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March 2, 2021

COUNCIL AGENDA
PERRY ARTS CENTER
1121 MACON ROAD, PERRY, GA 31069

6:00 PM

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. Recognition(s)/ Presentation(s):
 - 4a. Introduction of Ms. Holly Wharton, Community Planner – Mr. B. Wood.
 - 4b. Introduction of Sergeant Justin West and Sergeant Jacob Laster – Chief S. Lynn.
5. Mayor/Council Joint Appointments. Mayor Randall Walker
 - 5a. Housing Authority of the City of Perry
 - * Re-appointment of Mr. Ben Hulbert
 - * Appointment of Ms. Debra Thomas
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 Sec. 15-3 of the Code of the City of Perry, Georgia and O.C.G.A. Sec. 36-66-4.

- 8a. License revocation hearing for Ghanshyam P. Patel and LaQuinta Inn at 102 Plaza Drive, Perry, GA – Ms. B. Newby.
- 8b. SUSE-21-2021. Applicant, Steven Smoot, Watchman Properties, request a Special Exception to establish a 25,000 square feet self-service storage. The property is located at 1309 Main Street; Tax Map No. 0P0090 013000 –

Mr. B. Wood.

8c. RZNE-0005-2021. Applicants, Joe Meadows and Scott Free, request the rezoning of property from MUC, Multi-Use Center, to M-1, Wholesale and Light Industrial. The property is located at 311 South Street; Tax Map No. 0P0350 010000 - Mr. B. Wood.

9. Review of Minutes: Mayor Randall Walker

9a. Council's Consideration – Minutes of the February 16, 2021 pre council meeting, and February 16, 2021 council meeting.

10. Old Business: Mayor Randall Walker

10a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance to repeal Section 3-11 (r) relative to public hearing requirements for new alcohol license location applications - Ms. B. Newby.

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 March 1, 2021 work session, and March 2, 2021 pre council meeting.

12b. Special Exception Application – 21-2021 – Mr. B. Wood.

12c. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance for the rezoning of property from MUC, Multi-Use Center, to M-1, Wholesale and Light Industrial. The property is located at 311 South Street; Tax Map No. 0P0350 010000 - Mr. B. Wood. *(No action required by Council)*

12d. Resolution(s) for Consideration and Adoption:

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

12e. Award of Bid(s):

1. Bid No. 2021-25 (1) Administrative Vehicle – Mr. M. Worthington

2. Bid No. 2021-26 (3) Half Ton Pickup (Long-bed) – Mr. M. Worthington
3. Bid No. 2021-27 (1) Half Ton Pickup (Short-bed) - Mr. M. Worthington

12f. Approval of a mutual aid agreement between the City and the Houston County Board of Commissioners – Chief L. Parker.

13. Council Members Items:
14. Department Heads/Staff Items.
15. General Public Items:
16. Mayor Items:
17. Adjourn.

***Housing Authority of the
City of Perry***

822 Perimeter Road
Perry, Georgia 31069

Fax: 478-988-4230
TDD: 1-800-545-1833 Ext. 407

Phone: 478-987-5097

Toya Harris, Executive Director

January 14, 2021

The City of Perry, Georgia
Mayor Randall Walker
P.O. Box 2030
Perry, Georgia 31069

Subject: Appointment to the Perry Housing Board

Dear Mayor Walker:

Please accept this letter as a formal request to reappoint Ben Hulbert as Board Commissioner of the Perry Housing Authority. Mr. Hulbert term expired on February 6, 2020. Therefore, will you please reappoint Mr. Hulbert as Board Commissioner for an additional Five-year term beginning February 6, 2021? Based on his tenure as a Board commissioner with Perry Housing Authority he will continue to be a valuable asset to the authority.

Thank you for your consideration of this matter.

Sincerely,


Chris Kinras
Chairman of the Board

C/C: Cheri Adams
Vice Chairman



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Annie Warren <annie.warren@perry-ga.gov>

Agenda

Toya Harris <tharris@perryha.com>
To: annie.warren@perry-ga.gov

Tue, Feb 23, 2021 at 2:35 PM

Good afternoon,

Please accept this email as a formal request to make an addition to the Perry City Council agenda. Dr. Marion Ford is no longer able to serve on the Perry Housing Authority's board. Therefore it has been requested that she be replaced with Mrs. Debra Thomas (478) 997-0543 a citizen of Perry.

Please feel free to contact me if you have any questions.

Thanks!

Toya Harris
Executive Director



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STAFF REPORT

From the Department of Community Development

February 17, 2021

CASE NUMBER: SUSE-21-2021
APPLICANT: Steven Smoot, Watchman Properties
REQUEST: Special Exception for Self-Service Storage
LOCATION: 1309 Main Street; Tax Map No. 0P0090 013000

ADJACENT ZONING/LANDUSES:

Subject Parcel: C-2, General Commercial; Eastgate Plaza shopping center
North: R-3, Multi-family Residential District; single-family residential
South: R-1, Single-family Residential District and C-2; painting studio, auto repair, and single-family residences
East: C-2; single-family residence and undeveloped land
West: C-2; religious institution

REQUEST ANALYSIS: A recent change to the Land Management Ordinance allows self-service storage to be considered by special exception in the C-2 zoning districts.

The applicant is under contract to purchase the Eastgate Plaza shopping center. He proposes to establish 25,000 square feet of self-service storage on the property. The submitted layout shows a portion of the storage will be in the 54,400 square foot shopping center and a separate building will be constructed along the north side of the parking lot, adjacent to Houston Lake Drive. The layout is not to scale nor is it dimensioned, so it is not clear how much of the storage will be in the existing building or the size of the new building.

The portion of the existing building not used for self-service storage would be retained for retail, restaurant, and office space. The application states "Most shopping centers and smaller retail shop space is 50-60 feet deep." In reviewing recently constructed retail/personal service space in the county (Paradise Shops, and the newer centers around Lake Joy Road and Hwy 96), Staff found the depth of those facilities ranging from 55' to 70'.

STANDARDS FOR SPECIAL EXCEPTIONS:

- 1. Does the Special Exception follow the existing land use pattern?* The subject property is located outside of the eastern edge of the Downtown Development Overlay District. The existing land use pattern of the surrounding area includes single-family residential uses, small office and retail uses, automobile-related uses, and religious institutions.
- 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 "Traditional Neighborhood", and is not applicable to the existing or intended future uses of the subject property. While this map is not as detailed as it should be, the closest non-residential character area to the subject property is "Town Center." The Town Center character area covers the core area of downtown Perry. The narrative for "Town Center" discusses the downtown being a unique feature in Houston County and its potential for growth due to a number of potential infill sites. Suggested development patterns include: 1. The addition of neighborhood commercial centers on appropriate infill sites; 2. Structures located near the street with parking in the rear of buildings; 3. Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-

use; and 4. Infill development on vacant or under-utilized sites. Suggested land uses include mixed-use, commercial, residential, and public/institutional uses.

The 2014 Strategic Plan includes the following strategies for improving downtown: "6.3.3 Expand Downtown Development District through infill development and/or catalytic redevelopment project for mixed-use projects," and "6.4.2 Expand Downtown retail footprint to include in-town housing, restaurants, nightlife, and enlarged retail spaces."

3. *Will adequate fire and police protection be available?* Adequate fire and police protection should be available.
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The proposed use will remove 25,000 square feet of potential retail, restaurant, and personal services space. Self-service storage is not the type of use that promotes continued development of the uses that support a thriving, pedestrian-oriented downtown.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The proposed use will require at least one area designated as a loading/unloading zone. The location of this zone could impact pedestrian traffic along the front of future shops in the center, as well as vehicular traffic.
6. *Will the use result in an increase in population density overtaxing public facilities?* The proposed use has no impact on population, and therefore should not overtax public facilities.
7. *Will the use create a health hazard or public nuisance?* The use of a portion of the property as self-service storage should not create a health hazard or public nuisance.
8. *Will property values in adjacent areas be adversely affected?* Staff is not aware of any reason that the proposed use would adversely impact the value of property in adjacent areas.
9. *Are there substantial reasons a permitted use cannot be used at this property?* The property can be used for retail, office and restaurant uses permitted in the district. The existing building may need some renovation to attract such uses, but the applicant is obviously planning renovations to develop the self-service storage space.

STAFF RECOMMENDATION: Staff believes self-service storage is not a use that is appropriate in a downtown area, particularly when the goal of the community is create opportunities and support the development and redevelopment of properties for additional retail, restaurant, office, and housing uses in downtown. Activities associated with self-service storage do not promote or enhance the sense of place that is created with a healthy mix of uses developed in a pedestrian-oriented manner. Therefore, Staff recommends denial of this request.

However, if the Planning Commission or City Council determines that the special exception should be approved, Staff recommends the following conditions be included with such approval:

1. The area authorized for self-service storage shall not exceed 25,000 square feet;
2. Self-service storage shall be located completely within the existing building. No new buildings shall be constructed on the property for use as self-service storage;
3. Space for retail, restaurant, office and other permitted uses at least 60 feet deep shall be maintained along the entire west and south sides of the building; and
4. The administrative office for the self-service storage facility shall be located on the west or south side of the building with a retail storefront.

