Based on evaluation of the standards, the City Staff concludes that the C-1 zoning district is appropriate for the subject property. Therefore, Staff recommends approval of the application to rezone to C-1, Highway Commercial District.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the application, based on Staff's report and recommendation.


Eric Z. Edwards, Chairman, Planning Commission

12/17/19
Date



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Application # RZNE0106-2019

Application for Rezoning
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Bryant Engineering / Chad Bryant	B+B Properties / Sean Collins
*Title	President	Owner
*Address	906 Ball Street Perry, GA 31069	810 Corder Road WR 31088
*Phone	478-224-7070	478-923-8811
*Email	Chad@bryantengllc.com	sean@rcicollision.com

Property Information

*Street Address or Location	Langston Hwy 127
*Tax Map #(s)	P0610 - 006 028
*Legal Description	<p>A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;</p> <p>B. Provide a survey plat of the property and/or a proposed site plan;</p> <p>C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.</p>

Request

*Current Zoning District	PUD & Ag	*Proposed Zoning District	C-1
*Please describe the existing and proposed use of the property			

Instructions

- The application and 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.
- Fees:
 - Residential - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- 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 rezoning). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- 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.
- Rezoning 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.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- 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.

9. 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.

10. Signatures:

*Applicant		*Date	11/8/15
*Property Owner/Authorized Agent		*Date	

Standards for Granting a Rezoning

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe the existing land uses and zoning classifications of surrounding properties.
3. Describe the suitability of the subject property for use as currently zoned.
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
6. Describe the relative gain to the public compared to any hardship imposed on the property owner.
7. Describe how the subject property has no reasonable economic use as currently zoned.
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

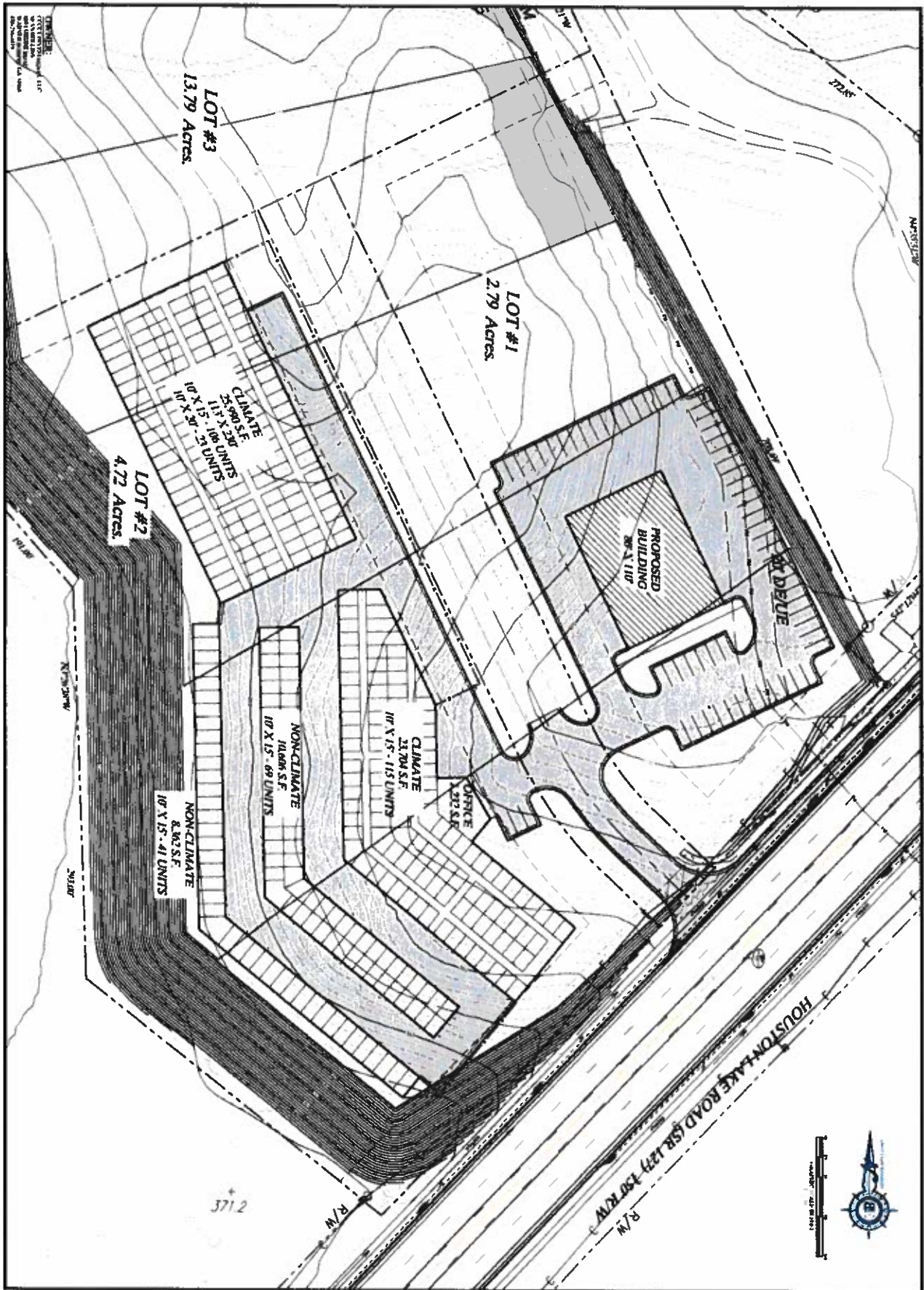
Revised 7/18/19

For Office Use (receipt code 204.1)

Date received 11/5/19	Fee paid \$1190	Date deemed complete 11/16/19	Public Notice Sign 11/20/2019	Legal Ad to run 12/15	County Notification n/a
Notice to Applicant	Routed to PC 04/21/19	Date of PC 12/19/19	Date of Public Hearing 1/7/20	Date of Council action	Notice of action

place 211





C-3.1 <small>DATE: 04/11/2011 10:58:54 AM</small>	<small>PROJECT:</small> GRADING & DRAINAGE PLAN FOR MASS GRADING PLAN FOR DAYS VILLAGE PHASE 2	<small>DATE:</small> 04/11/2011 <small>SCALE:</small> 1" = 40' <small>BY:</small> J. J. J. <small>CHECKED:</small> J. J. J. <small>APP'D:</small> J. J. J.	BRYANT ENGINEERING 1000 E. 17th Street, Suite 100 Houston, Texas 77002 Phone: 281.486.8800 Fax: 281.486.8801 www.bryanteng.com	
	<small>OWNER:</small> GEORGIA	<small>DESIGNER:</small> PERI	<small>DATE:</small> 04/11/2011 <small>SCALE:</small> 1" = 40' <small>BY:</small> J. J. J. <small>CHECKED:</small> J. J. J. <small>APP'D:</small> J. J. J.	BRYANT ENGINEERING 1000 E. 17th Street, Suite 100 Houston, Texas 77002 Phone: 281.486.8800 Fax: 281.486.8801 www.bryanteng.com

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
December 16, 2019
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held December 16, 2019 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None

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

City Departmental Staffing: Major William Phelps – Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Ashley Hardin – Department of Economic Development Director, Bryan Wood – Director of Community Development, Sedrick Swan – Director of Leisure Services, Mitchell Worthington – Assistant Finance Director, Haley Bryant – Main Street Coordinator, Ansley Fitzner – Landscape Manager, Chad McMurrin – Engineering Services Manager and Tabitha Clark – Communications Manager.

Guest(s)/Speaker(s): John Corson and Joy Peterson

Press: Jada Dukes

3. Items of Review/Discussion: Mayor Randall Walker

3a. Department of Economic Development

1. Tree Removal and Replacement Request-1028 and 1030 Ball Street: Mr. Hardin presented to Mayor and Council a request to remove and replace a tree at 1028 & 1030 Ball Street. The oak tree is located in front of the property blocks the exterior façade making it difficult to paint and make exterior façade improvements, the tree size hinders visibility for signage, and there are concerns relative to safety regarding its proximity to power lines. Administration recommended removing the tree and replacing according to the Perry Tree Board standards. Council concurred with Administration's recommendation.

3b. Office of the City Manager

1. Consider request for additional payment for 2019 LMIG contractor. Administration reviewed a letter dated November 15, 2019 from a contractor requesting additional payment for 2019 LMIG project. Administration's recommendation to Council was to deny the request for payment. Council concurred with Administration to deny the request for payment.
2. Consider adjustments to conditions for rentals at the Perry Arts Center. Administration presented for Council's consideration a request to remove the condition to have a police officer onsite at Perry Arts Center rental events when alcohol is being served. Council concurred to proceed with Administration's recommendation on a trial basis to determine what may happen and a renter can request security.
3. Establish a moratorium on the permitting of conservation subdivisions/land use. Administration requested Council authorize a moratorium to put a hold on accepting any type of conservation subdivision.
4. Council Member Items: None
5. Department Head/Staff Items:

Mr. Gilmour, Mr. Smith, Ms. Newby, Mr. Wood, Ms. Fitzner, Ms. Bryant, Ms. King, Ms. Clark, Mr. Worthington, Mr. Swan and Major Phelps had no reports.

Chief Parker reported the winner of the poster contest will be picked up on Thursday morning and driven to school in the fire truck.

Mr. Hardin presented Mr. Curtis George, who announced he closed on 807 Carroll Street and will be opening a restaurant "Orleans on Carroll" November 2020.

Mayor Walker announced a reception will be held tomorrow night to honor William Jackson's 20 years of service.

Mayor Walker entertained a motion to enter into executive session for the purpose of personnel and real estate.
6. Executive Session entered at 5:49 p.m.: Mayor Pro Tempore King moved to adjourn the work session and enter into executive session for the purpose of personnel and real estate. Council Member Hunt seconded the motion and it carried unanimously.
7. Executive Session adjourned 6:18 p.m.: Council's work session reconvened. Council adjourned the executive session held December 16, 2019 and reconvened into Council's work session.
8. Adopted Resolution No. 2019-61 stating purpose of executive session held December 16, 2019 was to discuss personnel and real estate. Council Member Jones moved to adopt a resolution stating the purpose of the Executive Session held on November 18,

2019 was to discuss personnel and real estate. Council Member Albritton seconded the motion and it carried unanimously. No action was taken. (*Resolution 2019-61 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 December 16, 2019 Council Member Jackson motioned to adjourn the meeting at 6:19 p.m. Council Member Bynum-Grace seconded the motion and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
December 17, 2019
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre-council meeting held December 17, 2019 at 5:00p.m.

Roll.

