



Where Georgia comes together.

www.perry-ga.gov

January 19, 2021

COUNCIL AGENDA

6:00 PM

PERRY ARTS CENTER

1121 MACON ROAD, PERRY, GA 31069

*** Pursuant to O.C.G.A. § 50-14-1(g), this meeting is available to the public via teleconference and Facebook live streaming.**

To join the meeting by phone: Dial 425-436-6367 Access Code: 850369#
If you choose this option, you will need to mute your phone.

To join the meeting by Facebook: Use this URL - facebook.com/cityofperryga
This will allow you to view and hear the meeting.

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Citizens with Input. (Virtual Only)
5. Review of Minutes: Mayor Randall Walker
 - 5a. Council's Consideration – Minutes of the January 5, 2021 pre council meeting, and January 5, 2021 council meeting.
6. Old Business: Mayor Randall Walker
 - 6a. Ordinance(s) for Second Reading(s) and Adoption:
 1. **Second Reading** of an ordinance for the rezoning of property from C-3, Central Business District, to C-2, General Commercial District. The property is located at 1001 Third Street (formally 1211 Houston Lake Drive); Tax Map No. 0P0020 085000 - Mr. L. Gilmour
 2. **Second Reading** of a text amendment to modify districts in which self-service storage is allowed - Mr. L. Gilmour.
 3. **Second Reading** of an ordinance amending Article 18A, Municipal Court, Section 18A-5 – Failure to Appear – Ms. B. Newby.
 - 6b. Authorize the sale of alcoholic beverages at 1222 Main Street – Mr. L. Gilmour.

7. Any Other Old Business:
 - 7a. Mayor Randall Walker
 - 7b. Council Members
 - 7c. City Attorney Brooke Newby
 - 7d. City Manager Lee Gilmour
 - 7e. Assistant City Manager Robert Smith

8. New Business: Mayor Randall Walker
 - 8a. Matters referred from January 19, 2021 pre council meeting.

 - 8b. Resolution(s) for Introduction and Adoption:
 1. Resolution accepting infrastructure for Summer Branch Subdivision – Ms. B. Newby.

 2. Resolution accepting infrastructure for Commercial Point Subdivision – Ms. B. Newby.

 3. Resolution to amend the City of Perry Fee Schedule – Mr. L. Gilmour.

9. Council Members Items:

10. Department Heads/Staff Items.

11. General Public Items: (Virtual Only)

12. Mayor Items:

13. Adjourn.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
January 5, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held January 5, 2021 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: none

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

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

Media: Tyler Meister – Houston Home Journal and Ariel Schiller – 41 NBC News

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of January 5, 2021 council meeting agenda.

7a. RZNE-167-2020. Applicant, Larry Walker, request the rezoning of property from C-3, Central Business District, to C-2, General Commercial District. The property is located at 1001 Third Street (formally 1211 Houston Lake Drive); Tax Map No. 0P0020 085000. Mr. Wood reported the applicant is requesting a C-2 zoning classification to have the flexibility of the property being used as a single-family residence since such use is not permitted in the C-3 district. Mr. Wood also advised Council the property is located within the Downtown Development Overlay District. Staff and the Planning Commission recommends approval of the application to rezone to C-2, General Commercial District.

7b. TEXT-190-2020. Applicant, The City of Perry, requests a text amendment to modify districts in which self-service storage is allowed. Mr. Wood reported

over the past year the City has received three applications to rezone properties to C-1 to accommodate the development of self-service storage facilities. Staff recommends the following modifications to the Table of Uses in Section 4-1.2 of the LMO regarding self-service storage: 1) Remove the use from the MUC district; 2) Continue to permit the use by right in C-1, M-1, and IMU districts; 3) Permit the use by right in the M-2, General Industrial District; and 4) Allow the use by special exception in the C-2 district. Staff and the Planning Commission recommends approval of the proposed text amendment.

7c. Public Hearing relative to authorizing the sale of alcoholic beverages at 1222 Main Street. Mr. Gilmour advised this is a request for a new location. The original application is for an artist shop and to allow that site to have alcohol sales. Ms. Hardin provided additional information by stating patrons would be allowed to bring their own alcohol beverages (brown bagging).

9a (1). Second Reading of an ordinance amending the FY 2020 Operating Budget. Mr. Gilmour stated this is the final ordinance for FY 2020 Operating Budget and recommends adoption.

11c (3). First Reading of an ordinance amending Article 18A, Municipal Court, Section 18A-5 – Failure to Appear. Ms. Newby stated this ordinance amendment authorizes the Judge of municipal court to impose an appropriate fine for failure to appear in municipal court on cases where warrants are issued. The current ordinance sets the fee at \$100.00 but changing the language to allow the Judge to be able to change the fine as appropriate so that the fine can be set by the Judge.

11d (1). Resolution amending job classification schedule to include a Downtown Manager. Mr. Gilmour stated the current market calls for a Downtown Manager position, and in addition the person will handle the Downtown Development Authority and Main Street Advisory Board. Administration recommended approval of the Downtown Manager position.

11d (2). Resolution amending the Perry Fee Schedule to provide for Municipal Court fees, and solid waste container fee adjustments. Mr. Gilmour stated the resolution to amend the fee schedule will do two things: 1) Remove some municipal fees from the schedule since they are to be set by the Municipal Court Judge not Council, and 2) administrative change to keep consistent relative to solid waste containers and Administration recommends adoption.

11d (3). Establish a formal refund policy for the City. Mr. Gilmour recommended adopting the same refund policy as State law provides for property taxes as the City's formal refund policy.

3b. Office of the City Manager

1. Consider postponing the start of youth basketball program until January 18, 2021 due to COVID cases. Mr. Gilmour recommended Council authorize the following adjustments based on the significant

increase in COVID cases/hospitalizations in Houston County: 1) Youth basketball program postponed until February 2021, 2) Customer service closed to general public access, 3) Council meetings not be open to the public; public participation be by remote technology, 4) Staff meetings be canceled or reduced to minimum necessary, 5) Unless required by law, all public hearings be postponed, 6) Authorities, boards, and commissions appointed by Council will follow Council guidelines, and 7) Worrall Center be closed to the public unless it is an approved rental activity. Council concurred with Administration's recommendations to remain in effect until the first Council meeting in February.

2. Consider shift of animal control functions from Police Department to the Department of Public Works. Administration recommends shifting animal control functions from the Police Department to the Department of Public Works. Council concurred to move forward with Administration's recommendation.
3. Consider elements of City's 200 Birthday. Administration advised Council that the City of Perry 200th year is coming up in 2024. Administration recommended Council approve: 1) The establishment of a commission to work with partners in the community to celebrate the City's birthday, and 2) Designate the old water plant structure at the intersection of Main Street and General Courtney Hodges Boulevard as a City of Perry historical museum. Council concurred with Administration's recommendation with the condition everything must come before Council for consideration as it moves forward.
4. Review criteria for the Downtown Development Authority of the City of Perry. Administration recommends the appointment process needs to be shifted to Council as a whole makes the appointment. Council concurred with Administration's recommendation.
5. Consider intersection improvements at North Davis Drive/Park Avenue/Greenwood Avenue. Administration discussed several issues relative to traffic control and recommended extending Park Avenue so that it intersects with Greenwood Circle. If Council concurs then then staff will proceed with the standard process of including it in SPLOST 2018 program. Council concurred to proceed with Administration's recommendation.

4. Council Member Items:

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

Council Member Hunt

- requested the resurfacing of Kings Chapel Road
- requested a follow up relative to Ms. Gentry's back yard

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

5. Adjournment: There being no further business to come before Council in the pre council meeting held January 5, 2021 Council Member King motioned to adjourn the meeting at 5:55 p.m. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
January 5, 2021
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 January 5, 2021 at 6:00 p.m.

2. Roll.

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

Elected Officials Absent: None

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Mitchell Worthington – Finance Director, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Sedrick Swan – Director of Leisure Services, Darryl Kitchens – Fire Marshall, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Cody Gunn – Chief Building Official, Major Bill Phelps – Perry Police Department, Captain Heath Dykes – Perry Police Department, Officer Chad Strom – Perry Police Department, Thomas Archie – Perry Police Department, Lieutenant Brian Emmons – Perry Police Department, Gail Price – Perry Police Department, and Tabitha Clark – Communications Administrator.

Media: Tyler Meister – Houston Home Journal and Ariel Schiller – 41 NBC News

Guest(s): Larry Walker and David Grossnickle, DWG, LLC & Gnat Line Productions, LLC; Lieutenant Emmons’ family, Jim Lay, Robert Russell, and Robbin Jackson

3. Invocation and Pledge of Allegiance to the Flag:

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

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

4a. Introduction of Police Officers Chad Strom and Thomas Archie.

Chief Lynn introduced Police Officers Chad Strom and Thomas Archie to Mayor and Council. Mayor and Council welcomed Officers Strom and Archie to the

City.

4b. Recognition of Lt. Brian Emmons and Gail Price for 25 years of service.

Major Phelps recognized Lt. Emmons for 25 years of service and presented him with a gift card. Mayor Walker presented to Lt. Emmons his 25-year service pin.

Captain Dykes recognized Gail Price for 25 years of service and presented her with a gift card. Mayor Walker presented to Ms. Price her 25-year service pin. Chief Lynn presented to Ms. Price a challenge coin.

4c. Recognition of Council Member King for his service as Mayor Pro Tempore 2020. Mayor Walker presented to Council Member King with a plaque for his services as 2020 Mayor Pro Tempore.

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

6. Citizens with Input.

Jim Lay, 807 Washington Street, had a downtown lightening request. Mr. Lay asked Council if it would leave the little white lights on the oak trees on Carroll Street.

Robert Russell, 113 Evergreen Street, inquired about a barrier/buffer between his home and the coffee shop. Mr. Wood replied plans have been submitted to build a six-foot wall and those plans should be approved shortly.

Mr. Russell also inquired about playground equipment at Andrew Heights Park, and the PVO driveway/roadway. Mr. Gilmour replied the City has authorized per the strategic plan of the Downtown Development Authority to provide children recreational equipment, it is planned to be a concrete circular picnic table, inclusive spinner and two sets of swing sets. Public Works has been instructed to go to bid, once the bid comes in, the bid will come before Council and the City will use some of the donor monies if the donor is agreeable and the remaining balance will come from SPLOST 18 funds. Mr. Russell asked for a definite list of the playground equipment and Mayor Walker directed Mr. Gilmour to send Mr. Russell the listing. Mr. Russell asked if there were any plans to improve the PVO driveway/roadway. Mr. Gilmour advised not at this time.

7. PUBLIC HEARING CALLED TO ORDER AT 6:28 p.m.: Mayor Randall Walker called to order a public hearing at 6:28 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

7a. RZNE-167-2020. Applicant, Larry Walker, request the rezoning of property from C-3, Central Business District, to C-2, General Commercial District. The property is located at 1001 Third Street (formally 1211 Houston Lake Drive); Tax Map No. 0P0020 085000.