Note: As a change of use affecting more than 25% but less than 50% of the building, the non-conforming parking lot will be required to comply with landscaping requirements per Sec. 9-6.2(B) of the Land Management Ordinance.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the zoning change with the following conditions:

1. The area authorized for self-service storage shall not exceed 25,000 square feet;
2. Self-service storage shall be located completely within the existing building. No new buildings shall be constructed on the property for use as self-service storage;
3. Space for retail, restaurant, office and other permitted uses at least 60 feet deep shall be maintained along the entire west and south sides of the building; and
4. The administrative office for the self-service storage facility shall be located on the west or south side of the building with a retail storefront.

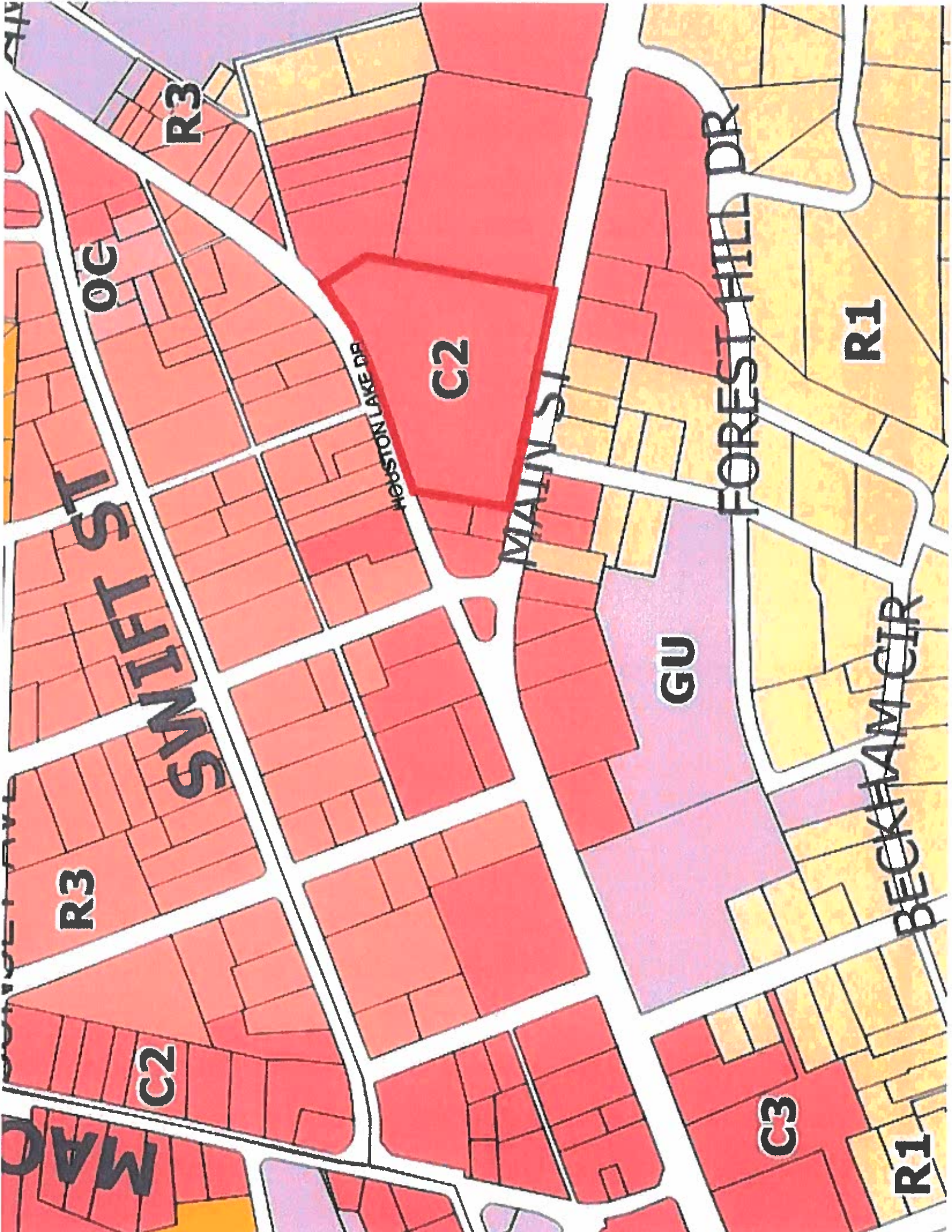


Lawrence Clarrington, Vice Chairman of the Planning Commission

2/24/31

Date





R3

OC

C2

R1

R3

GU

C2

C3

R1

SWIFT ST

SWIFT ST

LAKESHORE DR

MAIN ST

FOREST HILL DR

BECKHAM CIR



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Application # SUSE-0021-
2021

Application for Special Exception

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	STEVEN SMOOT WATCHMAN PROPERTIES	Bryan B. Persons
*Title	PRESIDENT	General Partner
*Address	724 W. 500 SOUTH #801 W. BOUNTY LN. UTAH 84087	1309 Main Street Perry
*Phone	801-979-4965	
*Email	SSSMOOT@GMAIL.COM	btpersons2584@gmail.com

Property Information

*Street Address	1309 Main Street Perry
*Tax Map #(s)	DP0090013000
*Zoning Designation	CZ

Request

*Please describe the proposed use: RENOVATION OF THE EASTGATE SHOPPING CENTER TO RETAIL-OFFICE AND STORAGE USES IN A COMMERCIAL ZONE. 40%+ OF THE EXISTING SPACE SHALL BE CONVENTIONAL RETAIL AND FOOD SERVICE USES.

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 X
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		*Date	JAN 18 2020
*Property Owner/Authorized Agent		*Date	

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

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>[Signature]</i>	*Date 1/22/2021
*Property Owner/Authorized Agent <i>[Signature]</i> V.P. Murphy, Taylor & Ellis, Inc	*Date 1/22/2021

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

1. No. Only that C-2 zoning allows for self-storage facilities subject to approval of a special exception application.
2. This is a C-2 commercial shopping center with commercial properties on the east side, a commercially zoned parcel behind the property and residential to the west and northeast. It is a northeastern corridor to the Downtown Development District. A church is located across the parking lot but the plans for the center are family-friendly and will create additional entertainment options for residents and visitors to Perry.
3. While it is in the traditional neighborhoods character area and close to the town center area.
4. The developer will comply with the city permitting, codes and community development to ensure all requirements are met. Ingress and egress and road access will utilize existing access in place.
- 5.

This property is currently under contract for an acquisition and redevelopment. The future new owners plan to make an investment of over \$1 million to purchase and over \$1 million for this redevelopment project. Old signage will be removed, and the center will be rebranded and not called Eastgate anymore. Community input for a suggested new name is welcomed. For financing purposes, a self-storage component is necessary for the investors to obtain financing for redevelopment. Rear loading dock would be utilized for climate control self-storage. The entire shopping center would be refreshed to make it attractive. The other spaces will be retail or service industries. An outdoor and interior entertainment area will be created. The outdoor component will have green space, a park and be dog-friendly with park benches and strung lights to create a destination. We want to do a food hall with a bar and craft beers. We may bring a franchise axe-throwing concept or pickleball. And interior landscaped area that connects to the outside.

The tradeoff to giving us some self-storage, this will allow us to put financing on it to make it an attractive destination for the Perry community. We need 25,000 SF of storage. Most shopping centers and smaller retail shop space is 50-60 feet deep. This center is 140 feet deep in some areas and we are thinking of creative ways to utilize the back portion for a revenue stream.

6. Creating a dog-friendly space and community center can promote walkability. In addition, we can designate golf cart parking to the neighboring residential areas that want to come here. Making this an attractive destination with axe throwing, corn hole and maybe pickleball will promote health.

7. It is already a commercially zoned property with 2 operating businesses and will not place an undue burden on public facilities and services.

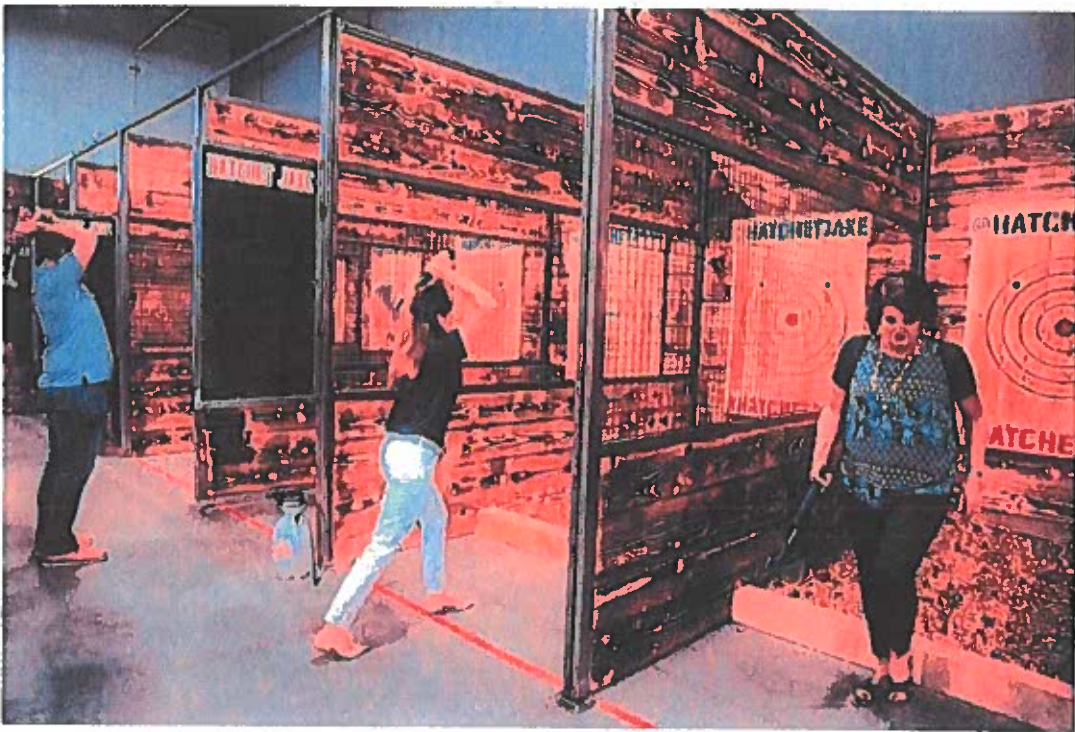
8. Since this is already a commercial shopping center that is in an Opportunity Zone and in need for and desire for redevelopment, we are trying to make it an inviting center for the community. Making this an attractive destination with axe throwing, corn hole and other games and possibly pickleball will promote health.