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

City Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, and Recording Clerk Anji Holley.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Assistant City Manager, Brenda King – Director of Administration, Sedrick Swan - Director of Leisure Services, Ashley Hardin – Economic Development Director, Mitchell Worthington, Director of Finance, Haley Bryant – Main Street Coordinator, Chad McMurrian – Engineering Services Manager, Tabitha Clark – Communications Manager and Anya Turpin – Special Events Coordinator.

Guest(s): Joy Peterson

Media: Jada Dukes - Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

- 3a. Discussion of December 17, 2019 council meeting agenda.

4a (1). Recognition of 2019 Volunteer Coaches. Mr. Swan stated he would recognize his 2019 Volunteer Coaches.

4b (2). Introduction of Firefighter Recruit Jordan Chambers. Chief Parker stated he would introduce firefighter recruit, Jordan Chambers to Council.

7a. SUSE-96-2019. Applicant, William A. Stanford II, for the HALO Group, requested a Special Exception to allow 11 Multi-Family units. The property is located at 800 Main Street; Tax Map No.0P0040 014000. Mr. Wood advised the Planning Commission recommended approval to allow the HALO Group to convert existing rooms to one bedroom and studio apartments.

7b. SUSE-97-2019. Applicant, Dexter Davis, request a Special Exception to allow Automobile Service (Window Tinting) and Automobile Wash and

Detailing. The property is located at 626 General Courtney Hodges Boulevard; Tax Map No. 0P0120 033000. Mr. Wood advised Staff's recommendation was to disapprove, but that the Planning Commission's recommendation was to approve the plans.

7c. Petition for RZNE-0095-2019. Applicant, Genesis KC Development LLC requests the rezoning of property from R-1, Single-family Residential District, to IN, Institutional District. The property is located on Keith Drive; Tax Map No. 0P0440 03D000. Mr. Wood advised that staff recommended approval of application for Genesis Dialysis Center to relocate to Keith Drive.

9a (1). Second Reading of an ordinance adopting the GMEBS Restated Defined Benefit Plan. Ms. Newby stated the amended retirement plan was required to be submitted as an ordinance.

9a (2). Second Reading of an ordinance amending FY 2019 Operating Budget. Mr. Gilmour recommended Council adopt the ordinance amending the FY 2019 Operating Budget.

9a (3). Second Reading of an ordinance amending the Transient Occupancy Tax Mr. Gilmour advised Council the ordinance would increase the hotel/motel tax from 7% to 8%.

11e (1). Resolution appointing Mr. Mitchell Worthington Finance Director. Mr. Gilmour recommended that Council approve to appoint Mr. Worthington Finance Director.

11f. Consider accepting donation of property for greenspace purposes. Mr. Gilmour recommended Council accept the donation of one half acre near Duncan Avenue subject to a clear title.

4. Council Member Items:

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

Council Member Jones stated he and Mr. McMurrian had not heard back on the entrance lights for Lake Forest subdivision.

5. Department Head/Staff Items:

Mr. Smith mentioned an email that had gone out regarding strategic planning and demographic data. He and Mayor Walker will be meeting with department heads in the near future.

Mr. McMurrian announced that his department had applied for the 2020 LMIG Grant. He also stated that he had discovered eight storm water violations and advised that they would be repaired within 72 hours.

Ms. Turpin reminded everyone that the Buzzard Drop was in two weeks. She also mentioned that her department would be partnering with Houston County Health Department and the City of Perry's Fire Marshal to host a free class on how to become a vendor in the City of Perry.

Ms. Clark announced that the City of Perry had launched a Twitter account.

Ms. Hardin announced that another permit had been submitted in the Rural Zone and would capture tax credits. She also stated the restaurant "Orleans on Carroll" would bring forty new jobs to the City of Perry.

Chief Lynn asked about public use of the Public Safety Firing Range for a profit venture. Mayor Walker, Mayor Pro Tempore King and Council Members Bynum-Grace and Jackson opposed this measure.

Ms. Peterson stated that she feels that HALO Group should install stoves in the apartments they are to remodel.

Mr. Gilmour, Ms. Newby, Ms. King, Mr. Worthington, Mr. Swan, Ms. Bryant and Mr. Wood had no reports.

6. Adjourn. There being no further business to come before Council in the pre-council meeting held December 17, 2019, Council Member Jackson motioned to adjourn the meeting at 5:54 p.m.; Council Member Hunt seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
December 17, 2019
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held December 17, 2019 at 6:00 p.m.

2. Roll.

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

City Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, and Recording Clerk Anji Holley.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Assistant City Manager, Brenda King – Director of Administration, Sedrick Swan - Director of Leisure Services, Ashley Hardin – Economic Development Director, Mitchell Worthington, Director of Finance, Haley Bryant – Main Street Coordinator, Chad McMurrian – Engineering Services Manager, Tabitha Clark – Communications Manager and Anya Turpin – Special Events Coordinator.

Guest(s): Joy Peterson, Gary Martin - Chairman of the HALO Group, Angela Cuti – the HALO Group, Dexter Davis – H Town Auto Detailing, Tina Davis-H Town Auto Detailing, Albert Crumbley, and Eric Edwards.

Media: Jada Dukes - Houston Home Journal

3. Invocation and Pledge of Allegiance to the Flag:

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

4. Recognition(s)/Presentation(s):

- 4a. Recognition of 2019 Volunteer Coaches. Mr. Swan recognized and presented certificates to three 2019 Volunteer Coaches. He stated that there were a total of fourteen to be recognized.

- 4b. Introduction of Firefighter Recruit Jordan Chambers. Chief Parker introduced firefighter recruit Jordan Chambers to Council. Mr. Chambers will attend recruit school in January, 2020.

4c. Recognition of Council Member William Jackson. Mayor Walker recognized Council Member William Jackson on his final evening serving on Council. A presentation was given for Mr. Jackson's outstanding service to the City of Perry over a ten year period.

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

6. Citizens with Input. None

7. PUBLIC HEARING CALLED TO ORDER AT 6:01 P.M. Mayor Randall Walker called to order a public hearing at 6:31p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

7a. SUSE-96-2019. Applicant, William A. Stanford II, for the HALO Group, requested a Special Exception to allow 11 Multi-Family units. The property is located at 800 Main Street; Tax Map No.0P0040 014000.

Staff Report: Mr. Wood advised that the Planning Commission recommended approval to allow the HALO Group to convert existing rooms to one bedroom and studio apartments.

Public Input: Mayor Walker called for any public input for or opposed to the Special Exception Application.

For: Mr. Gary Martin advised Council of the renovation and revitalization plans to the property at 800 Main Street.

Ms. Angela Cuti spoke in favor of the Special Exception Application.

Against: None

7b. SUSE-97-2019. Applicant, Dexter Davis, request a Special Exception to allow Automobile Service (Window Tinting) and Automobile Wash and Detailing. The property is located at 626 General Courtney Hodges Boulevard; Tax Map No. 0P0120 033000.

Staff Report: Mr. Wood advised staff's recommendation was to disapprove, and that the Planning Commission's recommendation was to approve plans.

Public Input: Mayor Walker called for any public input for or opposed to the Special Exception Application.

For: Mr. Davis stated that the property was to be used as office space and that only a few cars would be detailed daily.

Ms. Davis spoke in favor of the Special Exception Application.

Against: None

- 7c. Petition for RZNE-0095-2019. Applicant, Genesis KC Development LLC requests the rezoning of property from R-1, Single-family Residential District, to IN, Institutional District. The property is located on Keith Drive, Tax Map No. oPo440 o3D000.

Staff Report: Mr. Wood advised that staff recommended approval of the application for Genesis Dialysis Center to relocate to Keith Drive.

Public Input: Mayor Walker called for any public input for or against the petition.

For: Mr. Heath Kennedy spoke in favor of the petition.

Against: None

PUBLIC HEARING CLOSED AT 6:45P.M. Mayor Walker closed the public hearing at 6:45p.m.

8. Review of Minutes: Mayor Randall Walker

- 8a. Council's Consideration – Minutes of the December 2, 2019 work session, December 3, 2019 pre council meeting, and December 3, 2019 council meeting.

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

9. Old Business:

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

1. **Second Reading** of an ordinance adopting the GMEBS Restated Defined Benefit Plan – Ms. B. Newby.

Adopted Ordinance No. 2019-19 relative to the GMEBS Restated Defined Benefit Plan. Ms. Newby stated that the amended retirement plan was required to be submitted as an ordinance. Council Member Jackson motioned to adopt as submitted; Mayor Pro Tempore King seconded the motion and it carried unanimously. *(Ordinance 2019-19 has been entered into the City's official book of record.)*

2. **Second Reading** of an ordinance amending FY 2019 Operating Budget – Mr. L. Gilmour.

Adopted Ordinance No. 2019-20 amending FY 2019 Operating Budget. Mr. Gilmour recommended Council adopt the amended FY 2019 Operating Budget Ordinance. Council Member Bynum-Grace motioned to adopt as submitted; Mayor Pro King seconded the motion and it carried unanimously. *(Ordinance 2019-20 has been entered into the*

City's official book of record.)

3. **Second Reading** of an ordinance amending the Transient Occupancy Tax – Mr. L. Gilmour.

Adopted Ordinance No. 2019-21 amending the Transient Occupancy Tax. Mr. Gilmour advised that the ordinance would increase the hotel/motel tax from 7% to 8%. Mayor Pro King motioned to adopt as submitted; Council Member Jones seconded the motion and it carried unanimously. *(Ordinance 2019-21 has been entered into the City's official book of record.)*

10. Any Other Old Business:

- 10a. Mayor Walker – None
- 10b. Council Members – None
- 10c. City Attorney Brooke Newby – None
- 10d. City Manager Lee Gilmour – None
- 10e. Assistant City Manager Robert Smith

11. New Business: Mayor Randall Walker

11a. Matters referred from December 16, 2019 work session and December 17, 2019 pre council meeting.

1. Resolution to establish a moratorium on the issuance of permits for the Conservation Subdivision Use District.

Adopted Resolution No. 2019-62 establishing a moratorium on the issuance of permits for the Conservation Subdivision Use District. Mayor Pro Tempore King motioned to adopt as submitted; Council Member Albritton seconded the motion, motion carried 5 to 1 with Council Member Hunt opposing. *(Resolution No. 2019-62 has been entered into the City's official book of record.)*

- 11b. Special Exception Application – 096-2019. Mr. Wood offered no further comments. Council Member Jones motioned to approve subject to each unit having its own food preparation area and equipment; Council Member Hunt seconded the motion and it carried unanimously.

- 11c. Special Exception Application – 097-2019. Council Member Jones motioned to defer until the next Council meeting, January 7, 2020. Council Member Albritton seconded the motion and it carried unanimously.