Staff Report: Mr. Wood reviewed the request for rezoning of the property from C-3, Central Business District, to C-2, General Commercial District. Staff and the Planning Commission recommends approval of the application to rezone to C-2, General Commercial District.

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

For: Mr. Larry Walker spoke in favor of the application.

Against: none

- 7b. TEXT-190-2020. Applicant, The City of Perry, requests a text amendment to modify districts in which self-service storage is allowed.

Staff Report: Mr. Wood reported this request is to modify the Table of Uses to allow self-service storage facilities by right in the C-14, M-a, M-2 and IMU zoning districts, to remove that use from MUC district, and allow the use by special exception in the C-2 zoning district. Staff and the Planning Commission recommends approve of the proposed text amendment.

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

For: none

Against: none

- 7c. Public Hearing relative to authorizing the sale of alcoholic beverages at 1222 Main Street.

Staff Report: Mr. Gilmour stated that this request is to authorize brown bagging at this site. This location has not had an alcoholic beverage license in the past.

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

For: none

Against: none

Public Hearing Closed at 6:35 p.m. Mayor Walker closed the hearing at 6:35 p.m.

8. Review of Minutes: Mayor Randall Walker

- 8a. Council's Consideration – Minutes of the December 14, 2020 work session meeting, December 15, 2020 pre council meeting, and December 15, 2020 council meeting. ***(Council Member Hunt was absent from December***

14, 2020 meeting.)

Council Member Bynum-Grace motioned to accept the minutes as submitted; Council Member King seconded the motion and the motion carried with Council Member Hunt abstaining from December 14, 2020 meeting.

9. Old Business: Mayor Randall Walker

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

1. **Second Reading** of an ordinance amending the FY 2020 Operating Budget – Mr. L. Gilmour.

Adopted Ordinance No. 2021-01 to amend FY 2020 Operating Budget. Administration advised Council everything is in order and recommend adoption. Council Member Bynum-Grace motioned to adopt the ordinance as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. (Ordinance 2021-01 has been entered into the City's official book of record.)

10. Any Other Old Business:

- 10a. Mayor Randall Walker - none
- 10b. Council Members – Council Member Peterson inquired about the traffic light study downtown. Mr. Smith advised the study is still with the consultant engineer.
- 10c. City Attorney Brooke Newby - none
- 10d. City Manager Lee Gilmour - none
- 10e. Assistant City Manager Robert Smith - none

11. New Business: Mayor Randall Walker

11a. Matters referred from January 5, 2021 pre council meeting. none

- 11b. Authorize the sale of alcoholic beverages at 1222 Main Street. Council Member Bynum-Grace motioned to table this item for further discussion at Council's next meeting; Council Member Albritton seconded the motion and it carried unanimously.

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

1. **First Reading** of an ordinance for the rezoning of property from C-3, Central Business District, to C-2, General Commercial District. The property is located at 1001 Third Street (formally 1211 Houston Lake Drive); Tax Map No. 0P0020 085000 - Mr. B. Wood. (No action required by Council)
2. **First Reading** of a text amendment to modify districts in which self-service storage is allowed - Mr. B. Wood. (No action required by Council)

3. **First Reading** of an ordinance amending Article 18A, Municipal Court, Section 18A-5 – Failure to Appear – Ms. B. Newby. *(No action required by Council)*

Ms. Newby stated this ordinance amendment authorizes the Judge of municipal court to impose an appropriate fine for failure to appear in municipal court on cases where warrants are issued. The current ordinance sets the fee at \$100.00 but changing the language to allow the Judge to be able to change the fine as appropriate so that the fine can be set by the Judge.

11d. **Resolution(s) for Introduction and Adoption:**

1. Resolution amending job classification schedule to include a Downtown Manager – Mr. L. Gilmour.

Adopted Resolution 2021-01 amending job classification schedule to include a Downtown Manager. Mayor Pro Tempore Jones motioned to adopt the resolution as submitted; Council Member Peterson seconded the motion and it carried unanimously. *(Resolution No. 2021-01 has been entered into the City's official book of record.)*

2. Resolution amending the Perry Fee Schedule to provide for Municipal Courts fees, and solid waste container fees adjustments – Mr. L. Gilmour.

Adopted Resolution No. 2021-02 amending the Perry Fee Schedule to provide for Municipal Courts fees, and solid waste container fees adjustments. Council Member Albritton motioned to adopt the resolution as submitted; Council Member Bynum-Grace seconded the motion and it carried unanimously. *(Resolution No. 2021-02 has been entered into the City's official book of record.)*

3. Establish a formal refund policy for the City – Mr. L. Gilmour.

Adopted Resolution No. 2021-03 establishing a formal refund policy for the City. Council Member Albritton motioned to adopt the resolution as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. *(Resolution No. 2021-03 has been entered into the City's official book of record.)*

12. **Council Members Items:** Mayor Pro Tempore Jones and Council Members Bynum-Grace, King, Albritton, and Hunt had no reports.

Council Member Peterson followed up on the comment about lightening downtown and hopes Council will consider it.

13. **Department Heads/Staff Items.**

Ms. King, Chief Parker, Ms. Clark, Mr. Swan, Ms. Fitzner and Mr. Gunn had no reports.

Mr. Worthington recommended Council approve him, as Finance Director, administrator of the Synovus P-card program and approve applying for a combined credit limit of \$300,000 for the P-card and APSolutions products from Synovus. Mayor Pro Tempore Jones motioned to approve the recommendation as submitted; Council Member Albritton seconded the motion and it carried unanimously.

Mr. Wood reported his office issued 451 single family residential permits in 2020.

Chief Lynn thanked Mayor and Council for recognizing the new employees and long tenured employees.

Ms. Hardin

- Opportunity Zone was approved
- In the next couple of weeks, the new sites and buildings database will launch

14. **General Public Items:**

Mr. Robbin Jackson wished everyone a Happy New Year and asked if there would be a MLK March this year. Chief Lynn advised the event is hosted by the NAACP and he had not been contacted about the event.

15. **Mayor Items:**

- January 18, is a Holiday there will be no work session meeting
- January 19, pre council and council

16. **Adjournment:** There being no further business to come before Council in the council meeting held January 5, 2021, Council Member Hunt motioned to adjourn the meeting at 6:55 p.m. Council Member Peterson seconded the motion and it carried unanimously.

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the zoning is changed from City of Perry C-3, Central Business District to City of Perry C-2, General Commercial District, with the Downtown Development Overlay District being maintained and the city's zoning map is amended accordingly relative to property of **DWG, LLC and GNAT LINE PRODUCTIONS, LLC**, described as follows:

That certain tract or parcel of land situate, lying and being in Land Lot 80 of the Tenth Land District of Houston County, Georgia, and in the City of Perry, as more particularly shown on a plat of survey designated "Survey for Claud Davis" prepared by Richard L. Jones, Surveyor, dated October 28, 1983, a copy of said plat being of record in Map Book 26, Page 62, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

Tax Map Parcel No.: 0P0020 085000
Street Address: 1001 Third Street, Perry, Georgia

SO ENACTED this 19th day of January, 2021.

CITY OF PERRY, GEORGIA

BY: _____
RANDALL WALKER, Mayor

ATTEST: _____
ANNIE WARREN, City Clerk

1st Reading: January 5, 2021
2nd Reading: January 19, 2021



Where Georgia comes together.

STAFF REPORT

November 6, 2020

CASE NUMBER: RZNE-167-2020
APPLICANT: Larry Walker
REQUEST: Rezone from C-3, Central Business District, to C-2, General Commercial District
LOCATION: 1001 Third Street (formerly 1211 Houston Lake Drive); Tax Map No. 0P0020 085000

ADJACENT ZONING/LANDUSES:

Subject Parcel: C-3, Central Business District; Vacant Single-family residential structure
North: R-3 Multi-family Residential District; Single-family residence
South: C-2, General Commercial District; Crossroads Park, professional offices, personal services
East: R-3; Single-family residence
West: C-2; Professional offices, retail

BACKGROUND INFORMATION: The subject property was developed as a single-family residence in the mid-1950's. The original structure with a possible addition remains on the property. In 2014, the property was rezoned from R-3 to C-3 with conditions. The current owner of the property is marketing the property and wants to have the flexibility that the property could be used as a single-family residence. Such use is not permitted in the C-3 district. The C-2 classification allows single-family residential use as well as commercial uses.

The property is located within the Downtown Development Overlay District (DD), and will remain in that overlay district with the proposed modifications going to City Council this month. The DD district restricts certain commercial uses which inappropriate in the downtown area.

STANDARDS GOVERNING ZONE CHANGES:

- 1. The suitability of the subject property for the zoned purposes.** The structure on the property was built as a single-family residence. The current C-3 zoning does not permit single-family residential uses. The property is suitable for uses permitted in the C-3 district.
- 2. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** Property values are not diminished by the current zoning.
- 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.** There is no destruction of property value.
- 4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.** Uses allowed in the C-2 district with certain restrictions imposed by the DD overlay district are

essentially the same as those allowed in the C-3 district, with the exception that single-family residential uses are allowed.