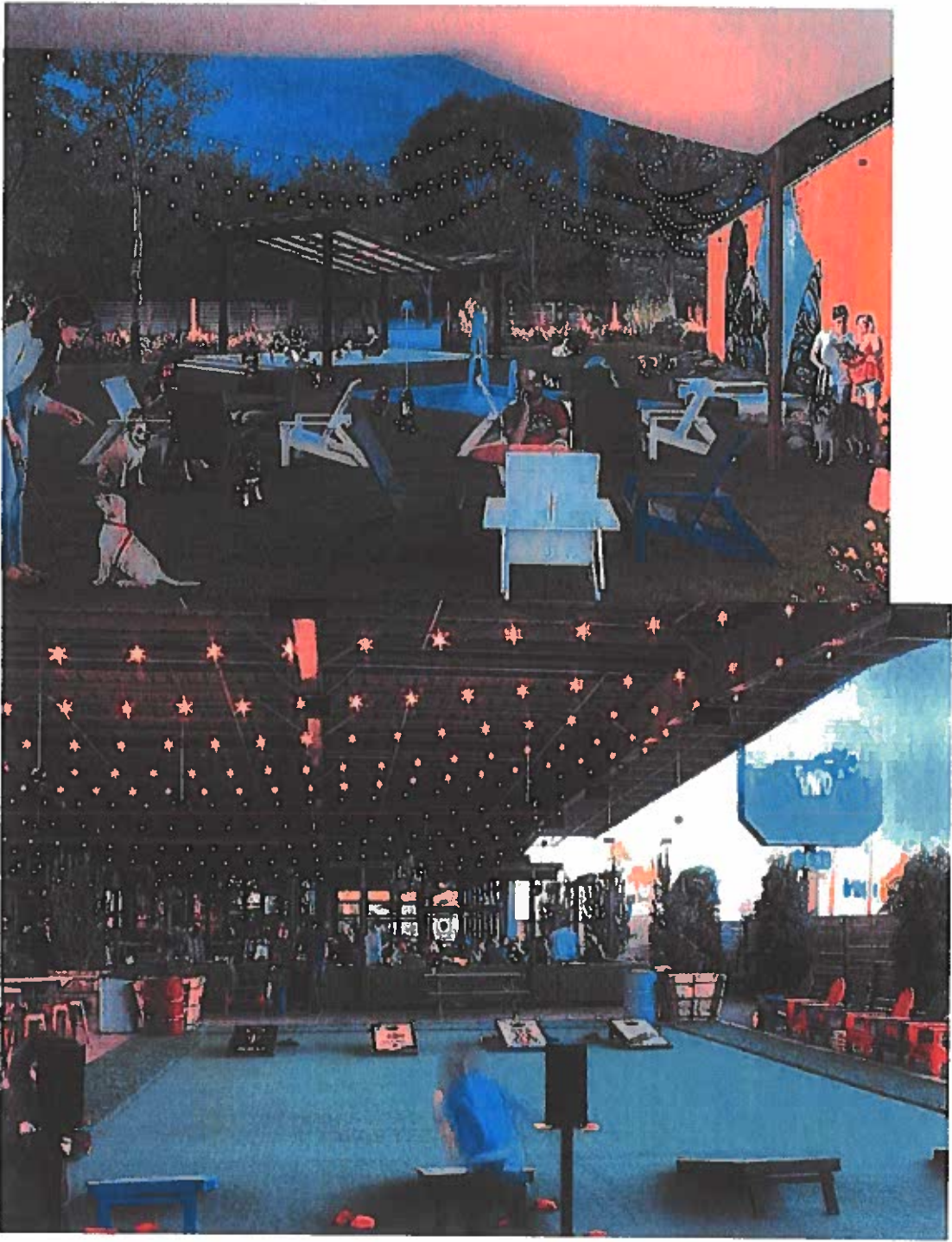
9. This will not adversely impact the value of surrounding property, if anything it will increase property values and be an attractive place that more residents will want to live nearby.

Cosmetic changes would occur shortly after acquisition subject to architectural plans and city reviews permitting and approvals and then a 4–6-month construction period. Hope by fall 2021. Long term for current tenants we will look at highest and best use.

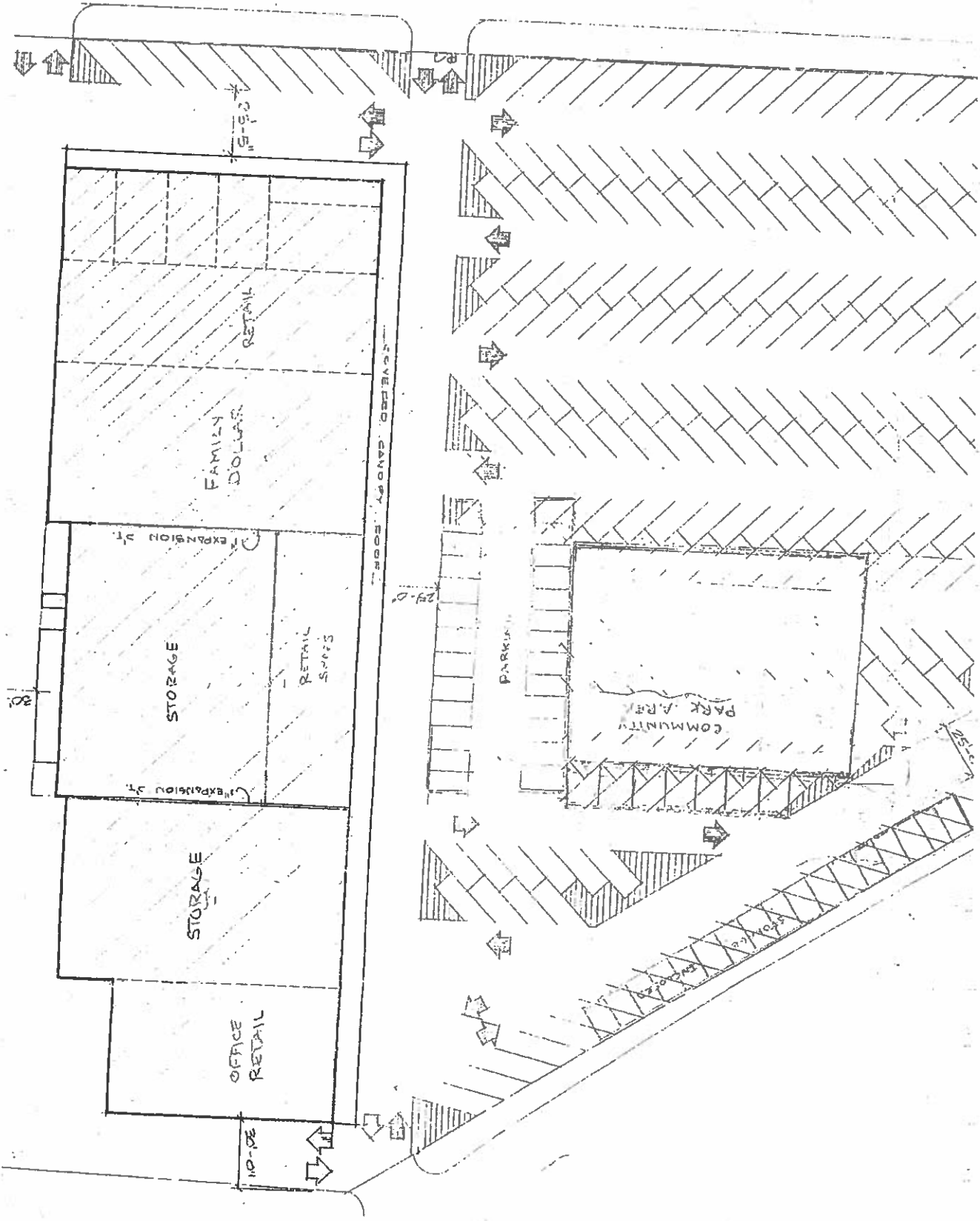
10. C-2 is an allowed use for self-storage facilities subject to the special exception application.