11d. Ordinances for First Reading(s) and Introduction:

1. **First Reading** of an ordinance for the rezoning of property from from R-1, Single-family Residential District, to IN, Institutional District. The property is located on Keith Drive, Tax Map No. 0P0440 03D000 – Mr. B. Wood. *(No action required by Council)*

11e. Resolution(s) for Introduction and Adoption:

1. Resolution appointing Mr. Mitchell Worthington Finance Director.

Adopted Resolution 2019-63 appointing Mr. Mitchell Worthington Finance Director. Mr. Gilmour recommended Council adopt a resolution appointing Mr. Worthington Finance Director. Council Member Jones motioned to adopt as submitted; Council Member Albritton seconded the motion and it carried unanimously. *(Resolution No. 2019-63 has been entered into the City's official book of record.)*

11f. Consider accepting donation of property for greenspace purposes.

Mr. Gilmour recommended that Council accept the donation of one half acre near Duncan Avenue subject to a clear title. Council Member Bynum-Grace motioned to accept the donation of property as stated; Council Member Jones seconded the motion and it carried unanimously.

12. Council Members Items:

Mr. Hunt expressed his disappointment in not having more time to discuss the moratorium. No other Council members had items to discuss.

13. Department Heads/Staff Items.

Mr. Worthington expressed his gratitude in Council trusting him to assume the Director of Finance position.

Ms. Clark informed Council of the City of Perry's new social media account, Twitter, had gone active December 17, 2019.

Ms. Turpin reminded Council that the Buzzard Drop would be occurring in two weeks. She stated that this was a free event for families. She also informed everyone that the City would host a "how to become a new vendor" class on January 31, 2020 at 2:00p.m.

Mr. Swan stated that Leisure Services would host an Open House on January 4, 2020, 10am - 2pm.

Ms. Newby, Mr. Gilmour, and Mr. Smith had no items to report.

Chief Parker, Chief Lynn, Mr. Wood, Ms. King, Ms. Hardin, Mr. Worthington, Ms. Warren and Ms. Bryant had no items to report.

14. General Public Items: None

15. Mayor Items:

- January 6, work session
- January 7, pre council and council

- encouraged everyone to attend the Buzzard Drop on December 31, 2019.

16. Adjournment: There being no further business to come before Council in the regular council meeting held December 17, 2019, Council Member Jackson motioned to adjourn the meeting at 7:05p.m. Council Member King seconded the motion and it carried unanimously.

January 1st, 2020

Greetings,

The business that I, Dexter D. Davis Sr., plan to conduct at 626 General Courtney Hodges Boulevard will be Window Tinting and Auto Detailing. I will be tinting windows at this location. I use baby shampoo and water to tint windows. Some cars will be washed after their window tinting services. I make sure that all the tint and trash is picked up after each tint job.

The services will include, but not limited to, washing the exterior as well as the interior of each automobile. We will offer add-on such as shampooing seats, carpet shampoos, head light restoration, leather conditioning, and headlines. The Equipment that will be used will be chemicals, such as cleaning and spot-free solutions, shampoo, dryers, blowers, vacuums, shammies, brushes, and water pressure systems. I also have mobile services where we go to our customers.

If there is anything I need to change to meet the water qualification I will do.

Owner,
Dexter Davis Sr.

most cars being wash after
tinting about 4 cars DD



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STAFF REPORT

From the Department of Community Development

November 7, 2019

CASE NUMBER: SUSE-97-2019
APPLICANT: Dexter Davis
REQUEST: A Special Exception to allow Automobile Service (Window Tinting) and Automobile Wash and Detailing
LOCATION: 626 General Courtney Hodges Blvd; Tax Map No. 0P0120 033000
ADJACENT ZONING/LAND USES:

Subject Parcel: NMU, Neighborhood Mixed Use District (former cash advance/title loan office)
North: NMU (veterinarian, printing and retail)
South: FBR, Form Based Residential (single family residential)
East: OS, Open Space (Rotary Centennial Park)
West: NMU (undeveloped)

REQUEST ANALYSIS: The applicant proposes to relocate his automobile window tinting and automobile wash and detailing business to the subject property. The business was previously located at the corner of Ball and Commerce Streets.

The property is located in the Gen. Courtney Hodges corridor form-based code.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the Special Exception follow the existing land use pattern?* The General Courtney Hodges corridor is characterized by office, retail, automobile service, visitor accommodation, and contractor uses. Residential uses exist to the east and west of the corridor. Park and open space uses exist to the north of the subject property.
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The property is identified as an "In-Town Corridor" character area in the 2017 Joint Comprehensive Plan. The Plan characterizes these corridors as existing "swaths of strip development" which result in "major traffic congestion". The plan recognizes the "difficulty in widespread conversion of land uses along the corridors". In furtherance of the Plan, the City adopted the Form-Based Code on the Courtney Hodges corridor to reinforce the human scale of development. The Plan suggests that development patterns include mixed-use centers, redevelopment of strip commercial centers, landscaped buffers between streets and sidewalks, landscaping to break up parking lots.

The City's 2014 Strategic Plan and Implementation Program supports "redevelopment of Courtney Hodges Boulevard" (3.2.5), and "Implement Gateway improvements along major corridors" including Courtney Hodges Boulevard (4.4.1).

3. *Will adequate fire and police protection be available?* The site is currently developed. Fire and police protection will continue for the proposed use.

4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* While the corridor is currently characterized as a mix of retail, office, hotel, and automobile-oriented uses, the intent of the Comprehensive Plan, Strategic Plan, and the Form-based zoning districts is to transform the Courtney Hodges corridor to more human scale, pedestrian-oriented developments which integrate into and provide services to surrounding residential areas. The character of the proposed use does not further the intent of these plans.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The nearby residential communities consists generally of lower income families, and older individuals who rely more heavily on walking and bicycling as a primary means of transportation than other residential neighborhoods in the City. The property is situated at the corner of Martin Luther King Jr. Drive and Courtney Hodges Blvd. which is a major vehicle and pedestrian entrance into the residential community. The increase in the number of vehicles entering and exiting the site for this proposed use could increase the amount of vehicle/pedestrian/cyclist conflicts.
6. *Will the use result in an increase in population density overtaxing public facilities?* The use should not result in an increase in population density.
7. *Will the use create a health hazard or public nuisance?* The applicant has not provided details of the business operation. The site was developed prior to the requirement for on-site stormwater storage. With the proposed addition of automobile wash and detailing, additional water run-off, along with phosphates and other chemicals will run into on-street storm drains which drain directly to Big Indian Creek.
8. *Will property values in adjacent areas be adversely affected?* Allowing the existing development pattern to continue will hamper other property owners who may want to invest in redevelopment based on the adopted plans and ordinances. This will perpetuate property values that cannot attain their potential
9. *Are there substantial reasons a permitted use cannot be used at this property?* The property is suitable for retail, office, and restaurant uses which would be more consistent with goals for the corridor until full redevelopment can be achieved.

STAFF RECOMMENDATION: The form-based code is intended as a tool to help guide the redevelopment of the corridor into a more urban, mixed-use environment with strong pedestrian connections to surrounding neighborhoods. The code is intended to accommodate automobiles while respecting the pedestrian. However, automobile-oriented uses are generally not complementary of these goals.

Staff believes the applicant has not addressed the standards for granting the special exception in a manner that supports approval of the application. Therefore, staff recommends denial of the application.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the application, based on the Commission's findings regarding the standards for granting an special exception:

1. *Does the Special Exception follow the existing land use pattern?* The General Courtney Hodges corridor is characterized by office, retail, automobile service, visitor accommodation, and contractor uses. Residential uses exist to the east and west of the corridor. Park and open space uses exist to the north of the subject property. The proposed use is consistent with the existing land use pattern along Gen. Courtney Hodges Blvd.
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The proposed use will not adversely effect on the Comprehensive Plan because it is not a strip commercial center, in the classic sense, but a single use.
3. *Will adequate fire and police protection be available?* The site is currently developed. Fire and police protection will continue for the proposed use.

4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* There will be no detrimental factors to the surrounding properties because the site has contained commercial uses previously. The size and intensity of the proposed use is such that it will not overshadow nearby residential uses. The existing building fronts the Rotary Centennial Park, not residential uses.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* Based on the applicant's expectation of servicing no more than five to ten vehicles per day, the proposed use not interfere the with normal traffic flow in the area. Access to the site is via a driveway on Martin Luther King, Jr. Drive, not Courtney Hodges Boulevard.
6. *Will the use result in an increase in population density overtaxing public facilities?* The proposed use should not result in an increase in population density.
7. *Will the use create a health hazard or public nuisance?* The proposed use will not create a public health hazard or public nuisance since the amount of water used to wash/detail vehicles will not be sufficient enough to flow off site and into Big Indian Creek.
8. *Will property values in adjacent areas be adversely affected?* Property values in the adjacent area should not be adversely affected by the proposed use because of the existing uses/character along Courtney Hodges Boulevard.
9. *Are there substantial reasons a permitted use cannot be used at this property?* Based on past history and for whatever reasons, uses permitted in the NMU district have not succeeded in this particular location.


Eric Z. Edwards, Chairman, Planning Commission

12/2/19
Date





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Application # SUSE-97-2019

Application for Special Exception

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Dexter Dexter Davis	Dexter Davis
*Title		
*Address	La Lele Country Hedges Blvd	
*Phone	478 987-1819	
*Email	htowndetailshop@gmail.com	

Property Information

*Street Address	La Lele Country Hedges Blvd Perry Ga 31069
*Tax Map #(s)	*Zoning Designation

Request

*Please describe the proposed use:

A Window Tint Shop

Instructions

1. The application and \$90.00 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>Dexter D...</i>	*Date* 9-26-19
Property Owner/Authorized Agent <i>Dexter D...</i>	*Date*

Standards for Granting a Special Exception

- Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property? *NO*
- Describe the existing land use pattern surrounding the subject property. *Perry, Animal Hospital, Arrow Head Tools, FTL Print Wholesale tires*
- Describe how the proposed use will not have an adverse effect on the Comprehensive Plan. *We have our own parking spaces and we don't have the same business*
- Describe how any proposed structures, equipment or materials will be readily accessible for fire and as any police protection. *The fire extinguisher is locate near the door. one else. we have multiple entries to the property. There is a near by fire hydrant*
- 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.)
Window tinting and washing
- 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. *5 to 10 vehicles*
- Describe how the proposed use will not place an undue burden upon public facilities and services.
no additionally water use + sewage if not
- 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. *5 to 10 vehicles com.*
- Describe how the proposed use will not adversely impact the value of surrounding properties.
There aren't other window tinting facilities within 10 miles.
- State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located.
There shouldn't be a reason this business is not permitted.