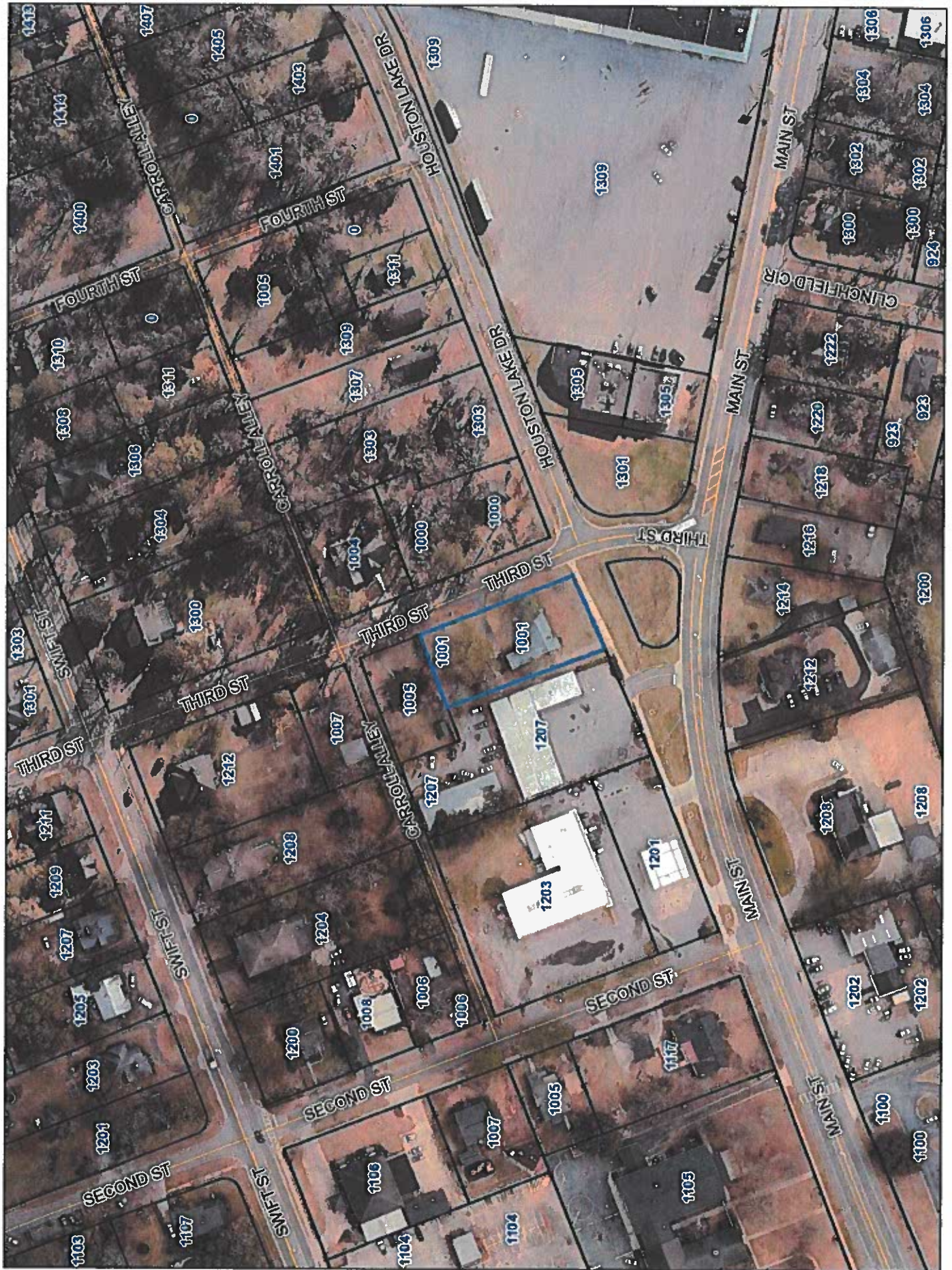
5. **Whether the subject property has a reasonable economic use as currently zoned.** The property has a reasonable economic use as currently zoned.
6. **The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.** The subject property was used as an antique shop for six years ending in 2019.
7. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** Uses allowed in the C-2 district with certain restrictions imposed by the DD overlay district are essentially the same as those allowed in the C-3 district, with the exception that single-family residential uses are allowed.
8. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** The proposed zoning should have no adverse effect on existing or future use of adjacent or nearby properties.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The subject property is identified as a "Traditional Neighborhood" character area in the 2017 Joint Comprehensive Plan Update. Allowing the option for single-family residential use would be more consistent with the Plan.
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 proposed zoning will not create any more burden on community facilities than the current zoning district.
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.** Downtown Perry continues to grow. There is an interest in seeing more residential uses in or near downtown.

STAFF RECOMMENDATION: Staff believes the C-2 zoning classification, with the Downtown Development Overlay District, is an appropriate designation for the subject property, and therefore, recommends approval of the request.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the request, as presented.


Eric Z. Edwards, Chairman of the Planning Commission

12/16/20
Date





Where Georgia comes together.

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

Application # RZNE167-
2020

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Larry Walker	DWG, LLC & Gnat Line Productions, LLC
*Title	Managing Member, Gnat Line Prod.	David Grossnickle / Larry Walker
*Address	2699 Marshallville Road, Perry	
*Phone	(478) 397-7011; 987-1415	
*Email	lwalker@whgmlaw.com	

Property Information

*Street Address or Location	<u>1001 Third Street</u> 1211 Houston Lake Drive, Perry, GA 31069
*Tax Map #(s)	<u>0P0020085000</u>
*Legal Description	Copy of Deed and Plat attached
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; 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.	

Request



*Current Zoning District	<u>C-3</u>	*Proposed Zoning District	<u>C-2</u>
*Please describe the existing and proposed use of the property Existing - unoccupied; has, in the past, had commercial useage and probably residential.			

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 - \$137.00 plus \$16.00/acre (maximum \$1,650.00)
 - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
 - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- 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 Larry Walker: 	*Date 10/16/20
*Property Owner/Authorized Agent Gnat Line Productions, LLC, By:  Larry Walker, Managing Member	*Date 10/16/20

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 7/17/20

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action

Standards for Granting a Rezoning

1. No.
2. Single Family Dwelling and I assume with the appropriate zoning classification.
3. The property is currently zoned C-3. We want a zoning whereby the property could be used as a single-family residence or for an office (it has been used for this in the past).
4. Unknown, although I do not think the subject property is diminished by the present, or requested zoning classification.
5. I do not think that the rezoning necessarily affects the property value one way or the other. It could affect the demand for purchase.
6. The property owner has more flexibility between residential and office with a C-2 zoning.
7. It does have reasonable economic use as currently zoned. It will have greater economic uses if rezoned as requested.
8. It has been vacant as currently zoned for approximately 18 months.
9. There is commercial property immediately to the rear of the subject property, and there is residential property to the north on both sides of the road on the subject property.
10. There is commercial property to the rear, and otherwise residential, so it appears that the rezoning is compatible to both.
11. Unknown.
12. The subject property, if rezoned, will utilize the same public facilities and services as it is presently using.
13. Crossroads Park, a project of the City of Park, is immediately adjacent to the front of the subject property. The change requested, if granted, should not affect the public park.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING APPENDIX A, LAND MANAGEMENT ORDINANCE, OF THE CODE OF THE CITY OF PERRY, ARTICLE 4, USE REGULATIONS; AMENDING SECTION 4-1.2, TABLE OF USES RELATIVE TO SELF-SERVICE STORAGE; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Land Management Ordinance of the Code of the City of Perry is amended as follows:

1.

By amending the use type throughout various zoning districts for self-service storage listed in **Table 4-1-1: Table of Uses** of Section 4-1.2 of the **Land Management Ordinance** to remove the use from the MUC, Mixed-Use Center District; to continue to permit the use by right in C-1, Highway Commercial District, M-1, Wholesale and Light Industrial District, and IMU, Interstate Mixed-Use District; to permit the use by right in the M-2, General Industrial District; and to allow the use by special exception in C-2, General Commercial District, said Table to be amended as shown in Exhibit "A" attached hereto and incorporated herein by reference.

2.

BE IT FURTHER ORDAINED that all ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed; and that should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of this governing authority.

SO ENACTED this 19th day of January, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: January 5, 2021

2nd Reading: January 19, 2021

Use Category	Use Type	Zoning Districts																	Additional Regulations								
		Residential						Nonresidential												Form Based Code?							
		R-Ag	R1	R2A	R2	R3	RMH	OC	N	C1	C2	C3	LC	M1	M2	GU	IMU	MUC		NMU	FBR						
Maintenance, storage, and distribution facility																											
Police substation																											
Post office																											
Health Care	Hospital																										
Institutions	Medical facility other than hospital																										
	Religious institution	S	S	S	S	S	S																				
	Congregate personal care home																										
	Alternative/post incarceration facility																										
Parks and open space	Rehabilitation facility																										
	All other uses																										
	Cemetery, columbarium, mausoleum	S																									
	Community Garden	P	S	S	S	S	S																				
	Golf course	S	S	S	S	S	S																				
	Park	P	P	P	P	P	P																				
Transportation Terminals	Airport/heliport/landing strip																										
	All other uses																										
Utilities	Communication tower, freestanding structure	S																									
	Communication tower on existing structure																										
	Utility, major	S	S	S	S	S	S																				
	Utility, minor	S	S	S	S	S	S																				
Commercial Uses	Eating Establishments																										
	Brewpub																										
	Drive-in restaurant																										
	Restaurant with drive-through window																										
	Restaurant with indoor and outdoor seating and/or food service areas																										
Restaurant with indoor seating only																											

Use Category	Use Type	Zoning Districts													Form Based Code ¹	Additional Regulations				
		Residential					Nonresidential													
		R1	R2A	R2	R3	RM	OC	IN	CI	U	C3	LC	M1	M2	GU	IMU	MU	NM	FBR	
Offices	Restaurant with no seating																			
Offices	All uses						P	P	P	P	P	P	P	P	P					
Outdoor Entertainment	All uses																			
Parking, commercial	Parking lot						P	P	P	P	P	P	P	P	P					
	Parking structure						S	S	P	P	P	P	P	P	P					
Retail Sales and Services	Automobile parts store																			
	Bank, financial institution, ATM																			
	Bar, nightclub																			
	Barber shop, beauty shop																			
	Casino or gambling establishment																			
	Civic club																			
	Convenience store																			
	Convention and exhibition facility																			
	Event venue																			
	Farmers' market																			
	Flea market																			
	Fortune telling																			
	Funeral home, mortuary																			
	Grocery store																			
	Health club, spa																			
	Indoor entertainment facility, general																			
	Kennel or veterinary clinic, indoor and outdoor																			
	Kennel or veterinary clinic, indoor only																			
	Landscape nursery																			
	Liquor store																			



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
December 8, 2020

CASE NUMBER: TEXT-190-2020
APPLICANT: The City of Perry
REQUEST: Text Amendment to modify districts in which Self-Service Storage are allowed

STAFF ANALYSIS: Over the past year the City has received three applications to rezone properties to C-1, Highway Commercial District, in order to accommodate the development of self-service storage facilities. (Houston Lake Road near Langston Road, Woodlawn Drive, and Perry Parkway) Staff has also had conversations with at least two other entities interested in developing or expanding self-service storage facilities. Existing facilities in the City were developed on properties zoned C-2, General Commercial District, or M-1, Wholesale and Light Industrial District.

Self-service storage is currently permitted by right in the C-1, Highway Commercial District; M-1, Wholesale and Light Industrial District; IMU, Interstate Mixed-Use District; and MUC, Mixed-Use Center District.

Following a review of the purpose and intent of the various zoning districts and the current zoning map, Staff recommends making the following modifications to the Table of Uses in Section 4-1.2 of the Land Management Ordinance regarding self-service storage:

1. Remove the use from the MUC district;
2. Continue to permit the use by right in C-1, M-1, and IMU districts;
3. Permit the use by right in the M-2, General Industrial District; and
4. Allow the use by special exception in the C-2 district.

STAFF RECOMMENDATION: Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the request, as presented.



Eric Z. Edwards, Chairman of the Planning Commission

12/15/20

Date



Where Georgia comes together.

Application # TEXT-190-2020

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field


Applicant	
*Name	Bryan Wood for the City of Perry
*Title	Director of Community Development
*Address	1211 Washington Street, Perry, GA 31069
*Phone	478-988-2714
*Email	bryan.wood@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment: Revise Section 4-1.2, Table of Uses, to remove Self-service Storage as a use permitted in the MUC, Mixed-Use Center District; to add Self-service Storage as a use permitted by right in the M2, General Industrial District, and as a use allowed by special exception in the C-2, General Commercial District.