The following images shows some conceptual ideas of what we envision.









ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the zoning is changed from City of Perry MUC, Multi-Use Center District to City of Perry M-1, Wholesale and Light Industrial District and the city's zoning map is amended accordingly relative to property of **HOCO GALANDS, LLC**, described as follows:

All that tract or parcel of land lying and being in Land Lots 274 and 275 of the Thirteenth (13th) Land District, Houston County, Georgia, containing 3.50 acres, more or less, and being more particularly described as Tract 3, according to a plat of survey prepared by Spencer H. Johnson, Georgia Registered Land Surveyor No. 3171, dated November 18, 2020, recorded in Plat Book 82, Page 68; Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby incorporated for all purposes.

AND

All that tract or parcel of land lying and being in Land Lots 274 and 275 of the Thirteenth (13th) Land District, Houston County, Georgia, containing 0.77 acres, more or less, and being more particularly described as Tract 4, according to a plat of survey prepared by Spencer H. Johnson, Georgia Registered Land Surveyor No. 3171, dated November 18, 2020, recorded in Plat Book 82, Page 68; Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby incorporated for all purposes.

Tax Map Parcel No. 0P0350 010000

Said property is rezoned subject to the following condition:

- 1. In addition to other applicable provisions, any future development of the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Management Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses.**

SO ENACTED this 16th day of March, 2021.

CITY OF PERRY, GEORGIA

BY: _____
RANDALL WALKER, Mayor

ATTEST: _____
ANNIE WARREN, City Clerk

1st Reading: March 2, 2021

2nd Reading: March 16, 2021



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STAFF REPORT

February 17, 2021

CASE NUMBER: RZNE-0005-2021
APPLICANT: Joe Meadows; Scott Free
REQUEST: Rezone from MUC, Multi-Use Center, to M-1, Wholesale and Light Industrial
LOCATION: 311 South Street; Tax Map No. 0P0350 010000

ADJACENT ZONING/LANDUSES:

Subject Parcel: MUC, Mixed-Use Center; undeveloped
Northeast: R-2, Single Family Residential; undeveloped
Northwest: MUC, Mixed-Use Center; developed along General Courtney Hodges Blvd, commercial, used car dealer, undeveloped
Southeast: M-1, Wholesale and Light Industrial and R-2; developed along South Street, warehouses, single family residential
Southwest: MUC, Mixed-Use Center, developed along Kellwood Drive, commercial, contractor storage

BACKGROUND INFORMATION: The applicants are requesting the M-1 zoning classification in order to develop a warehouse and distribution business, which can only be permitted in such district. A plat presented with the application identifies a 4.28-acre property consisting to two parcels (Houston County property records list only one parcel consisting of 4.28 acres). The property is located at 311 South Street at the intersection of South Street and Oak Ridge Drive.

This property is the location for the proposed warehouse and distribution business which the applicants intend to develop. The applicants currently own a warehouse and distribution business at the adjacent property to the Southeast at 300 and 320 South Street. The proposed rezoning would permit the applicant to expand the business to the adjacent property at 311 South Street, which is already owned by the applicants.

Any future development at the subject property would be required to conform to the City's perimeter buffering and screening requirements for nonresidential development. The proposed use for the subject property as referenced in the application – warehouse and distribution, must adhere to Sec. 6-3.3 and Sec. 6-3.6 of the Land Management Ordinance: Street Trees and Street Buffer Yards. The purpose of these requirements is to shield the nearby residential properties from negative externalities created by the warehouse and distribution business.

STANDARDS GOVERNING ZONE CHANGES:

1. **The suitability of the subject property for the zoned purposes.** The subject property appears to be suitable for development of uses allowed by the current MUC zoning. However, warehouse and distribution is not permitted within the MUC zoning. Further the proposed development also appears to be suitable for

the M-1 zoning classification due to the proximity of nearby M-1 property and existing warehouse and distribution development located directly across South Street.

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.** There does not appear there is any substantial impact to the public whether the property is zoned MUC or M-1.
5. **Whether the subject property has a reasonable economic use as currently zoned.** The property has a reasonable economic use as currently zoned. However, the property would have a similar or increased economic use if zoned as M-1 due to the ability to develop warehouse and distribution uses. The zoning classification of M-1 has more practical use in the area than the MUC zoning classification.
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 has never been developed.
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 use of the proposed zoning appears to have limited or no impact on surrounding properties, provided that screening for adjacent residential property is implemented and maintained. Similar warehouse and distribution space is located across South Street from and within view of the subject property, creating a suitable use for the property.
8. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** The proposed use of the property should not adversely affect existing uses or the usability of nearby properties based on the proposed layout of the site and the City's development standards.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The subject property is identified as an "In-Town Corridor" character area in the 2017 Joint Comprehensive Plan Update. This character area encourages homes, shops, small businesses, and institutions grouped in attractive mixed-use centers. The proposed development of the subject property is expected to be aligned with similar uses located at adjacent properties, including properties currently zoned at M-1.
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.** While the subject property is currently undeveloped, any new development, including warehouse and distribution businesses, will increase the use of existing streets and utilities. The increased use of these public facilities is not expected to be excessive or burdensome. The proposed development would not impact use of schools or transportation facilities due to its proposed use as warehouse and distribution.
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.** Currently the City of Perry has a low inventory of warehouse and distribution businesses. The proposed zoning classification of M-1 is appropriate based on the warehouse and distribution use of adjacent property located on South Street, directly across from the subject property. Approval of this zoning request would support similarly zoned uses facing one another on South Street.

STAFF RECOMMENDATION: Staff recommends approval of the zoning change with the following condition:

1. In addition to other applicable provisions, any future development of the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Management Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the zoning change with the following condition:

1. In addition to other applicable provisions, any future development of the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Management Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses.



Lawrence Clarington, Vice Chairman of the Planning Commission

2/24/21

Date



Where Georgia comes together.

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

Application # RZNE-
0005-
2021

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Joe Meadows, Scott Free	HoCoGa hands LLC
*Title	OWNERS	Owner
*Address	1271 S. Houston Lake Rd. WR	same
*Phone	478-697-3448 478-951-3333	same
*Email	joe.meadows.fr@robbinsfree.com scottfree	same

Property Information

*Street Address or Location	311 South St. Perry
*Tax Map #(s)	DP0350 010000
*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; 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	MUC	*Proposed Zoning District	M1
*Please describe the existing and proposed use of the property Existing is vacant wooded lot Proposed is warehouse - distribution			

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 <i>HoloGa Lands LLC</i>	*Date <i>1-11-21</i>
*Property Owner/Authorized Agent <i>Joe Meadows, Scott Free</i>	*Date <i>1-11-21</i>

Standards for Granting a Rezoning

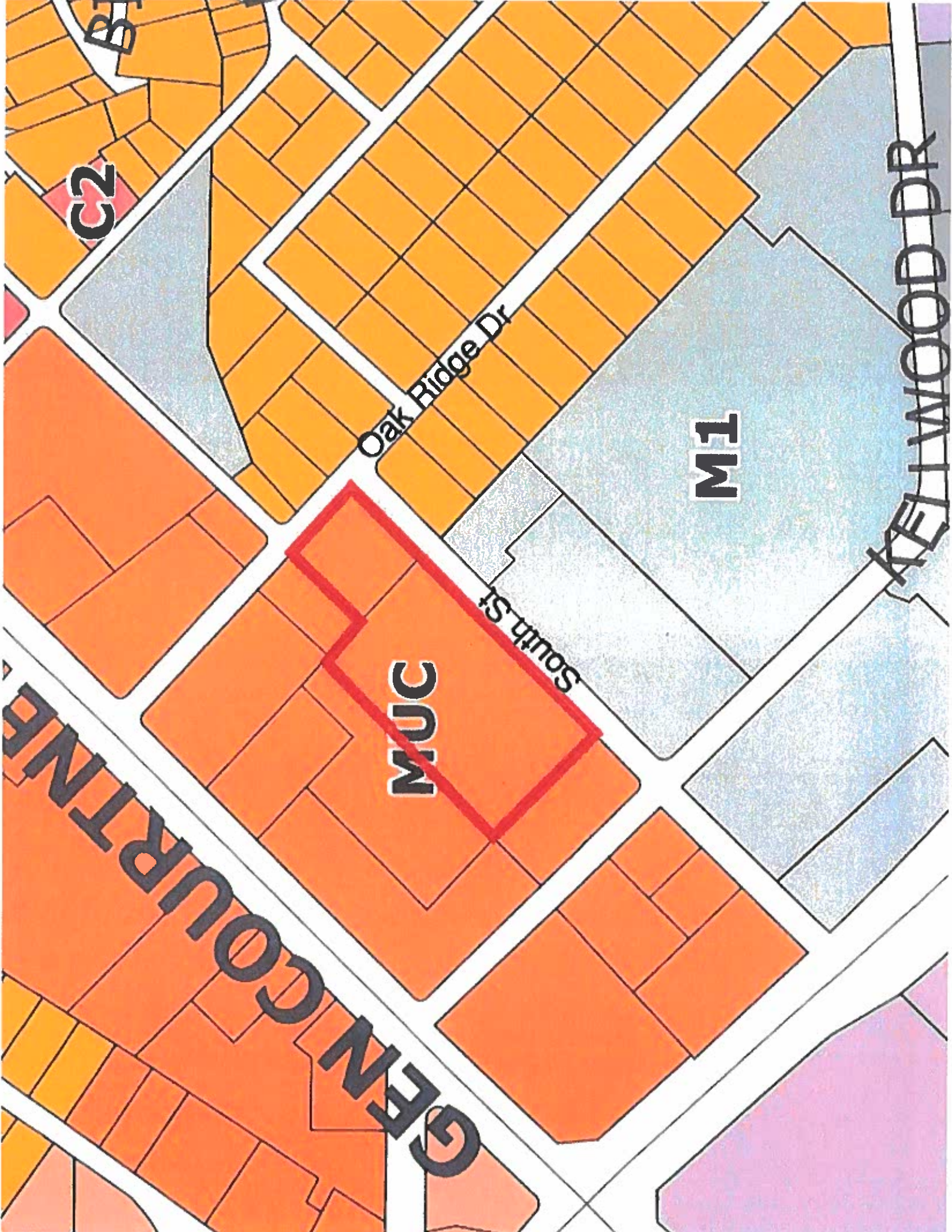
- Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? *No*
- Describe the existing land uses and zoning classifications of surrounding properties. *Warehouse - distribution - M1*
- Describe the suitability of the subject property for use as currently zoned. *Not suitable for needed use.*
- Describe the extent to which the value of the subject property is diminished by the current zoning designation. *The back side that is purchased or ask to be rezoned will likely never be used for current zoning.*
- Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public. *N/A*
- Describe the relative gain to the public compared to any hardship imposed on the property owner.
- Describe how the subject property has no reasonable economic use as currently zoned.
- How long has the subject property been vacant as currently zoned, considering development in the vicinity? *50+ years*
- Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties. *surrounding south Street is zoned M-1*
- Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
- Describe how the proposed zoning district is consistent with the Comprehensive Plan. *Same across street*
- Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services. *Not a high use of Daily cars,*
- Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district. *need more warehouses & distribution.*

Revised 7/17/20

For Office Use (receipt code 204.1)

Date received <i>1/11/21</i>	Fee paid <i>1/11/21</i>	Date deemed complete	Public Notice Sign	Legal Ad	County Notification <i>N/A</i>
Notice to Applicant	Routed to PC	Date of PC <i>2/22/21</i>	Date of Public Hearing	Date of Council action	Notice of action





C2

Oak Ridge Dr

M1

MUC

South St

GENIC COURTNE

WELLMWOOD DR

Type: GEORGIA
STANDARD PLATS
Recorded: 11/30/2020
2:37:00 PM
Fee Amt: \$10.00 Page 1 of 1
BK 82 PG 68

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVALS SHOULD BE CONFIRMED BY THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



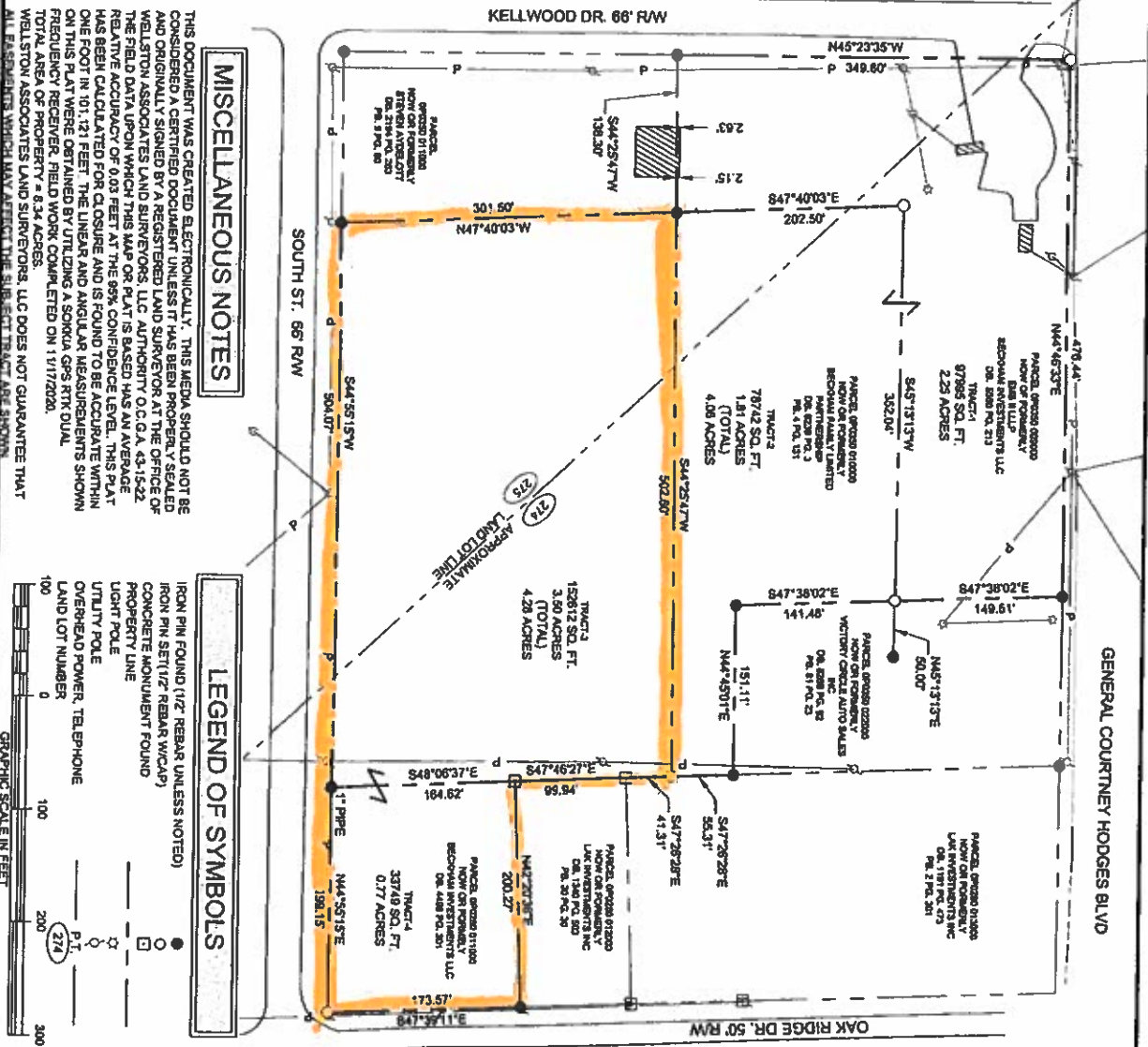
Spencer H. Johnson, GAELS3171
COA #LSP000948

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

Approved for Recording
11 NOV 2020 11:36:54 AM

Bryan Wood
Surveyor
11 NOV 2020 11:36:54 AM

OWNER OR AGENT
11/18/2020
OWNER OF THE LAND SHOWN ON THIS PLAT AND ALLOTMENT TO BE SET FROM AN ADJACENT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.



Revisions		
No.	Date	Description

Project No.: 1261-008	Drawing No.: 805
Drawn By: BWH	Checked By: SHJ
Date: 11-18-2020	Scale: 1"=100'
Sheet No.: 1 of 1	

SUBDIVISION/COMBINATION SURVEY	
LANDS OF	
EMB II LLLP, BECKHAM FAMILY LIMITED	
PARTNERSHIP & BECKHAM INVESTMENTS LLC,	13TH L.D.
LAND LOTS 274 & 275	HOUSTON CO. PERRY, GEORGIA

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC
586 LEMMAN HURRAE WARD, 3RD FLD. 2
WALKER ROBINS, GEORGIA 31019
OFFICE (478) 976-3382
WWW.WELLSTONASSOCIATES.COM

MINUTES
PRE-COUNCIL MEETING
OF THE PERRY CITY COUNCIL
February 16, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held February 16, 2021 at 5:00 p.m.

2. Roll:

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

Elected Officials Absent: None

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

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker-Fire Department and Emergency Services, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Ashley Hardin – Economic Development Administrator, Jazmin Thomas – Downtown Manager, Ansley Fitzner – Public Works Superintendent, Tabitha Clark – Communications Administrator, and Chad McMurrian – Engineering Services Manager.

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

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of February 16, 2021 council meeting agenda.

4a. Recognition (s)/Presentations(s): Chief Parker will recognize a group of fireman recommended by Chief Lynn for their outstanding job on a recent incident in the City. Mayor Walker also extended his gratitude for all their hard work.

5a. Appointments to Board /Authorities and Commission: Mr. Wood recommended Ms. Byrd be re-appointed to Houston County Land Bank Board of Directors. Ms. Byrd has been serving for 2 years on a 4-year term.

6a. Mossy Creek Natural Announcement: Ms. Hardin will introduce Ms. Michelle Rhoades, owner of Mossy Creek Natural bath and body business to Mayor and Council.

10a (1). Second Reading of an ordinance to amend Chapter 4 – Unified

Animal Control. Ms. Newby stated this ordinance is for the transfer management of animal control from the Police Department to the Department of Public Works.

12b (1) . First Reading of an ordinance to repeal Section 3-11 (r) relative to public hearing requirements for new alcohol license location application.

Ms. Newby stated this is follow up relative to having ascertainable standards and applying those to license applications. This is a code amendment to repeal Sec. 3-11 (r) requiring public hearings for the alcohol license location application.

12c (1). Resolution to amend the City of Perry Fee Schedule. Mr. Gilmour stated that this resolution is to adjust the rental rates at the Perry Events Center due to the new equipment that was installed. Administration recommends approval.

12c (2). Resolution amending the guidelines for the installation of septic tanks in the corporate city limits. Ms. Newby stated that due to an event that happened in September of 2020 the City adopted some guidelines for permitting installation of septic tanks. Owners must have their septic tanks connected to the City system.

Council Member Peterson asked if there was going to be any time frame.

Ms. Newby responded that is should be completed in 90 days of the City sewer service being available

12c (3). Resolution amending the cemeteries policies by establishing standards for columbariums. Ms. Newby stated this is a resolution to revise cemetery policies to clarify columbarium structures that are allowed and specifications such as height, width, and type of construction materials .

12d (1). Bid No. 2021-19 (2) Custodial Vans. Mr. Worthington advised this purchase is for two (2) custodial vans for the Department of Public Works. Staff recommends awarding the bid to low bidder Phil Brannen Ford of Perry in the amount of \$ 50,330.38.

12d (2). Bid No. 2021-20 (1) Building Maintenance Van. Mr. Worthington advised this is a purchase for one (1) building maintenance van for the Department of Public Works. Staff recommends awarding the bid to low bidder Prater Ford, Inc. in the amount of \$36,656.28.

12d (3). Bid No. 2021 (1) Special Events Van. Mr. Worthington advised this is a new purchase not a replacement for one (1) van for the special events division. Staff recommends awarding the bid to low bidder Phil Brannen Ford of Perry in the amount of \$30,992.73.

12d (4). Bid No. 2021-22 (1) CID Truck. Mr. Worthington advised this is a replacement truck for the Criminal Investigation Unit. Staff recommends awarding the bid to low bidder Allan Vigil Ford in the amount of \$38,640.00.

12d (5). Bid No. 2021-23 (6) Patrol Vehicles. Mr. Worthington reported after receiving bids from two different vendors that neither met the minimum specifications of the solicitation. Staff is recommending Council reject both bids, revise the minimum specifications, and re-bid the purchase.

12e. Amendment to the Intergovernmental Contract with the Perry Public Facilities Authority to amend the Project Description for the Series 2019 Bonds. Ms. Newby stated in April 2019 the City entered an intergovernmental contract with the Perry Public Facilities Authority for a part of a Series 2019 Bonds issuance. The projects that were to be accomplished with the Bond issuance were gas main upgrade, Parks and Recreation including purchase of the former golf course as a passive park, water and sewer improvements, and land acquisition for a new city hall building. Some of the projects came in under budget and there are some additional funds left in the Series 2019 Bonds. The City has made the request to Perry Public Facility Authority to agree to amend the project description to add the gas line service and connections that need to be replaced as part of the Houston Lake Road project.

3b (1). Discussion of the City's strategic structure support system plan.

Mr. Gilmour presented to Mayor and Council a strategic structure support system that was requested by Council based on the anticipated growth of the City's population and the additional services required.

Mr. Smith stated that a tour of the new City Hall is scheduled for Council Members to attend.

3d (2). Senior contact program. Mr. Gilmour presented a proposal to assist senior/disabled citizens by receiving one phone call per day to assure the individual is maintaining. This proposal is based on the COVID-19 pandemic. The Department of Leisure Service with the support of the Perry Fire and Emergency Services and the Perry Police Department will be conducting this program.

Mayor and Council had questions: 1) how many days per week, 2) what time of the day senior will receive the call and 3) if the weekend is included.

Mr. Gilmour responded it will be a 5-day program.

Council concurred with the senior contact program proposal.

4. Council Member Items:

Council Member Bynum-Grace wanted to know when the City Hall doors will be open to the public. Mayor Walker responded that Mr. Gilmour will be providing the answer doing the meeting.

Council Member Albritton mentioned that he received an email from grandparents inquiring as to when their grandchild can participate in playing basketball due to

already obtaining the COVID-19 vaccine. Administration recommended keeping it as it is now until COVID-19 cases continue to de-escalate.

Council Member Hunt:

- Inquired as to drivers speeding on Tucker Road.
- Received a complaint regarding the KIOSK machine used to pay the utility bills. The magnet would not work properly, suggested the City should get a new magnet. The customer reported the customer service representative was rude to him.

Mr. Gilmour advised that he will be contacting customer service to find out what happened.

Mayor Pro-Tempore Jones

- Thanked the police department for addressing the speeding issue at Forsyth Drive.

Council Member Peterson:

- Inquired about an animal attack when the citizen called animal control the citizen was told that it was not in the City.
- Received a complaint regarding recycling and trash and the caller was told that the City does not service that area. Ms. Peterson wants both departments to make sure that whoever is taking these phone calls to understand exactly is in the City limits and what is not.
- Inquired about pothole at Sunset and Macon Road and asked if staff could look at it.
- Inquired about the signage at Pine Needle park wanted to know if it is in progress. Ms. Fitzner responded that it is in progress.

Council Member King thanked Chief Parker for keeping Council updated with the weather conditions.

Mr. Gilmour stated following up on the COVID-19 numbers to proceed to open the Worrall Center, spring sport events, etc. Administration asked for one more extra week to open the doors of the City Hall. If the COVID-19 numbers continue to decline customer service will be open.

Council Members concurred with the Administration's request to wait one more week to re-open the City Hall to the public.

Ms. Newby and Mr. Smith had no reports.

5. Adjourn: There being no further business to come before Council in the pre council meeting held on February 16, 2021, Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:45 p.m. Council Member King seconded the motion and it carried unanimously.

MINUTES
COUNCIL MEETING
OF THE PERRY CITY COUNCIL
February 16, 2021
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the council meeting held February 16, 2021 at 6:00 p.m.

2. Roll:

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

City Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, Robert Smith – Assistant City Attorney, and Recording Clerk Maria Herrera.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Fire Department and Emergency Services, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Ashley Hardin – Economic Development Administrator, Jazmin Thomas – Downtown Manager, Ansley Fitzner – Public Works Superintendent, Tabitha Clark – Communications Administrator, and Chad McMurrian – Engineering Services Manager.

Guest(s): Ellen Palmer – Perry Chamber of Commerce and Michelle Rhoades – Mossy Creek Natural

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

3. Invocation and Pledge of Allegiance:

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

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

- 4a. Mayor Recognition of Battalion Chief Charles Mundy, Captain Kenneth Genthner, Lieutenant Gerald Michel, Sergeant Brian Banks, Sergeant Jonathan Yoder, and Firefighters Kyle Newsome, Nadal Jeanjulien, Jeremy Douglas, and Keion Johnson.

Mayor Walker recognized this group of firefighters recommended by Chief Lynn for their outstanding job on a recent incident in the City. The firefighters were introduced to Mayor and Council by Chief Parker. Mayor Walker thanked the firefighters for their outstanding service and advised Chief Lynn recommended them for a Lifesaving Award.

5. Appointments to Boards/Authorities and Commissions. Mayor Randall Walker.

- 5a. Ms. Penny Byrd Houston County Land Bank Board of Director. Mr. Wood recommended Ms. Byrd to be re-appointed to the Houston County Land Bank Board of Directors. Mayor Walker entertained a motion to re-appoint Ms. Byrd to the Houston County Land Bank Board of Directors. Mayor Pro Tempore Jones motioned to re-appoint Ms. Byrd to the Houston County Land Board of Director; Council Member King seconded the motion and it carried unanimously.

6. Office of Economic Development:

- 6a. Mossy Creek Natural Announcement. Ms. Hardin introduced Ms. Michelle Rhoades, owner, and founder of Mossy Creek Natural to Mayor and Council. Ms. Rhodes has been in business since 2015 in the City of Perry. She develops personal bath and body care items. In 2017 Ms. Rhodes was recognized by the Perry Chamber of Commerce as the women of the year. Ms. Rhodes thanked the City of Perry for all the support and announced that she will be opening a new location in Ball Street.

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

- Ellen Palmer, 900 Carroll Street, gave a general update regarding the Chamber of Commerce.
 - The Chamber launched their first virtual meeting and went well.
 - Leadership Perry kicks off March 3
 - Dogwood Festival April 10 – 11 at the Fairgrounds
 - Kicked off diversity and inclusion series
 - New initiatives relative to business networking
 - Ms. Palmer and the Chamber are also working on business education.

Council Member Peterson commended Ms. Palmer and the Chamber for going forward with the Dogwood Festival.

8. Citizens with Input: none

9. Review of Minutes: Mayor Randall Walker

- 9a. Council's consideration – Minutes of February 1, 2021 work session meeting, February 2, 2021 pre council meeting, and February 2, 2021 council meeting.

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

10. Old Business: Mayor Randall Walker

- 10a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance to amend to amend chapter 4 -Animal Control – Ms. B. Newby.

2. **Adopted Ordinance No. 2021-05 amending Chapter 4 – Unified Animal Control.** Council Member Hunt motioned to adopt the ordinance as presented; Council Member Albritton seconded the motion and it carried unanimously. (*Ordinance No. 2020-05 has been entered into the City’s official book of record*).

11. **Any Other Old Business:**

11a. Mayor Randall Walker – none

11b. Council Members – none

11c. City Attorney Brooke Newby – none

11d. Mr. Gilmour – none

11e. Assistant City Manager Robert Smith – none

12. **New Business:** Mayor Randall Walker

12a. **Matters referred from February 16, 2021 pre council meeting.** none

12b. **Ordinance(s) for First Reading(s) and Introduction:**

1. **First Reading** of an ordinance to repeal Section 3-11 (r) relative to public hearing requirements for new alcohol license location applications – Ms. B. Newby. (*No action required by Council*).

Ms. Newby stated this ordinance will repeal the public hearing requirements for new alcohol license location applications.

12c. **Resolution(s) for Consideration and Adoption:**

1. **Adopted Resolution 2021-09 to amend the City of Perry Fee Schedule.**

Mr. Gilmour advised this resolution is to amend the fee schedule for the Perry Event Center to adjust the fees from day/night Monday through Thursday then Friday through Sunday. Council Member Albritton motioned to adopt the resolution as presented; Council Member Bynum-Grace seconded the motion, and it carried unanimously. (*Resolution 2021-09 has been entered in the City’s official book of records*).

2. **Adopting Resolution 2021-10 to amend the guideline for the installation of septic tanks in the corporate city limits.**

Council Member Peterson motioned to adopt the guidelines for permitting septic tank installation in the corporate limits of the City; Mayor Pre-Tempore Jones seconded the motion, and it carried unanimously. (*Resolution 2021-10 has been entered in the City’s official book of records*).

3. Adopting Resolution 2021-11 to amend the cemeteries policies by establishing standards for columbariums.

Ms. Newby stated that this resolution is to amend the cemetery policies for the city both cemeteries relative to columbariums. Council Member Hunt motioned to adopt the resolution to amend the cemeteries policies by establishing standards for columbariums; Council Member Bynum-Grace seconded the motion, and it carried unanimously. (*Resolution 2021-11 has been entered in the City's official book of records*).

12d. Award of Bid(s):

1. Bid No. 2021-19 (2) Custodian Van – Mr. M. Worthington

Mr. Worthington advised this is a purchase for two (2) custodial vans for the Department of Public Works to be funded by the General Fund. Staff recommends awarding the bid to low bidder, Phil Brannen Ford of Perry in the amount of \$50,330.38. Council Member Albritton motioned to award the bid to low bidder, Phil Brannen Ford of Perry in the amount of \$50,330.38; Council Member Bynum-Grace seconded the motion and it carried unanimously.

2. Bid No. 2021-20 (1) Building Maintenance Van – Mr. M. Worthington

Mr. Worthington advised this is a purchase for one (1) building maintenance van for the Department of Public Works. Funding for the van will come from the General Fund. Staff recommends awarding the bid to low bidder, Prater Ford, Inc. in the amount of \$36,656.28 with Phil Brannen Ford of Perry given the right to exercise the local vendor preference. Council Member Peterson motioned to award the bid to low bidder Prater Ford, Inc. in the amount of \$36,656.28 with Phil Brannen Ford of Perry given the right to exercise the local vendor preference; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

3. Bid No. 2021-21 (1) Special Events Van – Mr. M. Worthington

Mr. Worthington advised this is a new purchase not a replacement for one (1) van for the special events division. Funding for this van will come from the Hotel/Motel Fund. Staff recommends awarding the bid to low bidder, Phil Brannen Ford of Perry, in the amount of \$30,992.73. Council Member Bynum-Grace motioned to award the bid to low bidder, Phil Brannen of Perry in the amount of \$30,992.73; Council Member King seconded the motion and it carried unanimously.

4. Bid No. 2021 - 22 (1) CID Truck – Mr. M. Worthington

Mr. Worthington advised this was a replacement truck for Criminal Investigation Units for the Perry Police Department and will be funded by the General Fund. Staff recommends awarding bid to the low bidder Allan Vigil Ford in the amount of \$38,640.00. Mayor Pro Tempore Jones motioned to award the bid to low bidder, Allan Vigil Ford in the amount of \$38,640.00; Council Member Albritton seconded the motion and it carried unanimously.

5. Bid No. 2021 – 23 (6) Patrol Vehicles – Mr. M. Worthington

Mr. Worthington advised that he received two non-responsive bids but neither bids met the minimum specifications of the solicitation. Staff is recommending Council to reject both bids, revise the minimum specifications, and re-bid the purchase. Council Member Peterson motioned to reject the non-responsive bids; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

12e. Amendment to the Intergovernmental Contact with the Perry Public Facilities Authority to amend the Project Description for Series 2019 Bonds.

Ms. Newby stated in April 2019 the City entered an intergovernmental contract with the Perry Public Facilities Authority for a part of a Series 2019 Bonds issuance. Some of the projects came in under budget and there are some additional funds left in the Series 2019 Bonds. The City has made the request to Perry Public Facility Authority to agree to amend the project description to add the gas line service and connections that need to be replaced as part of the Houston Lake Road project. Council Member Hunt motioned to approve the amendment to the Intergovernmental Contract with the Perry Public Facilities Authority; Council Member Peterson seconded the motion and it carried unanimously.

13. Council Member Items:

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

Council Member Peterson reported she attended a meeting at the Houston County Development Authority, and commended Ms. Bynum-Grace for her work on the Black History month banners.

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

14. Department/Staff Items:

Chief Lynn and Chief Parker thanked Mayor Walker for recognizing the group of firefighters that responded to the recent incident that occurred at the Perry Police Department.

Mr. Wood, Ms. King, Mr. Worthington, Ms. Hardin, Ms. Thomas, Ms. Fitzner, Mr. Clark, and Mr. McMurrian had no reports.

15. General Public Items:

Robert Russell, 913 Evergreen Street, Perry GA.

Mr. Russell asked about the area behind the Perry Volunteer Outreach building and the pavement. He showed a picture to Mayor and Council of the area. Mr. Russell requested gravel to be placed in the area as he uses the area several time per a day.

Mayor Walker asked Mr. Gilmour if that was allowable.

Mr. Gilmour responded it is partly permissible because part of it is city owned property. There is also a piece of private property located there as well. Mr. Gilmour advised that the area is not planned as a service road, it is planned as a driveway for the Perry Volunteer Outreach Center. Mr. Gilmour had concerns relative to improvements as it is highly trafficked and is unsafe. Mr. Gilmour recommended not to disturb it.

Mayor Walker advise they will do more investigation and will follow up with Mr. Russell.

Mr. Russell also mentioned about the buffer between his house and the coffee shop.

Mr. Wood mentioned that the building officer spoke to Ms. Stricklen and she will be starting to work on this shortly.

16. Mayor Items:

- March 1, Work Session
- March 2, Pre-Council and Council and the meetings will be open to the public

17. Executive Session entered at 6:52 p.m.: Council Member King moved to adjourn the regular meeting and enter an executive session for the purpose of real estate. Council Member Albritton seconded the motion and it carried unanimously.

18. Executive Session adjourned at 7:17 p.m.: Council adjourned the executive session held February 16, 2020 and reconvened into the council regular meeting.

19. Adopted Resolution No.2021-12 stating the purpose of the executive session held on February 16, 2021 was real estate. On a motion by Council Member Bynum-Grace, second by Council Member Peterson and carried unanimously adopted a resolution stating the purpose of the executive session held on February 16, 2021 was to discuss real estate. No action was taken. (*Resolution No. 2021-12 has been entered in the City's official book of records*).

20. Adjournment: There being no further business to come before Council in the regular council meeting held February 16, 2021, Mayor Pro Tempore Jones motioned to

adjourn the meeting at 7:17 p.m. Council Member Hunt second the motion and it carried unanimously.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, CHAPTER 3, ALCOHOLIC BEVERAGES; AMENDING SECTION 3-11, GENERAL REGULATIONS TO ALCOHOL LICENSES; REPEALING SUBSECTION (R) TO REQUIRE A PUBLIC HEARING BEFORE COUNCIL FOR APPLICATIONS FOR NEW LICENSE LOCATIONS

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

1.

By amending Section 3-11- General regulations to alcohol licenses, by repealing subsection (r) in its entirety.

SO ENACTED this 2nd day of March, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: February 16, 2021

2nd Reading: March 2, 2021



Where Georgia comes together.

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor / Council
FROM: Lee Gilmour, City Manager ^{LG}
DATE: February 18, 2021
REFERENCE: Amending City of Perry Fee Schedule

The attached resolution proposes to amend the City of Perry Fee Schedule because:

1. On advice of the City Attorney the \$36.00/account/month delinquent charge is not allowed under State statute.
2. On advice of the City Attorney the tax interest amount is changed from a fixed percentage to the amount provided in State statute.

cc: City Attorney
Ms. V. Sanders

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

WHEREAS, the City's fee schedule needs to be updated to comply with State law;

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

Section 1: B. Charge for Services, 1. General d. Delinquent Account Administration Fees 1. Accommodation Excise Tax \$ 36.00/account/month delinquent is deleted.

Section 2: B. Charge for Services, 9. Other Fees, b. Tax Enforcement 3. Tax Interest is amended to read:

3.	Tax Interest	Percentage as allowed by O. C. G. A. 46-2-40, as amended.
----	--------------	---

SO RESOLVED THIS _____ DAY OF MARCH 2021.

CITY OF PERRY

By:

RANDALL WALKER, MAYOR

City Seal

Attest:

ANNIE WARREN, CITY CLERK

Bid Submittal Summary Sheet


Bid Title/Number:	2021-25 Administrative Vehicle Quantity: One (1)
M&CC Meeting Date:	3/2/2021
Funding Source:	General Fund via GMA Lease Program
Budgeted Expense?	Yes

Responsive Bidders:	Bid Amount
Peach State Ford, LLC	\$ 20,412.00
Allan Vigil Ford	\$ 20,571.00
Phil Brannen Ford of Perry	\$ 20,623.14
Prater Ford, Inc	\$ 20,664.14
Charlie Clark Nissan of El Paso	\$ 32,147.96

Unresponsive Bidders:	Reason
Ginn Chrysler Jeep Dodge LLC	Specifications not met

Posting Sources:	
City of Perry's Website:	www.perry-ga.gov
GA Procurement Registry	https://ssl.doas.state.ga.us/PRSapp/

Department Recommendation:	
Vendor:	Peach State Ford, LLC*
Amount:	\$ 20,412.00
Department:	Vehicle Maintenance
Department Representative:	Bob Taylor, Vehicle Maint Manager

Purchasing Agent Recommendation:	
Vendor:	Peach State Ford, LLC*
Amount:	\$ 20,412.00
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	

*Phil Brannen Ford of Perry shall be given the right to exercise the local vendor preference clause before bid is awarded to Peach State Ford, LLC

Bid Submittal Summary Sheet

Bid Title/Number: 2021-26 Half Ton Pickup (Long-bed)
 Quantity: Three (3)

M&CC Meeting Date: 3/2/2021

Funding Source: Stormwater Utility Fund
 via GMA Lease Program

Budgeted Expense? Yes

Responsive Bidders:	Bid Amount
Cass Burch Automotive	\$ 62,304.00
Ginn Chrysler Jeep Dodge, LLC	\$ 62,931.00
Peach State Ford	\$ 63,156.00
Allan Vigil Ford	\$ 63,555.00
Lynn Cooper Inc	\$ 63,651.00
Phil Brannen Ford of Perry	\$ 64,089.84
Prater Ford, Inc	\$ 64,746.84
Watsonville Fleet Group	\$ 73,371.66

Unresponsive Bidders:	Reason
Beck Auto Sales	Specifications not met
Royal Wave Ent	Specifications not met
Charlie Clark Nissan of El Paso	Specifications not met


Posting Sources:

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

Department Recommendation:

Vendor:	Cass Burch Automotive*
Amount:	\$ 62,304.00
Department:	Vehicle Maintenance
Department Representative:	Bob Taylor, Vehicle Maint Manager

Purchasing Agent Recommendation:

Vendor:	Cass Burch Automotive*
Amount:	\$ 62,304.00
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	

*Phil Brannen Ford of Perry shall be given the right to exercise the local vendor preference clause before bid is awarded to Cass Burch Automotive

Bid Submittal Summary Sheet

Bid Title/Number: 2021-27 Half Ton Pickup (Short-bed)
Quantity: One

M&CC Meeting Date: 3/2/2021

Funding Source: General Fund
via GMA Lease Program

Budgeted Expense? Yes

Responsive Bidders:	Bid Amount
Phil Brannen Ford of Perry	\$ 23,081.28
Allan Vigil Ford	\$ 23,283.00
Prater Ford, Inc	\$ 23,462.28
Peach State Ford	\$ 23,577.00
Watsonville Fleet Group	\$ 26,637.98
Charlie Clark Nissan of El Paso	\$ 40,471.43

Unresponsive Bidders:	Reason
Beck Auto Sales Inc.	Specifications Not Met
Cass Burch Automotive	Specifications Not Met
Ginn Chrysler Jeep Dodge LLC	Specifications Not Met


Posting Sources:

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

Department Recommendation:

Vendor:	Phil Brannen Ford of Perry
Amount:	\$ 23,081.28
Department:	Vehicle Maintenance
Department Representative:	Bob Taylor, Vehicle Maint Manager

Purchasing Agent Recommendation:

Vendor:	Phil Brannen Ford of Perry
Amount:	\$ 23,081.28
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	

MUTUAL AID AGREEMENT

THIS AGREEMENT, made this 5th day of March, 2019, is by and between THE MAYOR AND COUNCIL OF THE CITY OF PERRY on behalf of the City of Perry (hereinafter "City") and THE BOARD OF COMMISSIONERS OF HOUSTON COUNTY on behalf of Houston County, Georgia (hereinafter "County").

WITNESSETH: That,

WHEREAS, the City and the County recognize an increasing possibility of the occurrence of emergencies or disasters resulting from manmade or natural causes or enemy attack; in order to ensure that preparation and response will be adequate to deal with such emergencies and protect the public peace, health, and safety; and to preserve lives and property, it is found and declared to be necessary that both parties enter into this Agreement to provide mutual aid:


NOW, THEREFORE, in consideration of the promises, covenants, agreements and stipulations herein set forth and other good and valuable consideration, the parties do hereby agree as follows:

- (1) It is the express intent of the parties in executing this Agreement that mutual assistance is to provide assistance only in the event of a genuine major disaster or in those unusual circumstances where it is determined that loss of life is imminent.
- (2) The parties agree that it is not the intent of this Agreement to provide routine law enforcement, firefighting, and emergency management support; nor is it the intent of the parties to augment the level of law enforcement, firefighting, and emergency management support beyond the level currently provided by the requesting political subdivision.
- (3) The City upon request of the County and the County upon request of the City shall respond with available law enforcement, firefighting and emergency management equipment, personnel and/or resources when the requesting party determines that management, containment, or control of the disaster or incident is beyond the capacity of the requesting entity.
- (4) Any request for aid shall include a statement of the amount and type of equipment and number of personnel requested and shall specify the location to which the equipment and personnel are to be dispatched, but actual response shall be determined by the responding organization. The request for support must come from the Senior Law Enforcement, Firefighting, or Emergency Management Official available.

- (5) The responding organization shall report to the officer in charge of the requesting organization and shall be subject to the lawful orders of that official until properly relieved.
- (6) When deciding whether to send the resources of one organization to assist the other, the needs of the areas normally served by the responding organization shall be taken into consideration.
- (7) Each party waives all claims against the other for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement.
- (8) Neither party shall be reimbursed by the other party for any costs incurred pursuant to this Agreement.
- (9) All equipment or apparatus used by a responding organization in carrying out this agreement will, at the time of the action hereunder, be owned by the responding organization and the personnel responding shall retain such status as employees of the responding organization.
- (10) If the Sheriff of Houston County or other recognized official requests law enforcement assistance from the Perry Police Department, then the County agrees that any responding law enforcement officers shall be deemed to be duly deputized and shall have appropriate jurisdictional authority to render such law enforcement assistance as requested by the County, to include, but not be limited to, the powers of arrest to the same extent as that authority possessed by officers employed by the County; conversely, if the Chief of Police of the City of Perry or other recognized official requests law enforcement assistance from the Houston County Sheriff's Department, then the City agrees that any responding law enforcement officers shall be deemed to be duly deputized and shall have appropriate jurisdictional authority to render such law enforcement assistance as requested by the City, to include, but not be limited to, the powers of arrest to the same extent as that authority possessed by officers employed by the City. Such implied authority is limited to specific emergency, disaster, or like situations when assistance of this type is specifically requested by the respective cities. Upon release of the responding officers, such extraordinary powers shall terminate.
- (11) The responding party shall have all of the privileges and immunities from liability; exemption from laws, ordinances, and rules; and all pension, insurance, relief, disability, workers' compensation, salary, death, and other benefits which apply to the activity of its officers, agents or employees when performing their respective functions outside of the territorial limits of their political subdivision.

- (12) Neither requesting party nor political subdivision in which requesting party is located shall be liable for any acts or omissions of employees of the responding agency rendering assistance.
- (13) The provisions of this Agreement shall not be construed as creating a duty to respond to requests from either party. Likewise, the provisions of this Agreement shall not be construed as creating a duty to stay at the scene of the emergency for any length of time. Responding party may depart the scene at any time at the discretion of the officer in command.
- (14) This Agreement shall remain in force until March 5, 2021. Subsequent Agreements may be made for periods not to exceed two (2) years upon the approval of the City and the County. Either party may terminate this Agreement with thirty (30) days written notice to the other. This Agreement may be altered or modified by amendment thereto provided there is a mutual agreement of all parties in privity hereto.

CITY OF PERRY, GEORGIA

BY: 
JAMES FAIRCLOTH JR., MAYOR

ATTEST:


R. LEE GILMOUR, CITY MANAGER

BOARD OF COMMISSIONERS
OF HOUSTON COUNTY

BY: 
TOMMY STALNAKER, CHAIRMAN

ATTEST:


BARRY HOLLAND, DIRECTOR OF
ADMINISTRATION

HOUSTON COUNTY SHERIFF

BY: 
SHERIFF CULLEN TALTON

ATTEST:

