

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
December 1, 2020
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held December 1, 2020, at 5:00 p.m.

2. Roll:

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

Elected Official Absent: none

City Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, and Recording Clerk Joni Ary.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Fire Marshal Darryl Kitchens – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, and Tabitha Clark – Communications Administrator.

Media: Tyler Meister – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of December 1, 2020 council meeting agenda.

4b. Peaches to the Beaches Application. City Manager Lee Gilmour stated the administration recommendation is to approve to go ahead with the event subject to the Governor of Georgia not extending the existing executive order for COVID restrictions.

8a. RZNE-168-2020. Applicant, Tom Ward/Storage Masters Inc., request the rezoning from C-2, General Commercial District, to C-1 Highway Commercial District. The property is located at Perry Parkway; Tax Map No. 0P041A0 180000. Mr. Wood reviewed the request for rezoning property located at Perry Parkway from C-2, General Commercial District, to C-1, Highway Commercial District. Staff recommended approval of the zoning change with the following conditions – 1. Development of the property, including the outparcel, shall not include uses with the outdoor display of merchandise, outdoor entertainment

uses, vehicle sales and service uses, recreational vehicle parks, campgrounds, industrial services uses, manufacturing and production uses, or warehouse and freight movement uses; and 2. The property shall be developed substantially in compliance with the rezoning site plan scheme 1 prepared by Carter Engineering group dated 10/16/2020.

8b. TEXT-179-2020. Applicant, The City of Perry requests the Text Amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks. Mr. Wood reviewed the request to revise the Text amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks. Staff recommends approval of the text amendment. Council Member Peterson wanted to verify that nothing permanent can be attached to RV. Mr. Wood stated that was correct.

12b. (1) First Reading of an ordinance to amend the Downtown Development District Overlay Boundaries. Mr. Wood stated this was taken to the DDA Board and they voted in concurrence with the changes.

12c. (2) Resolution Accepting Ownership and Maintenance of Rights-of-Way and Certain Infrastructure in the Cottages at Houston Lake Subdivision. Mr. Wood stated that this would not include the gas line.

12d. Bid No. 2021-07 -Utility Terrain Vehicles (2). Mr. Worthington stated these vehicles will be used in the downtown area by the Public Works Department.

3b. Follow Up information.

- Follow up relative to Waffle House restaurant entrance. Mayor Walker gave an update relative to the Waffle House restaurant entrance, spoke to their corporate office about concerns. Waffle House corporate stated their doors are specifically installed due to their kitchen area being an open area to meet Health Department standards. Waffle House corporate stated they would look at ways on improving their entrance. Chief Parker stated he spoke with the City and County EMS and they have a gurney that can fold and move in and out of the buildings. Council Member Peterson thanked everyone for following up.
- Follow up relative to Perry Middle School Traffic. Chief Lynn followed up on the Perry Middle School traffic, and due to a wreck that occurred on the day of the complaint was what made traffic back up. Chief Lynn stated he would monitor the traffic at the Perry Middle School and make sure vehicles are not blocking intersections/streets.

3c. Future of proposed uses for the Perry Art Center building. Mr. Gilmour reviewed with Council the proposed uses for the Perry Art Center building. The following are the proposed uses:

- Shift to an events center as a primary designation
- City Council and Municipal Court use the facility for the next two (2) years.

- Metal storage building be removed when Stanley Furniture building is demolished.
 - Entire block City-owned- planned for parking, children's park, and other events center.
 - Art shows/events are given priority in renting the facility.
 - Continue plans to upgrade audio/visual technology and a new efficient HVAC system.
 - Interior space not used by the court to be used by special events planning, building maintenance, and storage support.
- Council concurred to proceed with proposed uses as outlined.

4. Council Member Items:

Mayor Pro Tempore King, Jones, Bynum-Grace, Peterson, and Albritton had no reports.

Council Member Hunt stated that the Stop line on Keith Drive at Main Street is too far back and you cannot see to make a turn.

Mr. Gilmour and Mr. Smith had no reports.

5. Adjournment: There being no further business to come before Council in the pre council meeting held on December 1, 2020, Council Member Jones motioned to adjourned at 5:51 p.m.; Council Member Peterson seconded the motion and it carried unanimously.