Instructions

- The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees: Actual cost of required public notice.
- The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
- 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.
- Text amendment 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.
- 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.
- The applicant affirms 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.
- Signatures:

*Applicant	 Bryan Wood, Director of Community Development, for the City of Perry	*Date	11/20/2020
------------	--	-------	------------

6/20/2018

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Legal Ad	Notice to Applicant
Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action

4-1.2. *Table of uses.*
(Next Page)

Use Category	Use Type	Zoning Districts												Additional Regulations										
		Residential						Nonresidential							Form Based Code ²									
		R-Ag	R1	R2A	R2	R3	RMH	OC	IN	C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU	FBR				
Agricultural Operations	Farm winery	S																			S	S		
	Riding stable/academy	P																						Sec. 4-3.4(A)
Industrial services	All other uses	P	S	S	S	S	S																	Sec. 4-3.4(A)
	Contractor's office with on-site storage/fabrication																							
	Truck stop or travel plaza																							
	All other uses																							
Manufacturing and production	Artisan production establishment																							
	Brewery, distillery																							
	Heavy manufacturing																							
Mining operations	Light manufacturing, general																							
	All uses																							
Research and development	All uses																							
	All uses	P																						

Use Category	Use Type	Zoning Districts												Additional Regulations									
		Residential						Nonresidential							Form Based Code ²								
		R-Ag	R1	R2A	R2	R3	RMH	OC	IN	C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU	FBR			
Warehouse and freight movement	Outdoor storage lot								C					C	C		P	S					Sec. 6-3.7(A)
	Truck or freight terminal								P					P	P		P						
Waste services	Warehouse													P	P								
	Junk yard																						
Wholesale sales	Recycling drop-off center																						
	Waste disposal or treatment operation													P	P	P							Sec. 6-3.7(A)
	Contractor's materials													S	S	P							
	Wholesale establishment													P	P		P						

¹ - These uses are not permitted in the Downtown Development Overlay District. For "Personal services, all other" and "Retail sales and services, all other", the limitation applies only to massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments.

² - Uses in the Form Based Code districts are subject to standards of the Form Based Code in Appendix A of this chapter.

³ - Massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments are not permitted.

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA,
CHAPTER 18A, MUNICIPAL COURT;
AMENDING SECTION 18A-5, FAILURE TO APPEAR**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Perry
Code is amended as follows:**

1.

By amending Section 18A-5 to read as follows:

Sec. 18A-5. – Failure to appear.

The Judge of the municipal court is hereby authorized to impose an appropriate fine for failure to appear in municipal court on cases where warrants are issued. The fine shall be set by the Judge.

SO ENACTED this 19th day of January, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: January 5, 2021

2nd Reading: January 19, 2021



Where Georgia comes together.

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor / Council
FROM: Lee Gilmour, City Manager ^{is}
DATE: January 7, 2021
REFERENCE: Alcoholic use authorization

Following up on the January 5, 2021 discussion of a brown bag request for 1222 Main Street, the Administration recommends Council authorized the parcel for alcohol transactions with no restrictions. The reasons for this are:

- This site is located on a main corridor.
- There are other commercial uses on the block.
- It is in the Downtown Development District.
- The site is at an intersection which provides a buffer.
- There is a large back yard and fence separating the building from the residential neighbor on Clinchfield Circle.
- There are other nearby sites that allow alcoholic beverage uses/sales.
- It makes the property more marketable.
- It provides more options for future development.



MEMO

To: Mayor & Council

From: Val Sanders, Customer Service Manger

Ref: Alcohol License

Date: 12/28/2020

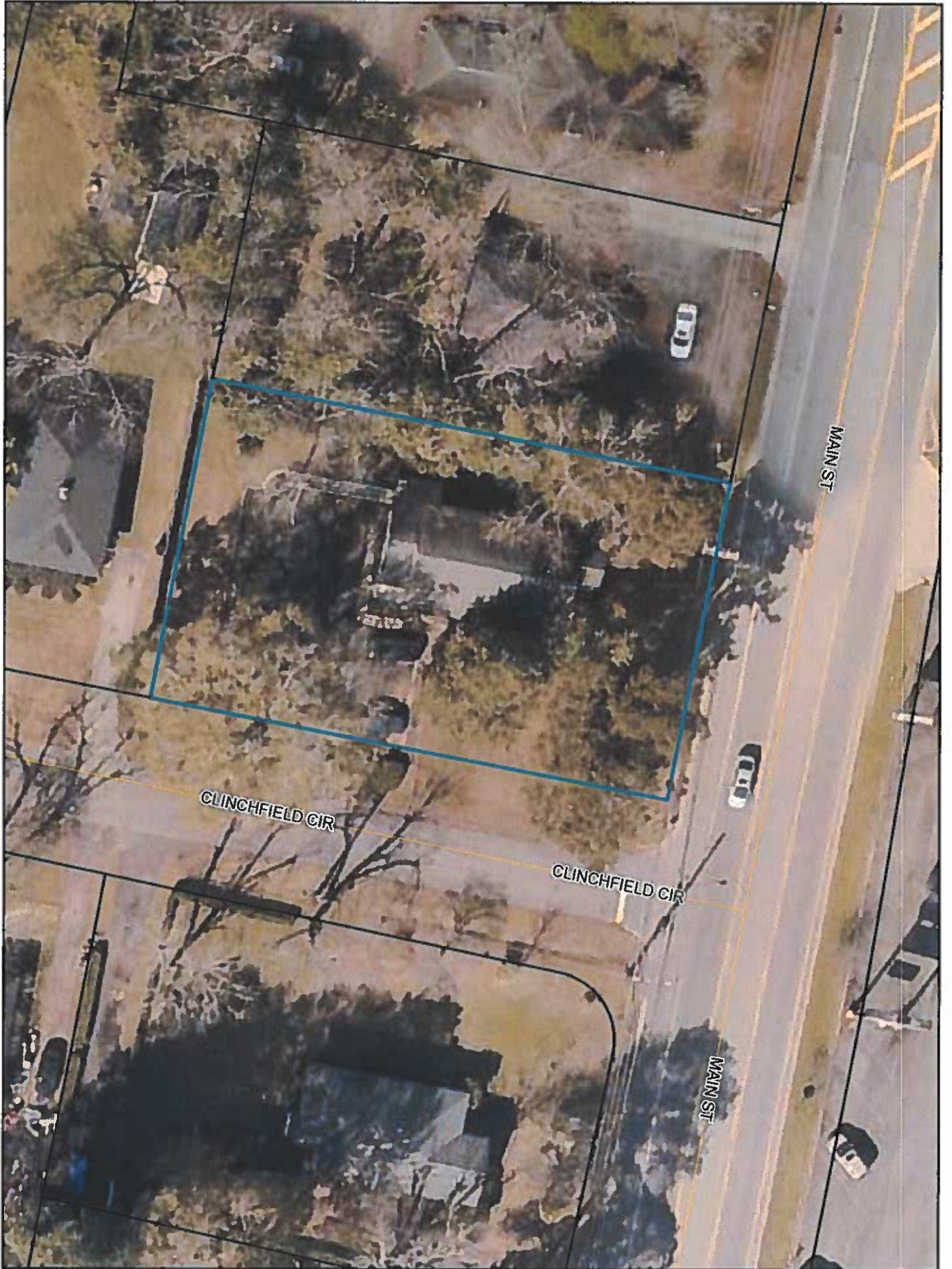
Application for Alcohol License (Brown Bagging):

1222 Main St
Perry GA 31069

478-918-7866

Manager: Cara Heard

cc: Lee Gilmour
Annie Warren



**A RESOLUTION
ACCEPTING OWNERSHIP AND MAINTENANCE
OF RIGHTS-OF-WAY AND CERTAIN INFRASTRUCTURE IN
SUMMER BRANCH SUBDIVISION**

WHEREAS, the process to accept ownership and responsibility for maintenance and operation of certain infrastructure and street rights-of-way is by resolution of the Council of the City of Perry, Georgia; and

WHEREAS, the Department of Community Development has inspected the development listed below and has determined the infrastructure and street rights-of-way to meet or exceed minimum City standards;

NOW, THEREFORE THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES that the City accepts ownership, and the operation and maintenance of the following:

- Water and Sanitary Sewer infrastructure;
- Storm water infrastructure; and
- Streets and Rights-of-way of Kaylin Court, Taylor Leigh Court and portions of Newport Avenue and Amberley Court

as identified on the plat of survey entitled "Phase 2 Summer Branch Subdivision" recorded in the Clerk's Office, Houston County Superior Court in Plat Book 79, Page 277, attached hereto as Exhibit "A", and as shown on the "As-Built Grading and Drainage Plan for Summer Branch Subdivision" consisting of 6 pages and of record in the Department of Community Development, a copy of which is attached hereto as Exhibit "B".

CITY OF PERRY:

BY: _____
Randall Walker, Mayor

ATTEST: _____
Annie Warren, City Clerk

(CITY SEAL)

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	29.14'	N48° 51' 53"W	L21	107.53	N54° 38' 43"W
L2	73.86'	N48° 51' 53"W	L22	43.77	S34° 38' 43"E
L3	56.64'	S38° 53' 18"E	L23	64.77	S34° 38' 43"E
L4	68.31'	S38° 53' 18"E	L24	25.00	S07° 48' 28"E
L5	2.49'	S38° 53' 18"E	L25	4.21'	S44° 33' 22"W
L6	10.29'	S38° 53' 18"E	L26	12.77	N44° 33' 22"E
L7	51.44'	S35° 33' 58"E	L27	59.53	N32° 37' 30"E
L8	25.99'	S35° 33' 58"E	L28	47.12	N32° 37' 30"E
L9	45.77'	S79° 48' 41"E	L29	83.46'	N38° 01' 44"E
L10	13.56'	S79° 48' 41"E	L30	71.58'	N38° 01' 44"E
L11	62.75'	S79° 48' 41"E	L31	35.48'	N44° 10' 13"E
L12	35.75'	S79° 48' 41"E	L32	2.60'	N38° 01' 44"E
L13	19.72'	S68° 18' 40"E	L33	82.42'	S00° 47' 29"E
L14	24.90'	S48° 18' 40"E	L34	82.42'	N00° 47' 29"W
L15	3.10'	S47° 42' 05"E	L35	29.00'	N14° 40' 27"E
L16	8.82'	S47° 42' 05"E	L36	97.96'	S30° 06' 42"W
L17	38.43'	N42° 07' 47"E	L37	51.07'	S00° 47' 29"E
L18	29.82'	N42° 37' 16"E	L38	9.60'	S39° 23' 55"W
L19	80.39'	S68° 57' 18"E	L39	86.46'	S39° 23' 55"W
L20	28.67'	S38° 01' 44"W	L40	68.15'	S39° 23' 55"W

CURVE TABLE				CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	3.05'	200.00'	N1° 54' 28"W	3.05'	C31	30.66'	20.00'	S8° 59' 24"W	27.60'
C2	30.81'	30.00'	N48° 28' 23"W	27.85'	C32	39.60'	173.68'	S41° 11' 11"E	39.57'
C3	24.07'	900.00'	S39° 59' 01"W	24.67'	C33	69.19'	173.68'	S39° 08' 28"E	68.74'
C4	81.58'	900.00'	N36° 50' 05"W	81.56'	C34	21.29'	20.00'	N78° 57' 24"E	20.29'
C5	80.79'	900.00'	N81° 59' 21"W	80.77'	C35	34.43'	58.50'	N65° 19' 49"E	33.94'
C6	79.28'	900.00'	N77° 11' 51"W	79.25'	C36	56.40'	58.50'	S70° 11' 15"E	54.24'
C7	78.29'	900.00'	N72° 28' 50"W	78.27'	C37	44.96'	58.50'	S20° 33' 01"E	43.86'
C8	79.11'	900.00'	N67° 47' 00"W	79.09'	C38	44.27'	58.50'	S23° 08' 56"W	43.23'
C9	77.52'	900.00'	N63° 08' 34"W	77.50'	C39	45.03'	58.50'	S64° 53' 02"W	43.93'
C10	76.76'	900.00'	N58° 30' 20"W	76.74'	C40	60.57'	58.50'	N61° 26' 14"W	57.90'
C11	76.02'	900.00'	N53° 56' 47"W	76.00'	C41	15.08'	20.00'	N53° 20' 51"W	14.33'
C12	47.13'	900.00'	N50° 16' 17"W	47.13'	C42	11.37'	233.68'	N73° 33' 25"W	11.37'
C13	31.02'	20.00'	S34° 42' 17"W	28.80'	C43	71.67'	233.68'	N48° 22' 37"W	71.59'
C14	17.54'	330.00'	S43° 13' 21"W	17.54'	C44	81.34'	233.68'	N44° 37' 03"W	80.93'
C15	47.50'	470.00'	N41° 16' 31"E	47.48'	C45	32.89'	20.00'	N81° 45' 47"W	29.31'
C16	76.55'	756.95'	N48° 55' 34"E	76.52'	C46	84.24'	699.95'	S43° 39' 23"W	84.19'
C17	80.15'	756.95'	N46° 51' 24"E	80.11'	C47	74.98'	699.92'	S41° 06' 40"W	74.95'
C18	36.13'	756.95'	N51° 15' 27"E	36.13'	C48	30.94'	20.00'	S4° 35' 01"E	27.94'
C19	19.72'	140.00'	N48° 35' 28"E	19.70'	C49	108.51'	900.00'	S52° 19' 07"E	108.44'
C20	28.17'	200.00'	S48° 33' 26"W	28.14'	C50	104.30'	900.00'	S59° 05' 33"E	104.24'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	76.41'	900.00'	S65° 32' 43"E	94.36'
C42	90.60'	900.00'	S71° 33' 47"E	90.56'
C43	84.89'	900.00'	S77° 12' 19"E	84.66'
C44	85.60'	900.00'	S82° 41' 22"E	83.57'
C45	83.68'	900.00'	S88° 04' 40"E	83.65'
C46	31.42'	20.00'	N44° 15' 31"E	28.28'
C47	17.81'	20.00'	N25° 57' 33"W	17.04'
C48	53.39'	58.50'	N25° 01' 58"W	51.55'
C49	63.91'	58.50'	N32° 24' 37"E	64.78'
C50	57.59'	58.50'	S88° 05' 27"E	55.29'
C51	66.75'	58.50'	S20° 06' 18"E	58.06'
C52	51.14'	58.50'	S24° 29' 11"W	49.32'
C53	17.61'	20.00'	S24° 28' 35"W	17.04'
C54	31.42'	20.00'	S45° 46' 29"E	28.28'
C55	2.88'	470.00'	N38° 17' 16"E	2.88'



COUNTY: HOUSTON
DISTRICT: 10TH
LAND LOT: 215 / 216
DATE: 11/02/17
SCALE: N/A
JOB NO. 15-0809C
PROJECT: 15096- DEVELOPER: EDGAR RICHSTON-0609C SURVIVUT PHASE 1 AS-BUILT-15-0809C_FINAL.PLT.DWG

FINAL PLAN FOR: SHEET 2 OF 2
PHASE 2
SUMMER BRANCH SUBDIVISION

Ocmulgee, Inc.
SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
916 Ball Street
Perry, Georgia 31069
Tel: (478) 254-7070
Fax: (478) 254-7072

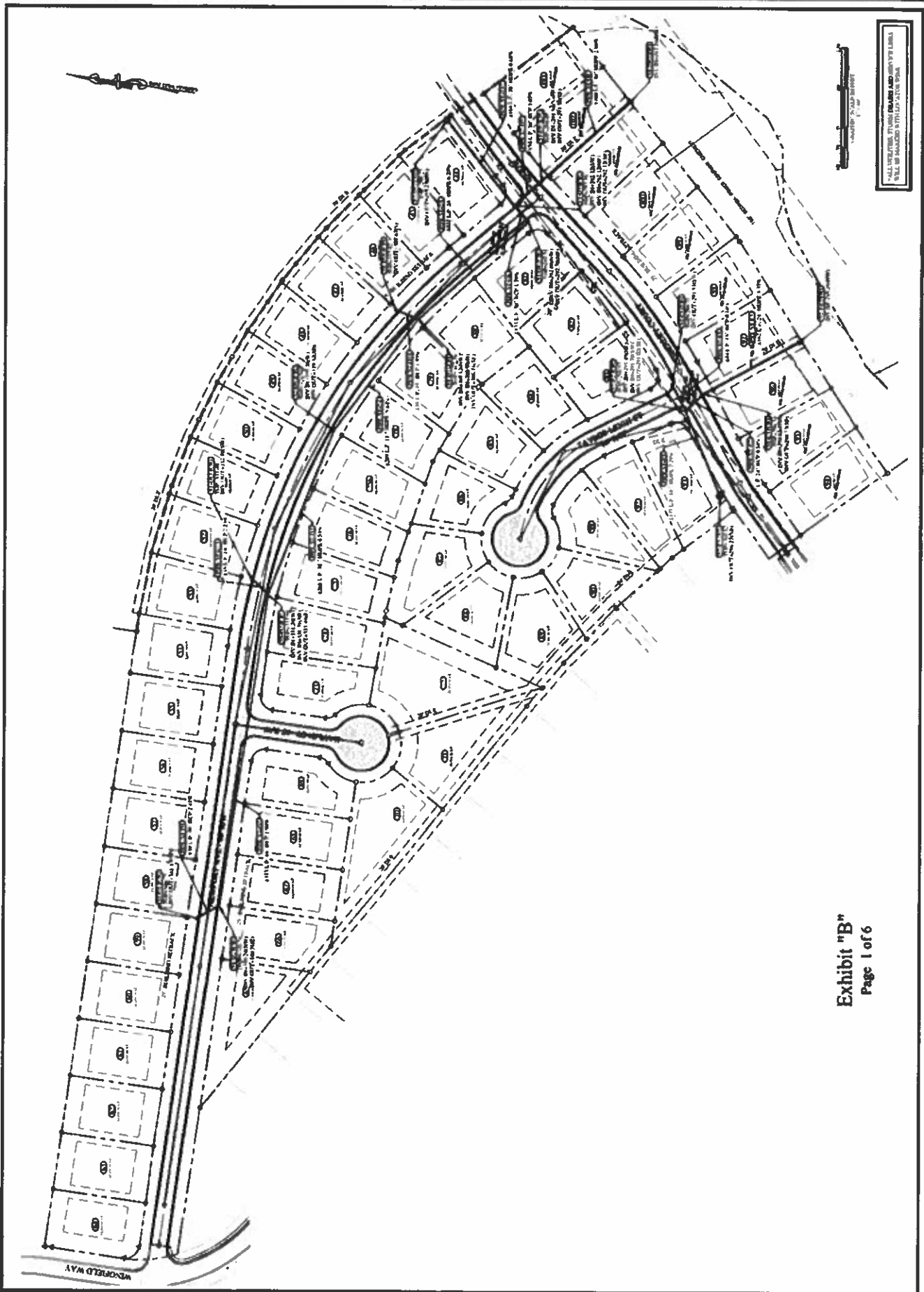


Exhibit "B"
Page 1 of 6



ST. JOHN'S COUNTY BOARD OF COUNTY COMMISSIONERS
 1000 BAY STREET
 PALM BAY, FL 32909

Emulgee Inc.
 1000 BAY STREET
 PALM BAY, FL 32909

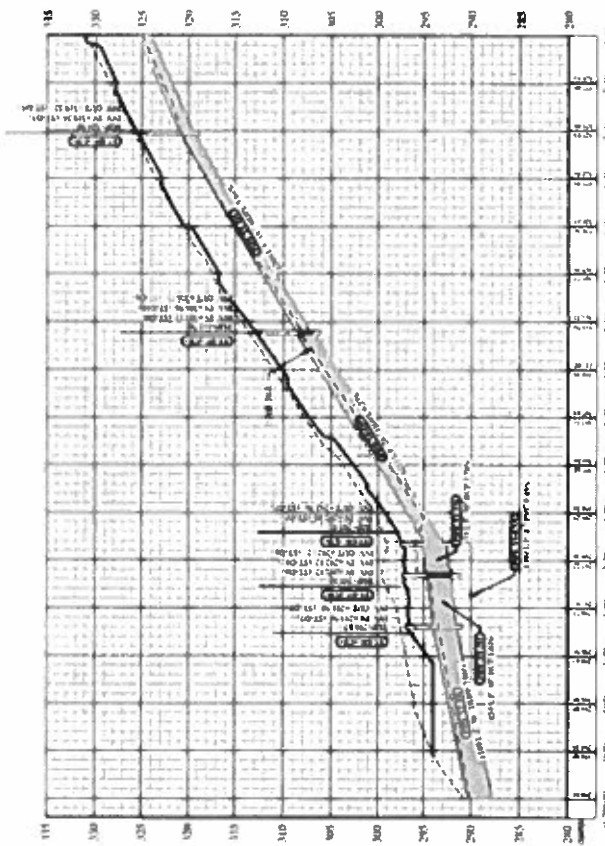
DATE: 12/31/2024
 TIME: 10:00 AM
 PROJECT: ST. JOHN'S COUNTY BOARD OF COUNTY COMMISSIONERS
 DRAWN BY: [Name]
 CHECKED BY: [Name]



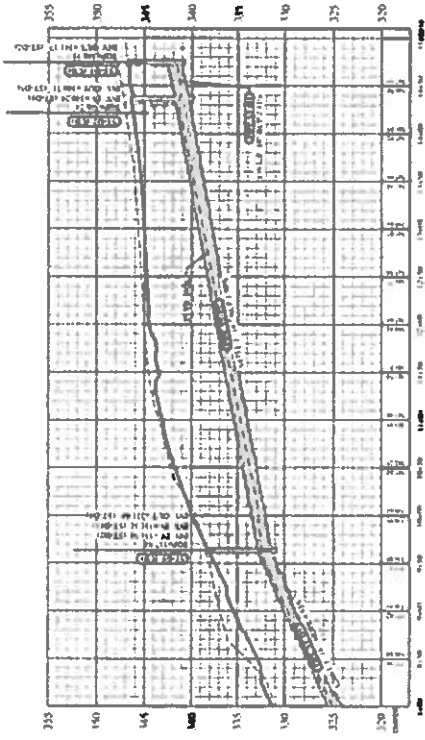
SUMNER BRANCH SUBDIVISION
 CITY OF PALM BAY
 ST. JOHN'S COUNTY, FLORIDA

DATE: 12/31/2024
 TIME: 10:00 AM
 PROJECT: ST. JOHN'S COUNTY BOARD OF COUNTY COMMISSIONERS
 DRAWN BY: [Name]
 CHECKED BY: [Name]

C-3.3



STORM D
 SCALE: 1" = 60' HORIZ.
 1" = 6' VERT.



STORM D
 SCALE: 1" = 60' HORIZ.
 1" = 6' VERT.



cmulgee
INC.
1100 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
TEL: 602.242.2272
FAX: 602.242.2273
www.cmulgee.com

DATE: 11/11/11
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
PROJECT: 111
SHEET: 111

AS-BUILT DRAINAGE PLAN FOR
SUMNER BRANCH SUBDIVISION
CITY OF PHOENIX
DRAWING NO. 111-111-111



C-3.4

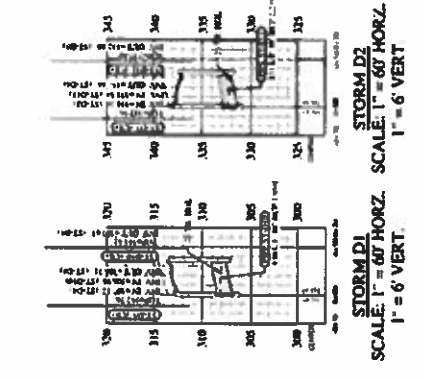
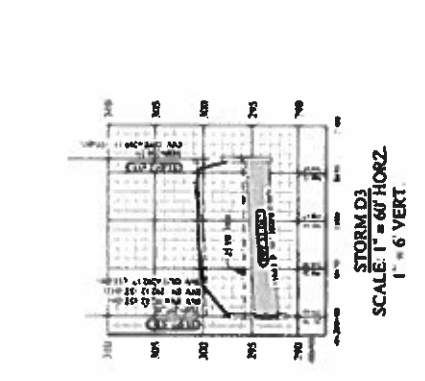
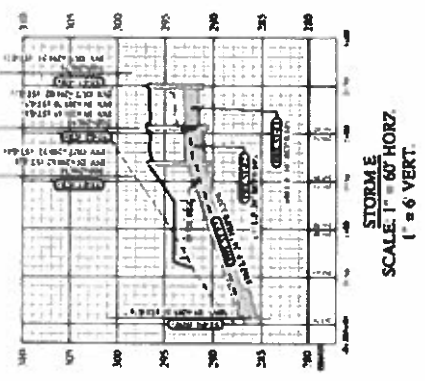
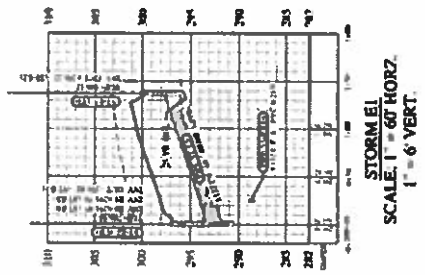


Exhibit "B"
Page 3 of 6

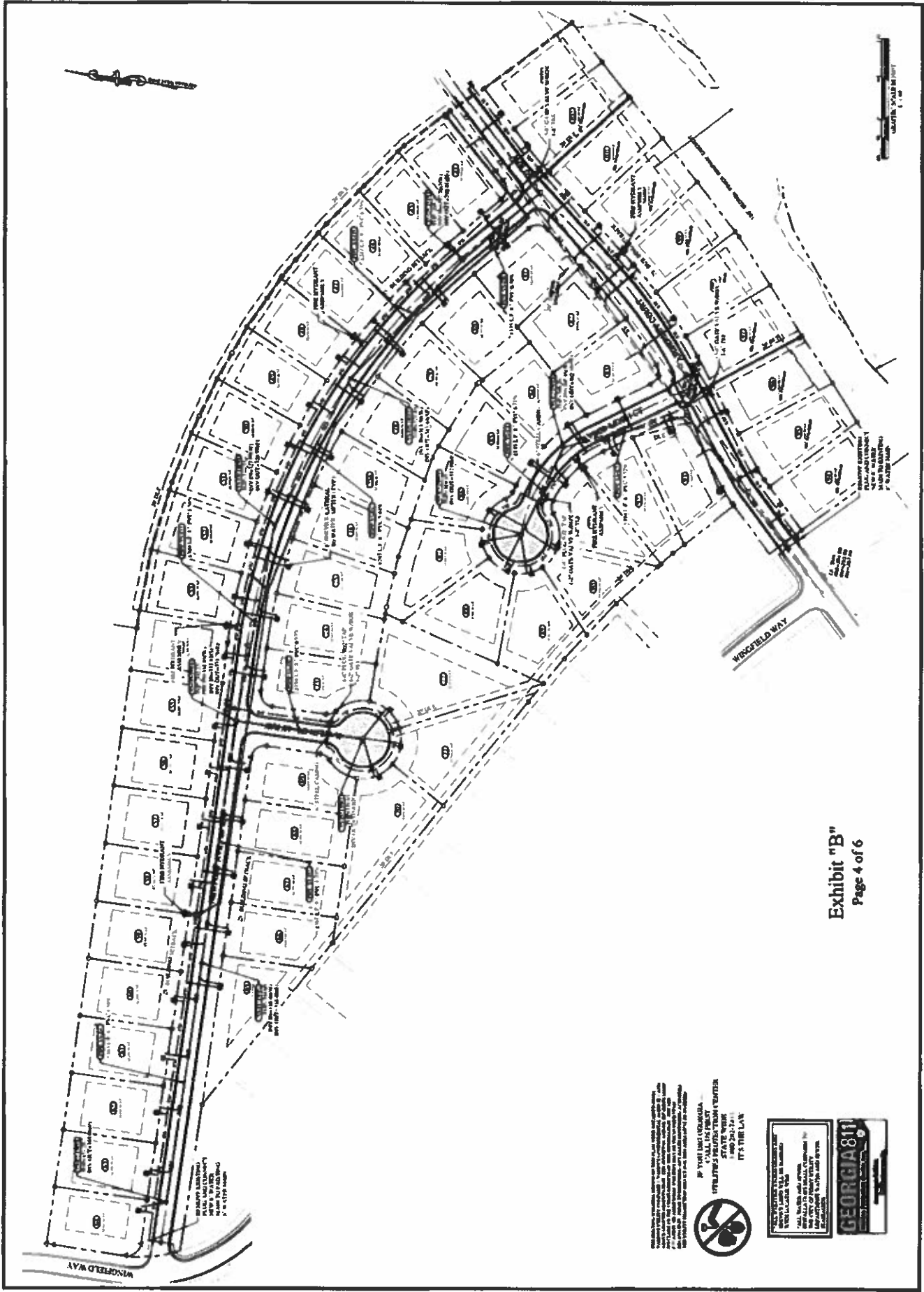


Exhibit "B"
Page 4 of 6

BY THE CITY OF PEART
CITY ENGINEER
STATE OF GEORGIA
IT IS THE LAW





McMillan
INC.
2000 Peachtree Dunwoody Road, Suite 1000
Atlanta, Georgia 30328
Phone: (404) 252-1100
Fax: (404) 252-1101
www.mcmillan.com

PROJECT
SUNMER BRANCH SUBDIVISION
DATE
11/11/03
DESIGNED BY
J. B. BROWN
CHECKED BY
J. B. BROWN
APPROVED BY
J. B. BROWN



CITY OF PEACHTREE
SUNMER BRANCH SUBDIVISION
SUNMER BRANCH SUBDIVISION
SUNMER BRANCH SUBDIVISION

DATE
11/11/03
SCALE
1" = 6' VERT.

Sheet No.
C-4.3

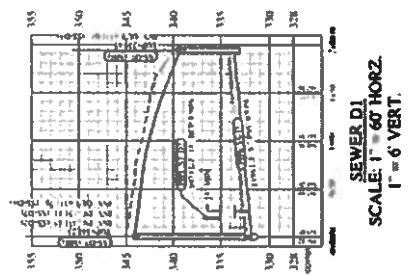
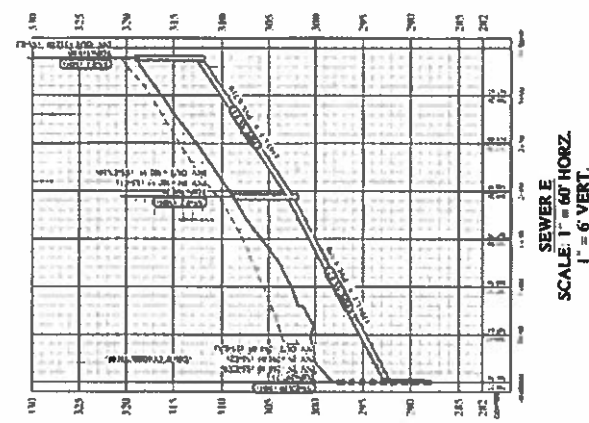