Revised 7/18/19

For Office Use (receipt code 204.2)

Date received <i>10/21/19</i>	Fee paid <i>see</i>	Date deemed complete <i>10/21/19</i>	Public Notice Sign <i>by 11/1</i>	Legal Ad to <i>Run 11/27</i>	
Notice to Applicant <i>11/14</i>	Routed to PC <i>by 11/15</i>	Date of PC <i>11/18/19</i>	Date of Public Hearing <i>12/17/19</i>	Date of Council action <i>1/6/20</i>	Notice of action


place 11/20



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Department of Community Development

TO: Lee Gilmour, City Manager

FROM: Chad McMurrian, Engineering Services Manager 

DATE: December 13, 2019

SUBJECT: 626 General Courtney Hodges Blvd. (H-Town – Car Detailing, and Window Tinting)

Property at 626 General Courtney Hodges Blvd. is under new ownership. Mr. Dexter Davis has relocated H-Town to this location. Staff has reviewed this site and do not have concerns for using the parcel as described by Mr. Davis. Mr. Davis described his business as, window tinting and car detailing.

This memo is to address any additional car washing activities at this location. City of Perry is a MS4 community (Municipal Separate Storm Sewer System). Georgia EPD mandates we enforce our MS4 and NPDES permits (National Pollution Discharge Elimination System). According to our permit detergents, grease, oil, trash, and dirt are all pollutants to a stream. I have provided the snip below to show the parcel location and reference to Big Indian Creek 500' away.





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Department of Community Development

This above parcel does not have any water quality or water detention before directly flowing into the creek. An illicit discharge of any pollutants at this location would be considered a stormwater violation. Our MS4 permit requires the City to enforce this type of illicit discharge.

I have listed options below, if Mr. Davis needs to expand his business to washing, rinsing, or any matter that could run water and pollutants into the city's storm system.

Options for use of outdoor washing / rinsing:

1. Any washing may be completed under an approved covered area. Covered area shall require a drain connected to the sanitary sewer system and likely require a sedimentation trap.
2. A water quality unit may be installed in the stormwater system prior to entry in the stream. Similar or equal to an underground ADS bay saver. A stormwater hydraulic study will be required to properly size a water quality unit. Water quality units require regularly scheduled maintenance and reporting for proper operation.
3. A water quality pond or rain garden maybe installed to meet water quality requirements. Again, a stormwater hydraulic study will be required to properly size any detention area.
4. Washing can be completed offsite on an approved grassed area. Washing is not allowed on paved area associated with stormwater catch basins. All washing performed inside the City of Perry is required to be eco-friendly bio detergents and degreasers. Cars maybe wiped down at the property.

Let me know if you have any question or concerns.

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the zoning is changed from City of Perry R-1, Single-family Residential to City of Perry IN, Institutional District, and the city's zoning map is amended accordingly relative to property of Parkway Farms, LLC, described as follows:

All that tract or parcel of land lying in and being in Land Lot 112 of the 10th Land District, Houston County, Georgia, and being more particularly described as follows: Commencing at a 5/8-inch capped rebar set on the easterly right of way of Keith Drive (having an 80-foot, publicly dedicated right of way), said rebar lying 757.12 feet north of the intersection of said right of way of Keith Drive and the northerly right of way of Highway 341 and being the true point of beginning.

Thence continue along said right of way of Keith Drive north 08 degrees 47 minutes 55 seconds east a distance of 204.30 feet to a 1/2-inch rebar found; thence leaving said right of way south 81 degrees 12 minutes 03 seconds east a distance of 213.22 feet to a 1/2-inch rebar found; thence south 08 degrees 47 minutes 55 seconds west a distance of 204.30 feet to a 5/8-inch capped rebar set; thence north 81 degrees 12 minutes 03 seconds west a distance of 213.22 feet to a 5/8-inch capped rebar set on the easterly right of way of Keith Drive, said rebar being the true point of beginning.

Said tract or parcel of land contains 1.00 acre (43,561 square feet).

Said tract is more particularly shown on a plat of survey prepared by Mitchell Lowery, Surveyor, dated November 11, 2019, and recorded in Plat Book ____, Page ____, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said one (1) acre tract or parcel.

SO ENACTED this 7th day of January, 2020.

CITY OF PERRY, GEORGIA

**BY: _____
RANDALL WALKER, Mayor**

**ATTEST: _____
ANNIE WARREN, City Clerk**

**1st Reading: December 17, 2019
2nd Reading: January 7, 2020**



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STAFF REPORT

November 12, 2019

CASE NUMBER: RZNE-0095-2019
APPLICANT: Genesis KC Development LLC
REQUEST: Rezone from R-1, Single-family Residential District, to IN, Institutional District
LOCATION: Keith Drive; Tax Map No. 0P0440 03D000 (portion)

ADJACENT ZONING/LANDUSES:

Subject Parcel: R-1, Single-family Residential District (pecan orchard)
North: IN, Institutional District (medical offices)
South: R-1; (pecan orchard)
East: R-1; (pecan orchard)
West: R-3, Multi-family Residential District (undeveloped)

BACKGROUND INFORMATION: The applicant proposes to rezone a one-acre portion of the subject property for use as a medical facility other than hospital (dialysis clinic).

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The one-acre portion of property which is subject of this application could be used for residential uses as currently zoned. It is, however, located at the end of a row of medical offices. Therefore, residential use is not likely.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* The property is currently used as a portion of a pecan orchard, which is likely more valuable than as a residential use.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* Because of the proximity to the Perry Hospital and existing medical offices, residential use does not appear to overwhelmingly promote the health, safety, morals, or general welfare of the public.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The public does not appear to gain by maintaining the property for residential purposes.
5. *Whether the subject property has a reasonable economic use as currently zoned.* Because of its location along a corridor of medical offices, the property is not likely to be used for single-family residential purposes.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The property has never been developed and is currently used for agricultural purposes.

7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* The section of Keith Drive along which this property is located consists of various medical offices. The undeveloped property across the street is owned by the Hospital Authority of Houston County and other health-related concerns.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed IN classification permits all residential uses, offices, medical facilities, day care, educational uses, certain institutional uses, parks, parking, mortuaries, and health spas. These uses, given the one-acre size of the property are similar in intensity as those existing along the street.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The 2017 Joint Comprehensive Plan Update identifies the subject property as 'Suburban Residential'. Suggested land use designations include Public/Institutional, in addition to Residential and Parks/Recreation.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* The resulting development of the subject property under the IN zoning classification should not cause negative impacts upon the existing streets, transportation facilities, utilities, or schools.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* The existing medical facilities in the area support approval of this zoning proposal.

STAFF RECOMMENDATION: Based on evaluation of the standards, the City Staff concludes that the IN zoning district is appropriate for the subject property. Therefore, Staff recommends approval of the application to rezone to IN, Institutional District.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the application, based on Staff's report and recommendation.


Eric Z. Edwards, Chairman, Planning Commission

12/2/19
Date



MAIN ST

MAIN ST

KEITH DR

KEITH DR



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Application for Rezoning
 Contact Community Development (478) 988-2720

Application # R2NE
 #0095-2019

Applicant/Owner Information

*Indicates Required Field		Applicant	Property Owner
*Name		Genesis KC Development LLC	Parkway Farms, LLC
*Title		Heath Kennedy, Manager, Real Estate Development	Charles Ayer, Managing Member
*Address		2000 16th St, Denver, CO 80202	1444 Sam Nunn Boulevard
*Phone		303-981-5742	Perry, GA 31069
*Email		heath.kennedy@davita.com	CharlesAyer@thesportscenter.com

Property Information

*Street Address or Location	Immediately south and adjacent to 1016 Keith Dr
*Tax Map #(s)	OP0440 03D000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; Pt Tract C 7.16 Ac 112/10th B. Provide a survey plat of the property and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

R1 - Single Family **Request**

*Current Zoning District	Residential	*Proposed Zoning District	IN - Institutional
*Please describe the existing and proposed use of the property			
Existing use - agricultural (pecan farm)			
Proposed use - dialysis medical clinic			

Instructions

- The application and 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.
- Fees:
 - Residential - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- 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 rezoning). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- 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.
- Rezoning 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.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- 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 X
 If yes, please complete and submit the attached Disclosure Form.

9. 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.

10. Signatures:

*Applicant		*Date	10-19-19
Property Owner/Authorized Agent		*Date	10-21-19

Standards for Granting a Rezoning

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe the existing land uses and zoning classifications of surrounding properties.
3. Describe the suitability of the subject property for use as currently zoned.
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
6. Describe the relative gain to the public compared to any hardship imposed on the property owner.
7. Describe how the subject property has no reasonable economic use as currently zoned.
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

Revised 7/18/19

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
10/21/19	pd. 1021	10/1/19	by 11/1/19	to run 11/1/19	n/a
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action
11/14/19	by 11/15	11/18/19	12/17/19	11/19/20	



October 19, 2019

City of Perry, GA
Attn: Mr. Bryan Wood, Community Development Director
1211 Washington Street
Perry, GA 31069 USA

RE: -1 acre parcel on Keith Drive north of Main St (the "Property")

Dear City of Perry Department of Community Development:

Purpose: The Applicant, Genesis KC Development, LLC, is seeking approval by the City of Perry for the rezone of a proposed -1 acre parcel on the east side of Keith Drive, north of Main Street (directly south and adjacent to the Perry Family Practice at 1016 Keith Drive) to IN - Institutional. The Property is currently zoned R1 - Single Family Residential.

Background: The Applicant intends to develop the Property into an outpatient DaVita Dialysis Medical Clinic. The Property is currently undeveloped and is part of a larger parcel used for agriculture as a pecan grove. The attached conceptual site plan anticipates a -6,000 square foot building. The proposed use, "Medical facility other than hospital", as listed in:

Table 6-3.1: Table of Uses
Public and Institutional Uses
Health Care, Medical facility other than hospital

is a "Permitted Use" within the IN - Institutional zoning district.

Additionally, the proposed IN zoning district is most appropriate for the intended use of the Property:

3-2.2. Establishment of zoning districts and specific purposes.

(K) IN, Institutional District. The Institutional District (IN) is intended to recognize and permit the creation of defined areas for the unified and *orderly development of medical institutions* in order to and enhance their benefit to the community. The district allows flexibility in planning and development and provides a process for evaluating and accommodating growth and change, thereby assuring compatibility with adjacent, non-institutional districts.

4-2.3. Public and institutional use categories.

(E) Health care facilities.

(1) Characteristics. Health care facilities include uses providing medical or surgical care to patients. Hospitals offer overnight care, while *other medical facilities provide outpatient care only*.

(2) Examples. Examples include hospitals; medical centers; emergency medical care establishments; *medical and dental clinics*; and medical and dental labs.

Response to "Standards for Granting a Rezoning" from the Application:

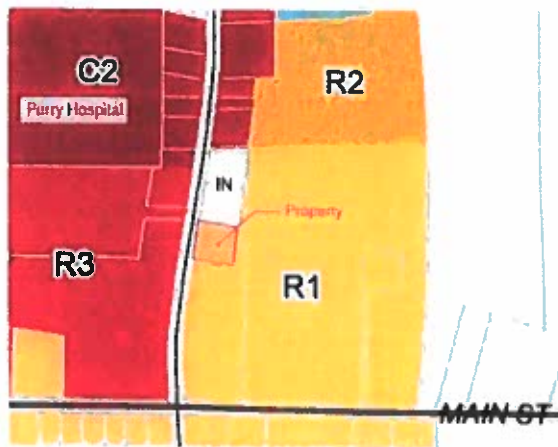
1. *Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?*

No.

2. *Describe the existing land uses and zoning classifications of surrounding properties*

North - Perry Family Practice, medical use / IN zoning

East – Pecan Grove, agricultural use / R1 zoning
South – Pecan Grove, agricultural use / R1 zoning
West – Vacant, agricultural use / R3 zoning



3. Describe the suitability of the subject property for use as currently zoned.

While the subject property is currently zoned and suitable for residential uses, the Keith Drive corridor is predominately medical and the property immediately adjacent to the north is a family practice clinic. There are no residential uses adjacent to the subject property.

4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.

The Keith Drive corridor currently provides a central locale for medical facilities for the City of Perry and its residents. The current R1 zoning designation prohibits the continued centralization of medical uses and facilities; thereby diminishing the value of the property and property taxes.

5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.

The diminished property value does not promote the general welfare of the public as the property is unlikely to develop as a residential development due to the adjacent commercial uses.

6. Describe the relative gain to the public compared to any hardship imposed on the property owner.

Rezoning to IN will allow for the continued centralization and ease of access to medical facilities to the residents of Perry.

7. Describe how the subject property has no reasonable economic use as currently zoned.

Due to the adjacent commercial uses and medically oriented corridor along Keith Drive, the property is unlikely to develop into a residential project, rendering an unreasonable economic viability.

8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?

The subject property has been vacant forever. Numerous commercial and institutional rezonings have occurred in the vicinity providing for medical uses.

9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.

Health care uses in the proposed IN zoning district are compatible with the use and IN zoning district immediately adjacent to the north. Additional health care related uses in the vicinity are located in the C2 zoning district. The remaining surrounding properties are undeveloped agricultural land.

10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.

Per Section 3-2.2. Establishment of zoning districts and specific purposes.

"The Institutional District (IN) is intended to recognize and permit the creation of defined areas for the unified and orderly development of medical institutions in order to and enhance their benefit to the community. The district allows flexibility in planning and development and provides a process for evaluating and accommodating growth and change, thereby assuring compatibility with adjacent, non-institutional districts.

The proposed IN zoning district was specifically created to "permit" "defined areas for the unified and orderly development of medical institutions" as witnessed by the existing medical uses north of the property and assure "compatibility with adjacent, non-institutional districts" such as the agricultural properties to the west, south, and east. The IN zoning district only allows uses that do not adversely impact like zoning, nor agricultural operations.

11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The Joint Comprehensive Plan for Houston County, which includes the City of Perry, designates most of Keith Drive from Hwy. 341S to Kings Chapel Road as a Neighborhood Commercial Corridor; developed or undeveloped land paralleling the route of a street or highways that link emerging town centers and commercial nodes and transportation crossroads. These areas are likely to experience commercial development and provide an excellent opportunity for mixed use and office park development. The proposed rezoning and use is consistent with this designation.

12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

Medical uses within the proposed IN zoning district will utilize existing and adequately sized utility services within Keith Drive. The use will actually provide a benefit to the "services" available to residents. Locating within an already established medical "campus" diminishes the chances for incompatible land uses. The proposed development will provide employment for Perry residents and increased property tax revenue. Being within close proximity to Perry Hospital reduces the burden on transportation. Medical uses do not demand significant resources from fire or police related services.

13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

The City of Perry has strategically allowed for the centralization of like medical uses through rezoning and development approvals along Keith Drive. Over time, properties along Keith Drive have been zoned C2 and IN (specifically adjacent to the subject property) setting a precedent for approval of this application and proposed use.

Request:

The proposed IN – Institutional zoning and the proposed use, “Medical facility other than hospital”, is a compatible and appropriate use. The Property is adjacent to an existing medical facility and IN zoned parcel and use. Additionally, the Property is within close proximity of the Perry Hospital and several other medical facilities along Keith Drive. The Applicant requests the City of Perry Planning Commission and City Council to consider and approve the proposed rezoning.

Please do not hesitate to contact Heath Kennedy at (303) 981-5742 or heath.kennedy@davita.com should you have any questions or require any additional information.

Sincerely,

GENESIS KC DEVELOPMENT, LLC,

By: 

Heath Kennedy

Manager, Real Estate Development

NO.	DATE	DESCRIPTION
1	10/15/14	PRELIMINARY
2	11/10/14	REVISED
3	12/15/14	REVISED
4	01/15/15	REVISED
5	02/15/15	REVISED
6	03/15/15	REVISED
7	04/15/15	REVISED
8	05/15/15	REVISED
9	06/15/15	REVISED
10	07/15/15	REVISED
11	08/15/15	REVISED
12	09/15/15	REVISED
13	10/15/15	REVISED
14	11/15/15	REVISED
15	12/15/15	REVISED
16	01/15/16	REVISED
17	02/15/16	REVISED
18	03/15/16	REVISED
19	04/15/16	REVISED
20	05/15/16	REVISED
21	06/15/16	REVISED
22	07/15/16	REVISED
23	08/15/16	REVISED
24	09/15/16	REVISED
25	10/15/16	REVISED
26	11/15/16	REVISED
27	12/15/16	REVISED
28	01/15/17	REVISED
29	02/15/17	REVISED
30	03/15/17	REVISED
31	04/15/17	REVISED
32	05/15/17	REVISED
33	06/15/17	REVISED
34	07/15/17	REVISED
35	08/15/17	REVISED
36	09/15/17	REVISED
37	10/15/17	REVISED
38	11/15/17	REVISED
39	12/15/17	REVISED
40	01/15/18	REVISED
41	02/15/18	REVISED
42	03/15/18	REVISED
43	04/15/18	REVISED
44	05/15/18	REVISED
45	06/15/18	REVISED
46	07/15/18	REVISED
47	08/15/18	REVISED
48	09/15/18	REVISED
49	10/15/18	REVISED
50	11/15/18	REVISED
51	12/15/18	REVISED
52	01/15/19	REVISED
53	02/15/19	REVISED
54	03/15/19	REVISED
55	04/15/19	REVISED
56	05/15/19	REVISED
57	06/15/19	REVISED
58	07/15/19	REVISED
59	08/15/19	REVISED
60	09/15/19	REVISED
61	10/15/19	REVISED
62	11/15/19	REVISED
63	12/15/19	REVISED
64	01/15/20	REVISED
65	02/15/20	REVISED
66	03/15/20	REVISED
67	04/15/20	REVISED
68	05/15/20	REVISED
69	06/15/20	REVISED
70	07/15/20	REVISED
71	08/15/20	REVISED
72	09/15/20	REVISED
73	10/15/20	REVISED
74	11/15/20	REVISED
75	12/15/20	REVISED
76	01/15/21	REVISED
77	02/15/21	REVISED
78	03/15/21	REVISED
79	04/15/21	REVISED
80	05/15/21	REVISED
81	06/15/21	REVISED
82	07/15/21	REVISED
83	08/15/21	REVISED
84	09/15/21	REVISED
85	10/15/21	REVISED
86	11/15/21	REVISED
87	12/15/21	REVISED
88	01/15/22	REVISED
89	02/15/22	REVISED
90	03/15/22	REVISED
91	04/15/22	REVISED
92	05/15/22	REVISED
93	06/15/22	REVISED
94	07/15/22	REVISED
95	08/15/22	REVISED
96	09/15/22	REVISED
97	10/15/22	REVISED
98	11/15/22	REVISED
99	12/15/22	REVISED
100	01/15/23	REVISED

PROJECT NO.	2014-001
DATE	10/15/14
DRAWN BY	JLH
CHECKED BY	JLH
SCALE	AS SHOWN
TITLE	CONCEPTUAL SITE PLAN
PROJECT LOCATION	2000 Park Dr., Suite 100, Oklahoma City, Oklahoma 73106
CLIENT	GENESIS KC DEVELOPMENT LLC
DESIGNER	KIMLEY-HORN AND ASSOCIATES, INC.
DATE OF PRELIMINARY DESIGN	10/15/14
DATE OF PRELIMINARY REVIEW	10/15/14
DATE OF PRELIMINARY APPROVAL	10/15/14
DATE OF PRELIMINARY REVISION	10/15/14
DATE OF PRELIMINARY FINAL	10/15/14

DEVELOPMENT SUMMARY

GENERAL NOTES:

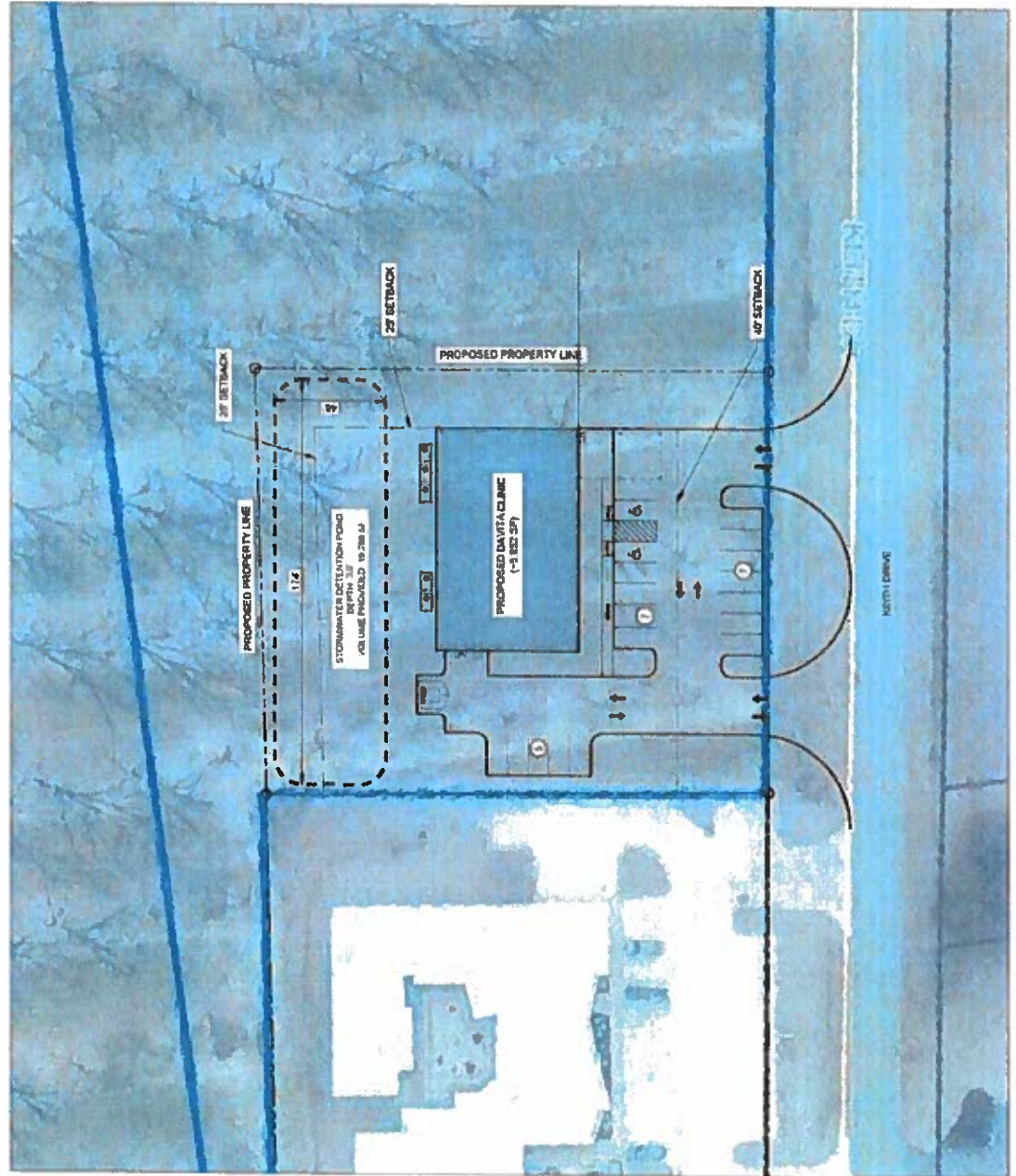
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
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SITE NOTES

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SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED DA VITA CLINIC (1-3 BLDG 3P)
- PROPOSED STORMWATER DETENTION POND
- PROPOSED 25' SETBACK
- PROPOSED 40' SETBACK
- PROPOSED 10' SETBACK
- PROPOSED 15' SETBACK
- PROPOSED 20' SETBACK
- PROPOSED 25' SETBACK
- PROPOSED 30' SETBACK
- PROPOSED 35' SETBACK
- PROPOSED 40' SETBACK
- PROPOSED 45' SETBACK
- PROPOSED 50' SETBACK
- PROPOSED 55' SETBACK
- PROPOSED 60' SETBACK
- PROPOSED 65' SETBACK
- PROPOSED 70' SETBACK
- PROPOSED 75' SETBACK
- PROPOSED 80' SETBACK
- PROPOSED 85' SETBACK
- PROPOSED 90' SETBACK
- PROPOSED 95' SETBACK
- PROPOSED 100' SETBACK





Where Georgia comes together.

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager
DATE: January 2, 2020
REFERENCE: Amending FY-2020 Operating Budget

Attached is the proposed mid- fiscal year Operating Budget. Major factors of this amendment are:

- Adjust revenues and expenditures based on updated data.
- Add additional funds based on yearly activity.
- Establish the Finance Department.
- Adjust the Office of the City Attorney to provide for full time staff.
- Economic Development shifted to Office of the City Manager.
- Adjust for contractor cost of living in solid waste collection/disposal.

**AN ORDINANCE
TO AMEND THE FY 2020
OPERATING BUDGET**

WHEREAS, the Council adopted an Operating Budget for FY-2020; and

WHEREAS, there is a need to amend that Budget:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY
HEREBY ORDAINS** that the FY 2020 Operating Budget is amended as follows:

Section 1 The General Fund revenue and expenditure appropriations are:

	From	To
Revenues		
Taxes	\$ 10,728,600	\$ 11,139,400
Licenses/Permits	514,900	629,900
Intergovernmental	6,100	56,000
Administrative Svc Charges	1,353,900	1,479,200
Charge for Services	2,584,500	2,785,900
Fine/Forfeitures	504,400	604,500
Investment	45,000	45,600
Contributions/Donations	-	30,100
Other Charges for Service	<u>262,000</u>	<u>309,600</u>
Revenue Total	\$ 15,999,400	\$ 17,079,600

Expenditures		
General Government		
Office of the City Council	\$ 109,900	\$ 109,900
Office of the Mayor	24,900	24,900
Policy Education	37,800	37,800
Office of the City Manager	1,325,300	1,318,600
Office of the City Clerk	121,800	124,800
Office of Elections	1,300	17,900
Office of the City Attorney	34,000	109,900
Information Technology	106,600	166,000
Employee Health Benefits	2,173,500	2,582,600
Office of the City Auditor	44,300	44,300
Department of Administration	967,200	537,600
Finance Department	-	513,100
Municipal Court at the City of Perry	<u>392,800</u>	<u>504,200</u>
Category Total	\$ 5,339,400	\$ 6,091,600

Public Safety		
Perry Police Department	\$ 4,346,600	\$ 4,403,300
Secret Service	-	8,400
Bulletproof Vests Grant	-	2,400
Perry Fire and Emergency Services	1,634,200	1,455,300
Houston County E-911	<u>169,500</u>	<u>169,500</u>
Category Total	\$ 6,150,300	\$ 6,038,900

Public Works		
Department of Public Works	\$ 2,286,500	\$ 2,298,000
Tree Board	9,800	9,800
City Arbor Program	<u>400</u>	<u>400</u>
Category Total	\$ 2,296,700	\$ 2,308,200
Health and Welfare		
Senior/Disabled Assistance	<u>\$ 63,000</u>	<u>\$ 99,700</u>
Category Total	\$ 63,000	\$ 99,700
Recreation/Leisure		
Department of Leisure Services	\$ 612,500	\$ 625,800
Perry Public Arts Commission	4,400	8,300
Recreation Donations	-	1,200
Youth Subsidies	<u>6,000</u>	<u>6,000</u>
Category Total	\$ 622,900	\$ 641,300
Housing/Economic Development		
Perry Housing Team	\$ 3,000	\$ 3,000
CDBG 2017	-	700
Houston County Land Bank Authority	4,000	4,000
CHIP 2017	-	200
CDBG 2019	-	500
Brownfield Grant	-	26,200
Planning Commission	6,500	6,500
Department of Economic Department	121,700	-
Department of Community Development	966,900	990,200
Houston County Campus Project	-	58,400
Perry Arts Chambers of Commerce	4,800	4,800
Middle Georgia Clear Air Coalition	3,500	3,500
21 st Century Partnership	10,400	10,400
Community Promotions	4,000	-
Community Assistance	7,000	7,000
Georgia Natural Fairground	58,900	58,900
Downtown Development Authority of the City of Perry	9,600	9,600
Buffers Drop Event	-	5,000
Perry Music Festival	-	11,600
Main Street	-	87,300
Perry Houston County Airport Authority	<u>44,600</u>	<u>44,600</u>
Category Total	\$ 1,249,800	\$ 1,332,300
Capital		
Fixed Assets	<u>\$ 514,500</u>	<u>\$ 708,800</u>
Category Total	\$ 514,500	\$ 708,800
Debt Service		
Principal	\$ 870,800	\$ 870,800
Interest	<u>264,000</u>	<u>264,000</u>
Category Total	\$ 1,134,800	\$ 1,134,800

Expenditure Total	\$ 17,371.400	\$ 18,355.600
Other Financing		
Transfer	\$ 887.600	\$ 1,117.000
Lease	<u>514.500</u>	<u>484.500</u>
Other Financing Total	\$ 1,402,000	\$ 1,601,500
Use of Reserves	\$ -	\$ 224.300
Annual Gain/(loss)	\$ 30,000	\$ 549.800
Fund Balance		
Beginning	\$ 5,005,800	\$ 3,836.200
Ending	\$ 5,035,800	\$ 4,161.700

SECTION 2 The special revenue funds revenue and expenditure appropriations are:

Confiscated Assets Special Revenue Fund

Revenues		
Fines/Forfeitures	\$ -	\$ 14,700
Investment	<u>-</u>	<u>100</u>
Revenue Total	\$ -	\$ 14,800
Expenditures		
Public Safety		
Perry Police Department	<u>\$ -</u>	<u>\$ 7,400</u>
Category Total	\$ -	\$ 7,400
Expenditure Total	\$ -	\$ 7,400
Annual Gain/(Loss)	\$ -	\$ 7,400
Fund Balance		
Beginning	\$ -	\$ 196.300
Ending	\$ -	\$ 203.700

2017 CDBG Special Revenue Fund

Revenues		
Intergovernmental	<u>\$ -</u>	<u>\$ 95,200</u>
Revenue Total	\$ -	\$ 95,200
Expenditures		
Housing/Economic Development		
Sandhill Project	<u>\$ -</u>	<u>\$ 95,200</u>
Category Total	\$ -	\$ 95,200
Expenditure Total	\$ -	\$ 95,200
Annual Gain/(Loss)	\$ -	\$ -
Fund Balance		
Beginning	\$ -	\$ (200)
Ending	\$ -	\$ (200)

Fire Protection Utility District Special Revenue Fund

Revenues		
Licenses/Permits	\$ 6,700	\$ 6,700
Charge for Service	2,086,300	2,086,300
Investment	<u>300</u>	<u>600</u>
Revenue Total	\$ 2,093,300	\$ 2,093,600
Expenditures		
Public Safety		
Support Services	\$ 138,800	\$ 138,800
Perry Fire and Emergency Services	<u>1,883,800</u>	<u>2,081,700</u>
Category Total	\$ 2,022,600	\$ 2,219,700
Debt Service		
Principal	\$ 89,700	\$ 89,700
Interest	<u>20,700</u>	<u>20,700</u>
Category Total	\$ 110,400	\$ 110,400
Expenditure Total	\$ 2,133,000	\$ 2,330,100
Other Financing		
Senior/disabled assistance	\$ <u>37,000</u>	\$ <u>40,800</u>
Other Financing Total	\$ 37,000	\$ 40,800
Annual Gain/(Loss)	\$ (2,700)	\$ (195,700)
Fund Balance		
Beginning	\$ 171,700	\$ 430,800
Ending	\$ 169,000	\$ 235,100

Hotel/Motel Tax Special Revenue Fund

Revenues		
Taxes	\$ 929,400	\$ 929,400
Investment	<u>100</u>	<u>100</u>
Revenue Total	\$ 929,500	\$ 929,500
Expenditures		
General Government		
General Purpose		
Support Services	\$ <u>30,900</u>	\$ <u>31,800</u>
Group Total	\$ 30,900	\$ 31,800
Tourism Promotion		
Perry Area Convention and Visitors Bureau Authority	\$ 384,300	\$ 374,300
Perry Area Chamber of Commerce	14,000	14,000
Christmas Decorations	<u>-</u>	<u>10,300</u>
Group Total	\$ 398,300	\$ 398,300
Tourism Development		
Independence Day	\$ 15,000	\$ 15,000

Direction Signs	27,400	27,400
May Artist	10,400	10,400
Buzzard Drop	4,600	4,600
Perry Music Festival	6,100	3,800
Holiday in Carroll	1,800	-
UGA Tailgate	5,900	5,900
Food Truck Friday	21,700	21,700
Oktoberfest	13,200	13,200
Mustache / BBQ	8,700	-
International Festival	-	8,700
Dogwood Festival	8,000	8,000
Special Event	-	8,000
Downtown Klosk	-	3,100
Perry Area Historical	10,000	10,000
Group Total	\$ 132,800	\$ 139,800
Expenditure Total	\$ 562,000	\$ 569,900
Other Financing Transfers	\$ (367,400)	\$ (367,400)
Other Financing Total	\$ (367,400)	\$ (367,400)
Use of Reserve	\$ -	\$ 7,400
Annual Gain / (Loss)	\$ 100	\$ (400)
Fund Balance		
Beginning	\$ 199,100	\$ 53,200
Ending	\$ 199,200	\$ 45,400

SECTION 3 The construction funds revenue and expenditure appropriations are:

SPILOST 18 Construction Fund

Revenue		
Intergovernmental	\$ -	\$ 487,100
Investment	\$ -	\$ 100
Revenue Total	\$ -	\$ 487,200
Expenditures		
Capital Community Facilities		
Streets/Sidewalks	\$ -	\$ 300
Public Safety	-	75,300
Expenditure Total	\$ -	\$ 75,600
Annual Gain/(Loss)	\$ -	\$ 411,600
Fund Balance		
Beginning	\$ -	\$ 222,000
Ending	\$ -	\$ 633,600

General Capital Projects Construction Fund

Revenue		
Investments	\$	100
Revenue Total	\$	100
Expenditures		
Capital		
Community Facilities		
Carroll Alley	\$	9,400
Tri- line Bldg	-	166,500
Transfer Station	-	10,900
Recreation/Leisure	-	3,700
Category Total	\$	186,800
Expenditure Total	\$	186,800
Other Financing		
Transfers	\$	207,300
Other Financing Total	-	207,300
Annual Gain/(Loss)	\$	20,600
Fund Balance		
Beginning	\$	700
Ending	\$	21,300

Perry Public Facilities Authority Construction Fund

Expenditures		
Capital		
Community Facilities		
New City Hall	\$	125,900
Lift Stations Upgrade	-	27,000
Gas Main Upgrade	-	800
Legacy Park	-	8,100
Heritage Park	-	9,000
Calhoun Park Imps.	-	41,200
Category Total	\$	212,000
Expenditure Total	\$	212,000
Other Financing		
Transfer	\$	212,000
Other Financing	\$	233,800
Total	\$	212,000
Annual Gain/(Loss)	\$	-
Fund Balance		
Beginning	\$	-
Ending	\$	-

LIMG Construction Fund

Revenue		
Investment	\$ _____	\$ _____ 100
Revenue Total	\$ _____	\$ _____ 100
Annual Gain / Loss	\$ _____	\$ _____ 100
Found Balance		
Beginning	\$ _____	\$ _____ 219,800
Ending	\$ _____	\$ _____ 219,900

GEFA Loan Construction

Fund		
Expenditures		
Capital		
Community Facilities		
Tucker Road Water Facility	\$ _____	\$ _____ 1,227,800
Category Total	\$ _____	\$ _____ 1,227,800
Expenditure Total	\$ _____	\$ _____ 1,227,800
Other Financing		
GEFA Loan	\$ _____	\$ _____ 1,227,800
Other Financing Total	\$ _____	\$ _____ 1,227,800
Annual Gain / (Loss)	\$ _____	\$ _____ -
Find Balance		
Beginning	\$ _____	\$ _____ -
Ending	\$ _____	\$ _____ -

SECTION 4 The proprietary funds revenue and expenditure appropriations are:

Water and Sewerage System Revenue Fund

Revenues		
Charge for Services	\$ 7,122,000	\$ 7,722,000
Investment	25,600	32,600
Other Charges	<u>3,300</u>	<u>3,300</u>
Revenue Total	\$ 7,150,900	\$ 7,757,900
Expenditures		
Public Works		
Support Services	\$ 460,500	\$ 520,600
Meter Operations	621,900	738,900
Utility Bldg	14,800	14,800
Water Provision	1,143,800	1,274,800
Wastewater Treatment	1,680,100	1,670,100
Distribution/Collection	1,170,100	1,190,200
Utility Inspection	14,300	29,000
Capital Planning	<u>-</u>	<u>17,300</u>
Capital Total	\$ 5,105,500	\$ 5,455,700

Capital			
Fixed Assets	\$	65,700	\$ 128,000
		<u> </u>	<u> </u>
Category Total	\$	65,700	\$ 128,000
Debt Service			
Principal	\$	674,500	\$ 674,500
Interest		<u>386,500</u>	<u>386,500</u>
Category Total	\$	1,061,000	\$ 1,061,000
Depreciation	\$	<u>1,573,400</u>	\$ 1,573,400
Category Total	\$	1,573,400	\$ 1,573,400
Expenditure Total	\$	7,805,900	\$ 8,218,100
Other Financing			
Transfers	\$	-	\$ (358,900)
Senior / Disable		-	9,100
Leases		65,700	65,700
Depreciation		<u>1,573,400</u>	<u>1,573,400</u>
Other Financing Total	\$	1,639,100	\$ 1,289,300
Annual Gain/(Loss)	\$	984,400	\$ 829,100
Unrestricted Cash			
Beginning	\$	2,782,500	\$ 2,005,100
Ending	\$	3,766,100	\$ 2,834,200

Gas System Revenue Fund

Revenues			
Charge for Services	\$	4,711,900	\$ 4,981,700
Investment		5,000	7,000
Other Revenues		<u>163,000</u>	<u>166,100</u>
Revenue Total	\$	4,879,900	\$ 5,154,800
Expenditures			
Public Works			
Support Services	\$	220,100	\$ 208,600
Franchise Fee		151,800	151,800
Rebate		-	300
Public Awareness		1,200	1,200
Operations		483,700	483,700
Supply		2,148,500	2,464,900
Jointly Owned Natural Gas		992,900	1,113,100
Gas Main Ext		<u>-</u>	<u>7,400</u>
Category Total	\$	3,998,200	\$ 4,431,000
Debt Service			
Principal	\$	83,000	\$ 83,000
Interest		<u>137,900</u>	<u>137,900</u>
Category Total	\$	220,900	\$ 220,900

Depreciation	\$ 91,700	\$ 85,400
Category Total	\$ 91,700	\$ 85,400
Expenditure Total	\$ 4,310,800	\$ 4,737,300
Other Financing		
Transfers	\$ (736,800)	\$ (607,300)
Senior / Disable Assist	-	4,900
Depreciation	<u>91,700</u>	<u>85,400</u>
Other Financing Total	\$ (645,100)	\$ (517,000)
Annual Gain/(Loss)	\$ (76,000)	\$ (99,500)

Unrestricted Cash		
Beginning	\$ 1,007,000	\$ 1,567,700
Ending	\$ 931,000	\$ 1,468,200

Solid Waste System Revenue Fund

Revenues		
Charge for Services	\$ 1,927,000	\$ 2,107,800
Investment	<u>200</u>	<u>300</u>
Revenue Total	\$ 1,927,200	\$ 2,108,100

Expenditures		
Public Works		
Support Services	\$ 152,200	\$ 175,100
Department of Public Works	<u>1,755,200</u>	<u>1,794,700</u>
Category Total	\$ 1,907,400	\$ 1,969,800

Capital		
Fixed Assets	<u>\$ 130,000</u>	<u>\$ 130,000</u>
Category Total	\$ 130,000	\$ 130,000

Debt Service		
Principal	\$ 13,100	\$ 13,100
Interest	<u>1,100</u>	<u>1,100</u>
Category Total	\$ 14,200	\$ 14,200

Depreciation	\$ 53,300	\$ 61,300
Category Total	\$ 53,300	\$ 61,300
Expenditure Total	\$ 2,104,900	\$ 2,175,300

Other Financing		
Seniors/Disabled	\$ 27,600	\$ 36,600
Lease	\$ 130,000	\$ 130,000
Depreciation	<u>53,300</u>	<u>61,300</u>
Other Financing Total	\$ 210,900	\$ 227,900

Annual Gain/(Loss)	\$ 33,200	\$ 160,700
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Unrestricted Cash		
Beginning	\$ 376,900	\$ 407,800

Ending	\$	410.100	\$	568.500
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Stormwater Utility District Revenue Fund

Revenues				
Charge for Services	\$	<u>724.800</u>	\$	<u>751.600</u>
Revenue Total	\$	724.800	\$	751.600
Expenditures				
Public Works				
Support Services	\$	106.500	\$	111.500
Department of Public Works		279.300		328.400
Department of Community Development		91.800		91.800
System Engineering		<u>7.300</u>		<u>7.300</u>
Category Total	\$	484.900	\$	539.000
Debt Service				
Principal	\$	63.500	\$	63.500
Interest		<u>7.600</u>		<u>7.600</u>
Category Total	\$	71.100	\$	71.100
Depreciation				
Category Total	\$	<u>98.600</u>	\$	<u>87.200</u>
Expenditure Total	\$	654.600	\$	697.300
Other Financing				
Seniors/Disabled	\$	3.300	\$	8.200
Depreciation		<u>98.600</u>		<u>87.200</u>
Other Financing Total	\$	101.900	\$	95.400
Annual Gain/(Loss)	\$	172.100	\$	149.700
Unrestricted Cash				
Beginning	\$	99.800	\$	119.900
Ending	\$	271.900	\$	269.600

GEFA Revolving Loan Fund

Unrestricted Cash				
Beginning	\$	-	\$	28.800
Ending		-		28.800

Section 5 All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 6 Should any part or parts of this ordinance be declared unenforceable, the remaining part or parts shall retain the full effect of law.

Section 7 This ordinance is hereby effective upon adoption.

SO ORDAINED THIS _____ DAY OF _____ 2020

CITY OF PERRY

By: _____
RANDALI WALKER, MAYOR

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

**RESOLUTION OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA,
AUTHORIZING AND AMENDING THE TEMPORARY MORATORIUM
ON THE PERMITTING OF CONSERVATION SUBDIVISIONS TO
SPECIFY AN EXPIRATION DATE, SAID DATE BEING MAY 17, 2020**

WHEREAS, the City Council is concerned about access of public safety and general services to certain residential units due to blocking of City streets with parked vehicles; and

WHEREAS, the Planning Commission is examining options to address this issue; and

WHEREAS, the City does not wish to permit any land uses that may increase this problem; and

WHEREAS, the City adopted a resolution on December 17, 2019, to impose a temporary moratorium on the issuance of conservation subdivision permits, which resolution inadvertently omitted the specified end date of the moratorium of six months;

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED, by the Council of the City of Perry that a moratorium is imposed on the issuance of any permits for conservation subdivisions until May 17, 2020. In the event an ordinance is adopted prior to May 17, 2020, that addresses the concerns of this moratorium, then the moratorium shall be repealed by adoption of such ordinance; otherwise the moratorium shall stand repealed effective May 17, 2020, unless extended by City Council.

So RESOLVED this ____ day of January, 2020.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

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

WHEREAS, the City of Perry (the "Issuer") plans to acquire and/or equip (Pickup Trucks (5), Patrol Vehicles (5), Forklift(1), Rotary Mower (1), Backhoe with trailer (1), Garbage Collection Truck (1), Air Compressor (1), and Animal Control Truck (1)); and

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

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body hereby declares pursuant to Treasury Regulations Section 1.150-2 its official intent to reimburse the costs of the Equipment through the use of a lease-purchase or other obligations for the purpose of paying or reimbursing costs of the Project up to approximately \$700,000.

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

ADOPTED, this ____ day of _____, _____.

CERTIFICATE OF ADOPTION

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

Randall Walker, Mayor

Annie Warren, City Clerk
City of Perry GA



Where Georgia comes together.

Memorandum

TO: Mayor and City Council
CC: Lee Gilmour, City Manager; Robert Smith, Assistant City Manager
FROM: Bryan Wood, Director of Community Development *BW*
DATE: December 30, 2019
RE: Recommendation for CHIP/CDBG Grant Writer/Administrator

I recommend City Council approve Grant Specialists of GA, Inc. to provide CHIP/CDBG grant writing and administration services to the City. I also recommend City Council approve the attached letter authorizing Grant Specialists of GA, Inc. to proceed with preparing an application for a 2020 CHIP grant.

In late 2019 the City solicited proposals for a grant writer and administrator for future Community Development Block Grants and Community HOME Investment Program funds which may be received by the City. The City solicited these proposals as required by City and State procurement procedures.

The City received three proposals for these services from:

- Gilbert + Associates, Inc., Lawrenceville, GA
- Grant Specialists of GA, Inc., Americus, GA
- Home Development Resources, Inc., Gainesville, GA

Each proposal was evaluated on the following criteria:

- CDBG/CHIP 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.

* For the 2020 CHIP, administrative costs cannot be paid from the grant. Grant Specialists of Georgia proposed the lowest administrative cost, based on a \$300,000 grant award:

- Grant Specialists of Georgia: \$12,000 (4%)
- Gilbert + Associates: \$15,000 (5%)
- Home Development Resources: \$18,000 – 45,000 (6% - 15%)



GRANT SPECIALISTS OF GEORGIA, INC.

SHERRY KURTZ
PRESIDENT
Senior Development Planner

JEFF KURTZ
VICE-PRESIDENT
Lead Inspector-Risk Assessor
Rehabilitation Advisor

Bryan Wood
City of Perry

Re: FY2020 Community HOME Investment Program (CHIP) Housing Application

Dear Mr. Wood:

Grant Specialists of Georgia, Inc. is pleased to present this letter of agreement to prepare a FY2020 Community HOME Investment Program (CHIP) application for the City of Perry (Client). We are a Georgia small business specializing in CHIP and CDBG application preparation and grant administration.

Grant Specialists of Georgia, Inc. proposes to prepare a FY2020 CHIP Housing application and as part of this agreement will perform the following:

- A. Work with the Client to identify and prepare the most competitive project.
- B. Prepare the publication notice and supporting documents for the required public and send it to Client.
- C. Interview local representatives and other parties involved in the project.
- D. Assist with drafting letters of support and commitment for third parties as well as Commitment letters for the Client.
- E. Assist in documenting low-to-moderate income data required for the grant application by providing survey form to the Client, as well as preparing a survey tally sheet. Assist with Door-to-Door Surveys, if applicable.
- F. Gather information to document the need for and the activities of the proposed project from any and all sources.
- G. Submit the grant application to the Georgia Department of Community Affairs as well as a copy to the Client.
- H. Prepare and complete the HUD required federal Section 106 and National Environmental Policy Act (NEPA) Environmental Reviews and as part of this agreement will perform the following:
 - Obtain environmental information from all parties related to the project and project site.
 - Prepare the required Historic Preservation Division (HPD) and Tribal Consultation documents and submit to appropriate agencies for review.
 - Once HPD and Tribal approvals have been achieved, Grant Specialists of Georgia, Inc. will prepare required NEPA documents (HUD - Format II) to complete the Environmental Review Record.
 - Prepare Notice of Early Public Review and Notice of Explanation for publication for Wetlands and Floodplain and coordinate publication with Client, if applicable.
 - Prepare Concurrent Notice (Finding of No Significant Impact & Request for Release of Funds) for publication in the local newspaper and coordinate with Client for publication.
 - Prepare Request for Release of Funds Form for execution by the Client and submittal to DCA for clearance.
 - Follow up with DCA for clearance of the Environmental Review.
 - Prepare copies of all information related to Environmental Review for the Client's files.

**TOTAL FEES FOR PREPARATION OF THE CLIENT'S
FY2020 CHIP APPLICATION WILL BE \$0**

CLIENT RESPONSIBILITY TO GRANT SPECIALISTS OF GEORGIA, INC.:

The Client will be responsible for providing the following items to Grant Specialists of Georgia, Inc. after this agreement is executed (or provide a web site where this information can be obtained):

- A. Copy of the Short Term Work Program and any amendments or updates to the Comprehensive Plan since its adoption.
- B. Proof of Qualified Local Government Status.
- C. Any potential Conflicts of Interest related to the proposed project.
- D. Any studies, reports or maps related to the selected site and the overall project.
- E. Copy of Revitalization Strategy Area documentation and designation, if applicable.
- F. Any information or documentation that will increase the competitiveness of the application.

Grant Specialists of Georgia, Inc. will submit an invoice for services performed after the application is submitted to DCA. The Client will agree to pay Grant Specialists of Georgia, Inc. within fifteen (15) calendar days of the date of the invoice.

Grant Specialists of Georgia, Inc. wishes to provide the Grant Administration services for the Client's FY2020 CHIP, if funded. There is an additional fee for administration. **THIS FEE IS \$12,000 TO BE PAID FROM CITY FUNDS.** After funding is award this fee is due at the completion of the grant when all funds have been expended. Grant Specialists of Georgia, Inc. would present a separate Grant Administration services agreement to the Client for these services after the grant is awarded.

If you wish to retain the professional writing grant services of Grant Specialists of Georgia, Inc. and agree to hire Grant Specialists of Georgia, Inc. to administer the 2020 CHIP, if funded, please sign in the spaces provided below and email a signed copy to our office. Once we have received this executed proposal, we will begin work immediately. We appreciate the opportunity to work with the City of Perry and look forward to hearing from you soon.

Grant Specialists of Georgia, Inc.

Sherry Kurtz, President

Date: _____

APPROVED:

City of Perry, Mayor

Date: _____

Bid Submittal Summary Sheet

Bid Title/Number: 2020-16 Forklift

M&CC Meeting Date: 1/7/2020

Funding Source: General Fund


Budgeted Expense? Yes

Responsive Bidders:	Bid Amount
MacKinnon Equipment and Services	\$ 23,791.60
United Rentals (North America), Inc	\$ 24,681.22
Alta One Inc.	\$ 25,700.00
Octane Forklifts Inc	\$ 26,991.00
Unresponsive Bidders:	
Yancey Bros Co. DBA Yancey Rents	\$ 22,925.00
Lift Atlanta, Inc.	\$ 23,318.00
Atlanta Fork Lifts, Inc.	\$ 24,364.00
Thompson Lift Truck Co	\$ 24,895.00
Technology International, Inc.	\$ 25,689.00
Crown Equipment Corporation	\$ 25,845.00


Posting Sources:

Houston Home Journal www.perry-ga.gov
 City of Perry's Website: <https://ssl.doas.state.ga.us/PRSapp/>
 GA Procurement Registry:

Department Recommendation:

Vendor: MacKinnon Equipment and Services
 Amount: \$ 23,791.60
 Department: Vehicle Maintenance
 Department Representative: Bob Taylor, Vehicle Maint Manager
 Signature: 

Purchasing Agent Recommendation:

Vendor: MacKinnon Equipment and Services
 Amount: \$ 23,791.60
 Purchasing Agent: Mitchell Worthington, Finance Director
 Signature: 

Bid Submittal Summary Sheet

Bid Title/Number: 2020-17 Zero Turn Mower

M&CC Meeting Date: 1/7/2020

Funding Source: General Fund

Budgeted Expense? Yes

of Vendors Contacted: 5

Responsive Bidders:	Bid Amount
Powerhouse Outdoor Equipment	\$ 11,526.20
Powerhouse Outdoor Equipment	\$ 12,715.10
Walker-Rhodes	\$ 12,984.00
Lasseter Tractor LLC	\$ 13,750.00
Lasseter Tractor LLC	\$ 17,300.00
Unresponsive Bidders:	
Master Mower	\$ 12,500.00
Lasseter Tractor LLC	\$ 12,875.00
Tidewater Ag & Construction Equipment Co	\$ 13,366.30


Posting Sources:

Houston Home Journal

City of Perry's Website: www.perry-ga.gov

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

Department Recommendation:

Vendor:	<u>Walker-Rhodes</u>
Amount:	<u>\$ 12,984.00</u>
Department:	<u>Vehicle Maintenance</u>
Department Representative:	<u>Bob Taylor, Vehicle Maint Manager</u>
Signature:	

Purchasing Agent Recommendation:

Vendor:	<u>Walker-Rhodes</u>
Amount:	<u>\$ 12,984.00</u>
Purchasing Agent:	<u>Mitchell Worthington, Finance Director</u>
Signature:	