Exhibit "B"
Page 5 of 6



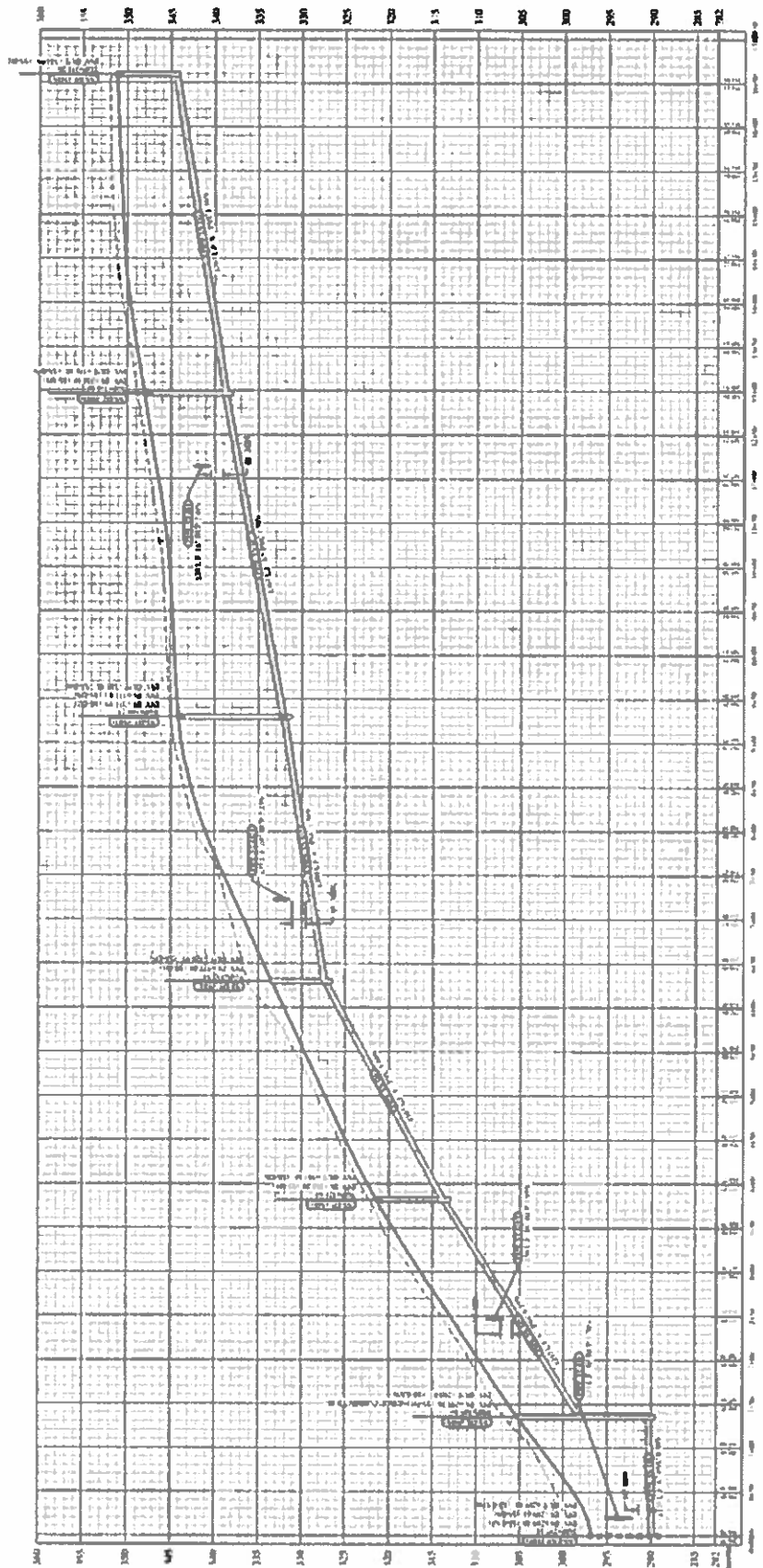


McMulliege
 ENGINEERS AND ARCHITECTS
 1515 YORK STREET, SUITE 100
 WILMINGTON, DE 19802
 (302) 426-1234

DATE	12/15/17
BY	J.M.
CHECKED	J.M.
PROJECT	SEWER MAIN
CLIENT	DELAWARE DEPARTMENT OF TRANSPORTATION
SCALE	1" = 60' HORIZ. 1" = 6' VERT.

SEWER BRANCH SUBDIVISION
 SECTION 10
 1515 YORK STREET, SUITE 100
 WILMINGTON, DE 19802
 (302) 426-1234

PROJECT NO. **C-4.4**
 SHEET NO. **6**



SEWER D
 SCALE: 1" = 60' HORIZ.
 1" = 6' VERT.

Exhibit "B"
 Page 6 of 6

**A RESOLUTION
ACCEPTING OWNERSHIP AND MAINTENANCE
OF RIGHTS-OF-WAY AND CERTAIN INFRASTRUCTURE IN
COMMERCIAL POINT SUBDIVISION**

WHEREAS, the process to accept ownership and responsibility for maintenance and operation of certain infrastructure and street rights-of-way is by resolution of the Council of the City of Perry, Georgia; and

WHEREAS, the Department of Community Development has inspected the development listed below and has determined the infrastructure and street rights-of-way to meet or exceed minimum City standards;

NOW, THEREFORE THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES that the City accepts ownership, and the operation and maintenance of the following:

- **Water and Sanitary Sewer infrastructure;**
- **Storm water infrastructure; and**
- **Streets and Rights-of-way of Mataji Way.**

as identified on the plat of survey entitled "Commercial Point Subdivision for DB&K, LLC" recorded in the Clerk's Office, Houston County Superior Court in Plat Book 81, Page 110, attached hereto as Exhibit "A", and as shown on the "As-Built Grading and Drainage Plan for Commercial Point Subdivision for DB&K, LLC" consisting of 2 pages and of record in the Department of Community Development, a copy of which is attached hereto as Exhibit "B".

CITY OF PERRY:

**BY: _____
Randall Walker, Mayor**

**ATTEST: _____
Annie Warren, City Clerk**

(CITY SEAL)

PLAT NUMBER: COMMERCIAL POINT SUBDIVISION FOR DB & LLC

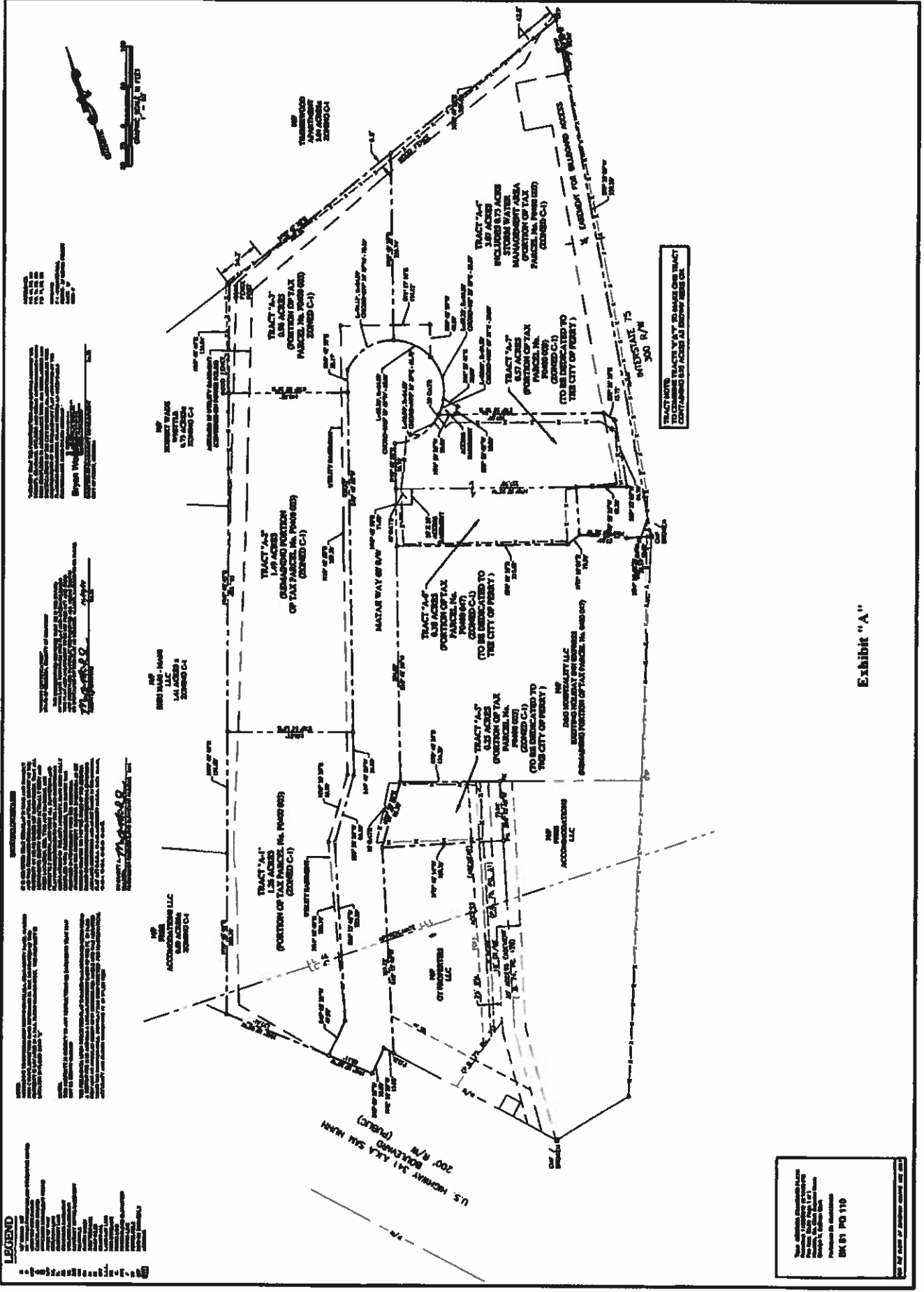
DATE	12/15/15
BY	J. L. LEED
PROJECT	COMMERCIAL POINT SUBDIVISION
SCALE	AS SHOWN
REVISIONS	

McLeod SURVEYING

908 Paul Street
Ft. Worth, Texas 76104
Phone: (817) 224-7878
www.mcleodsurveying.com



Exhibit "A"



TRACT NOTES: TRACTS WITH SHADING ARE TRACTS CONTAINING LOT ACRES AS SHOWN THERE ON.

LEGEND

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

2. ALL CORNERS ARE TO BE BUILT AND MARKED WITH IRON PIPES OR IRON BOLTS.

3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

This plat was prepared by J. L. Leed, a Licensed Professional Surveyor in the State of Texas, License No. 12345. It is a true and correct copy of the original survey as shown on the ground. The original survey is on file with the County Clerk of Tarrant County, Texas. The plat is subject to the provisions of the Texas Surveying Act of 1909, as amended.

DATE: 12/15/15

BY: J. L. LEED



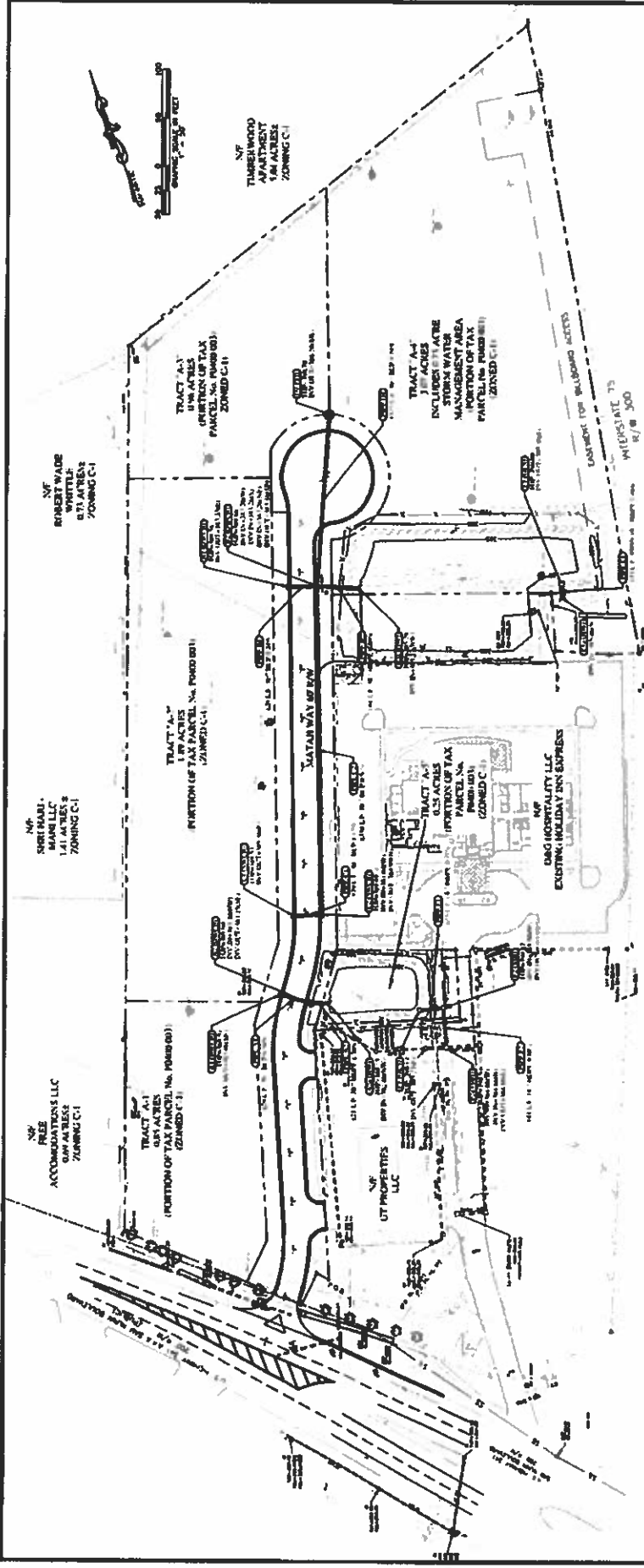
WWW.MCT.SURVEYING.COM
 MCT SURVEYING
 10000 W. 11th Street
 Suite 100
 Overland Park, KS 66211
 Phone: (913) 234-7878
 Fax: (913) 234-7879

M Lead
 SURVEYING

DATE: 11/11/2011
 TIME: 10:00 AM
 PROJECT: COMMERCIAL POINT SUBDIVISION
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 SCALE: 1" = 50' HORIZ.
 1" = 5' VERT.

45° 17' 30" (CALCULATED) AND DRAWN AT AN ANGLE
 COMMERCIAL POINT SUBDIVISION
 FOR DB & LLC
 (CITY OF OMAHA)

C-3.1



NOTE: ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE MAINTAINED WITHIN A 1/8" TOLERANCE.

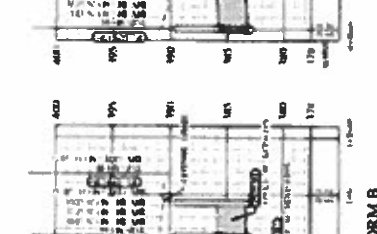
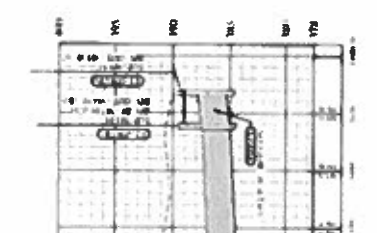
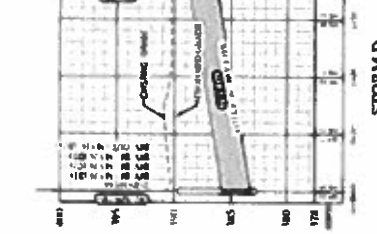
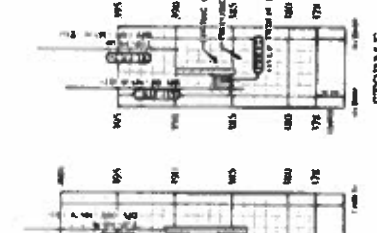
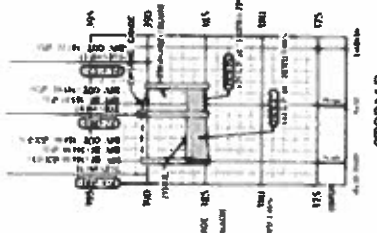


Exhibit "B" Page 1 of 2



9th and 9th Street
 Perry, Georgia 31099
 (478) 221-7070
 www.mjledfordsurveying.com

M. J. Ledford

SURVEYING

DATE	12/11/13
BY	M. J. Ledford
PROJECT	COMMERCIAL POINT SUBDIVISION
SCALE	AS SHOWN
NOTES	SEE PLAN
REVISIONS	
NO.	DESCRIPTION

45-28121-2 (PARTIAL) FOR

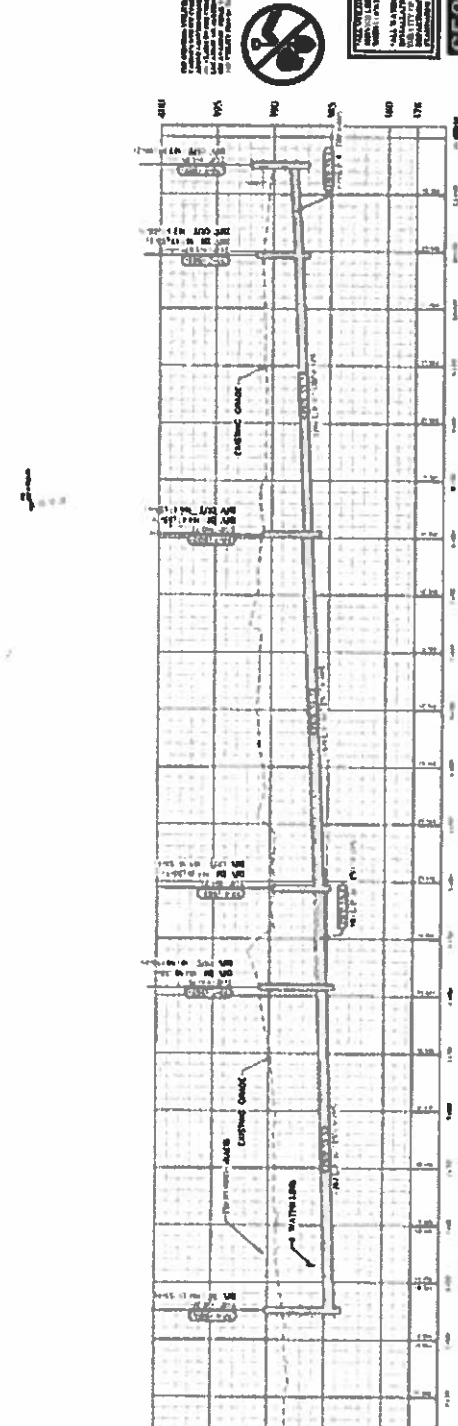
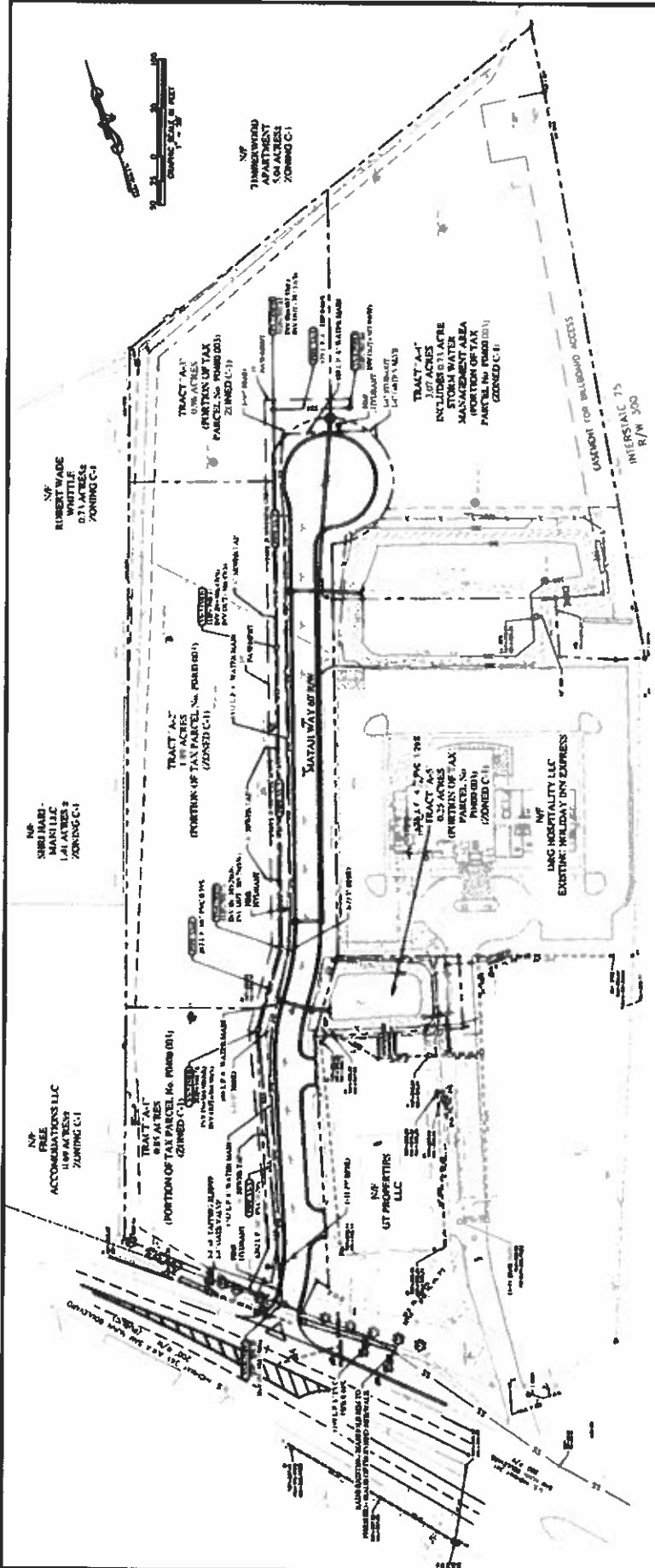
COMMERCIAL POINT SUBDIVISION

FOR DB & R L L C

CRIMCO

DATE
 SHEET NO.

C-4.1



IF YOU DO NOT CALL GEORGIA 811 BEFORE YOU START ANY STATE WORK, YOU MAY BE FINED UP TO \$1,000 PER VIOLATION.

FOR INFORMATION ONLY: CALL 1-800-368-8882 FOR DETAILS. YOU WILL BE CONTACTED BY THE SERVICE PROVIDER.

OWNER:
 DB & R L L C
 1000 W. BIRMINGHAM BLVD.
 ATLANTA, GA 30334

OWNER:
 DB & R L L C
 1000 W. BIRMINGHAM BLVD.
 ATLANTA, GA 30334

OWNER:
 DB & R L L C
 1000 W. BIRMINGHAM BLVD.
 ATLANTA, GA 30334

**A RESOLUTION TO AMEND
THE CITY OF PERRY
FEE SCHEDULE**

WHEREAS, there have been improvements made at the Perry Events Center;
and

WHEREAS, it is in the best interest of the City to increase the deposit fee;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY
HEREBY RESOLVES** that the City of Perry Fee Schedule is amended as
follows:

Section 1. C. Miscellaneous Revenue, 1. Rental Income, d. Perry Arts Center,

3. Main hall, 3. Night is amended as follow:

	From	To
Deposit	\$ 117/event	\$ 170/event

Section 2. C. Miscellaneous Revenue, 1. Rental Income, d. Perry Arts Center
is amended as follow:

Delete 4. Sound System

Section 3. C. Miscellaneous Revenue, 1. Rental Income, d. Perry Arts Center is
amended by changing the title to Perry Events Center.

SO RESOLVED THIS _____ DAY OF JANUARY 2021.

CITY OF PERRY

By: _____
RANDALL WALKER, MAYOR

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK