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March 16, 2021

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

6:00 PM

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**To join the meeting by Facebook:** Use this URL - [facebook.com/cityofperryga](https://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. Clover Wine Merchant Application. A representative from Clover Wine Merchant's will be attending the Council meeting to present the application.
5. Community Partner(s) Update(s):
  - 5a. Mr. Jim Marquardt, Perry-Houston County Airport Authority.
6. Citizens with Input.
7. 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.

  - 7a. License revocation hearing for Ghanshyam P. Patel and LaQuinta Inn at 102 Plaza Drive, Perry, GA – Ms. B. Newby.
8. Review of Minutes: Mayor Randall Walker
  - 8a. Council's Consideration – Minutes of the March 1, 2021 work session, March 2, 2021 pre council meeting, and March 2, 2021 council meeting.
9. Old Business: Mayor Randall Walker
  - 9a. Ordinance(s) for Second Reading(s) and Adoption:
    1. **Second 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.

10. Any Other Old Business:
  - 10a. Mayor Randall Walker
  - 10b. Council Members
  - 10c. City Attorney Brooke Newby
  - 10d. City Manager Lee Gilmour
  - 10e. Assistant City Manager Robert Smith
  
11. New Business: Mayor Randall Walker
  - 11a. Matters referred from March 15, 2021 work session, and March 16, 2021 pre council meeting.
  
  - 11b. Resolution(s) for Introduction and Adoption:
    1. Resolution – DDRLF – Muse Theatre – Ms. A. Hardin.
  
12. Council Members Items:
  
13. Department Heads/Staff Items.
  
14. General Public Items:
  
15. Mayor Items:
  
16. Adjourn.



**Where Georgia comes together.**

**Clover Wine Merchant “Pop Up” Tent Tasting**

**Organization hosting event:** Clover Wine Merchant

**Event Coordinator:** Lannette Tomlin

**Name of Event:** “Pop Up” Tent Tasting

**Date(s) of event:** April 8<sup>th</sup> – 11<sup>th</sup>

**Event Start & End:** 10:30 AM through Midnight

**Event Description:**

Extension of Clover Wine Merchant through temporary outdoor venue

**Council Action Requested:**

- Approval to utilize two parking stalls adjacent to the storefront.

**City Services Requested:**

**Road Closures Requested: None**

- None, temporary closure of two public parking stalls

**Personnel/Support Requested:**

- None requested



**PERRY-HOUSTON**  
**COUNTY** AIRPORT  
AUTHORITY

**Joint Authority  
with the City Of  
Perry &  
Houston County**

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**City Of Perry:**

**Billy Jerles (Chairman)**

**Bill Lavender (Sec/Tres)**

**Marshal Parker**

**Houston County:**

**Danny Wilson (Vice Chair)**

**Dr. Perry Melvin**

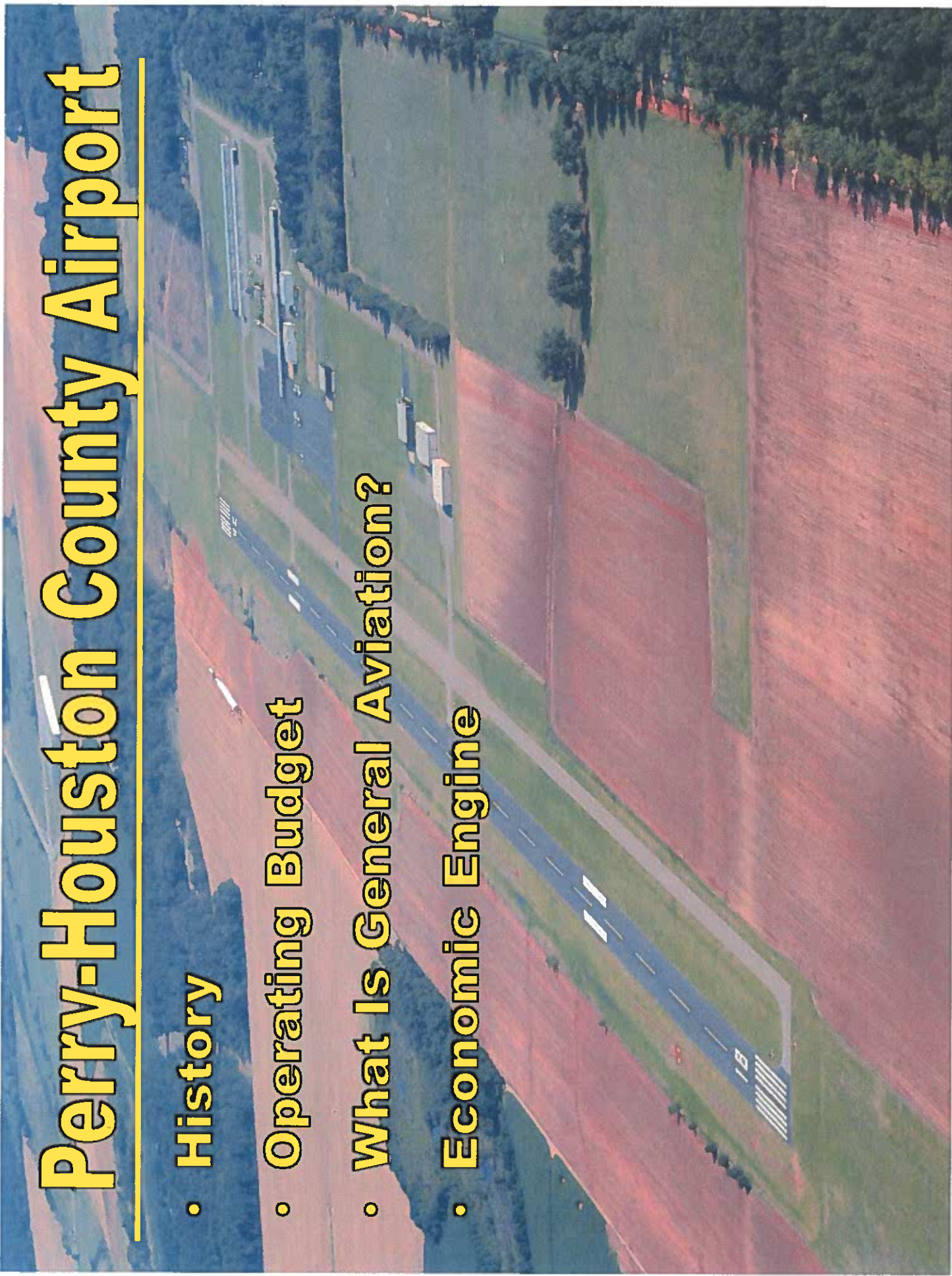
**Ned Sanders**

**Geoff Burkart**

# **Perry-Houston County Airport**

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- **History**
- **Operating Budget**
- **What Is General Aviation?**
- **Economic Engine**



# HISTORY

- Established in 1942 as an Army auxiliary training field (Myrtle Field)
- Transferred to the City Of Perry in 1947
- Operated as Perry-Fort Valley Airport, until 1994
- The State Legislature Approved Joint Authority of Houston County & City Of Perry, since 1994

# Operating Budget

- Annual Income Of Approx. **\$632,944.00**
- Cost Of Goods Sold **\$352,216.00**
- Gross Income **\$ 280,728.00**
- Annual Expenses **\$358,038.00**
- Annual Net Income **\$(77,310.00)**

## WHAT IS GENERAL AVIATION?

- General Aviation Is Defined As All Aviation Other Than Military And Scheduled Commercial Airlines
- General Aviation Has Direct Access To 5,400 Airports Nationwide
- General Aviation May Support Business, Industry, Or Personal Use.



## WHAT IS GENERAL AVIATION? Cont:

- 166 Million Passengers Each Year Fly On General Aviation Aircraft (DELTA Flew 200 Million Passengers IN 2020)
- Georgia ranks 7<sup>th</sup> in General Aviations contribution to the State GDP (5.4%)
- General Aviation Accounts for \$219 Billion Total Economic Output And 1.3 Million Total Jobs

## WHAT IS GENERAL AVIATION? Cont:

- There Are 19,601 US Airports, More Than 5,400 Public Airports While Airlines Serve Less Than 400 Airports.
- There Are 110 Public Use General Aviation Airports In Georgia
- 10 Commercial Airports And 339 Private Airports
- Georgia is the 7<sup>th</sup> leading state in General Aviation Job Created

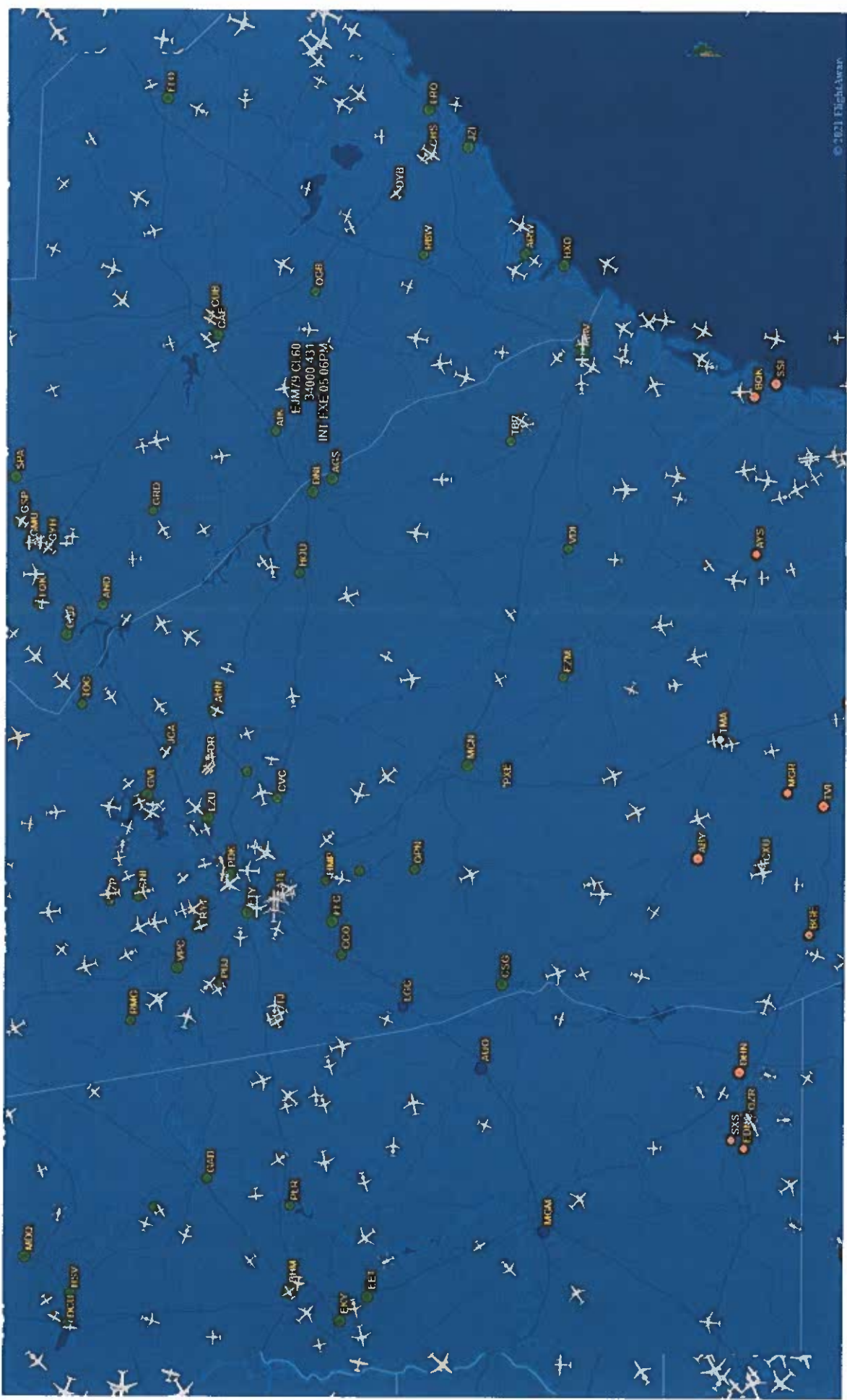
# **GENERAL AVIATION NATIONALLY**

- **Primary Training Ground For Most Commercial Airline Pilots**
- **304,337 Fixed Wing General Aviation Aircraft In the US. 8,096 in Georgia (13<sup>th</sup> out of 50 states but 6<sup>th</sup> in number of hours flown)**
- **24,142,000 General Aviation Flight Hours in 2015**
- **USA has more public use airports (5,400) than any other country. Nearly 4 times more than 2nd place Brazil.**

# **GENERAL AVIATION NATIONALLY**

- **Primary Training Ground For Most Commercial Airline Pilots**
- **USA Has More GA Aircraft Than The Rest Of The World, Combined! (68%)**
- **USA Has More Pilots Than Any Other Country. Fully 60% Of The World's Pilots.**
- **5,000 Aircraft In The Sky At Any Given Time**

# Aircraft In The Sky 3:50 pm Tues 3-2-21



# Aircraft In The Sky 5:10 pm Tuesday



# Economic Impact of General Aviation

- **Direct Impact: Providers Of Services At The Airport**
  - **FBO's (manager, linepersons, hangars)**
  - **Concessionaires**
  - **Government Installations (GSP)**
  - **Flight Schools (Perry Air)**
  - **Maintenance Operations (Aero Flight & Tailwind Aviation Solutions)**
  - **Business On The Field (AgAir)**
  - **Taxes Ad-Valorem, Fuel Tax, Sales Tax**

# Economic Impact of General

## Aviation Cont:

- Indirect Impact: Users of Airport Services
  - Business And Public Users
    - Fuel Both AvGas and Jet
    - Fees Paid For Services
    - Restaurants, Lodging, Rental Vehicles & Fuel, Shopping
- Induced Impact: Additional Local Economic Impact
  - Guardian Center -----Perry Brothers
  - Local Filling Stations---Walker-Rhodes
  - Chancys Auto Service---Ace Hardware



# Statewide Economic Impact

	Hartsfield Jackson	Other Commercial	General Aviation	Statewide Totals
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Jobs 82,906

16,849

4,492

104,247

Payroll 6.1 B

1.4 B

274.96 M

7.79B

Econ 66.7 B

5.0 B

1.9 B

73.7 B

# Economic Impact of Perry-Houston County Airport

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- Total Jobs 98
- Total Payroll \$3,112,000.00
- Multiplier Output \$7,235,200.00
- Total Economic Output \$10,347,200.00
- Total State & Local Tax \$ 377060.00

Apron Expansion Project

Industrial Zoned

Perry Air Flight School

Aero Flight Maintenance

Additional T-Hangars

GSP Hangar

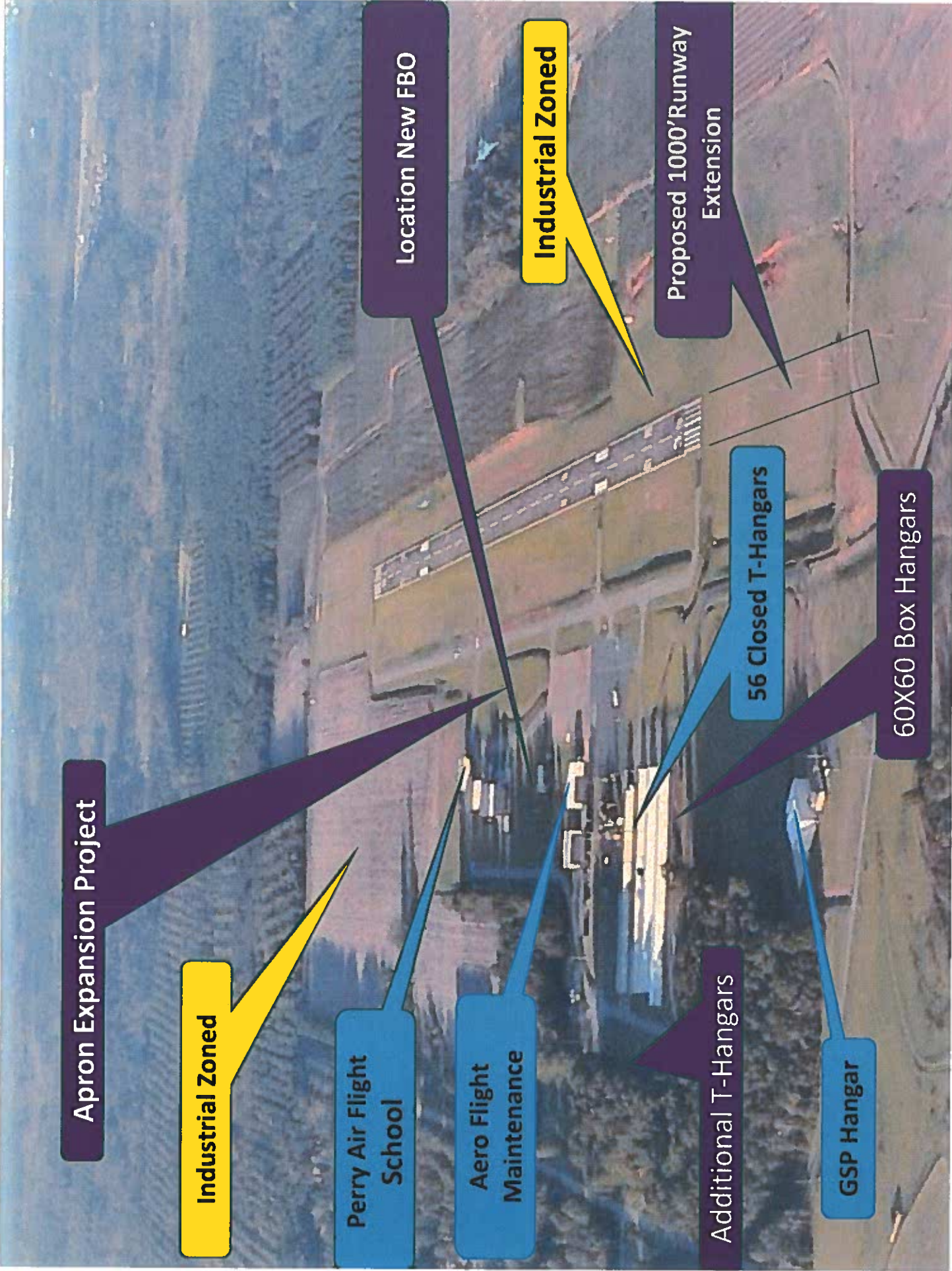
Location New FBO

Industrial Zoned

Proposed 1000' Runway Extension

56 Closed T-Hangars

60X60 Box Hangars

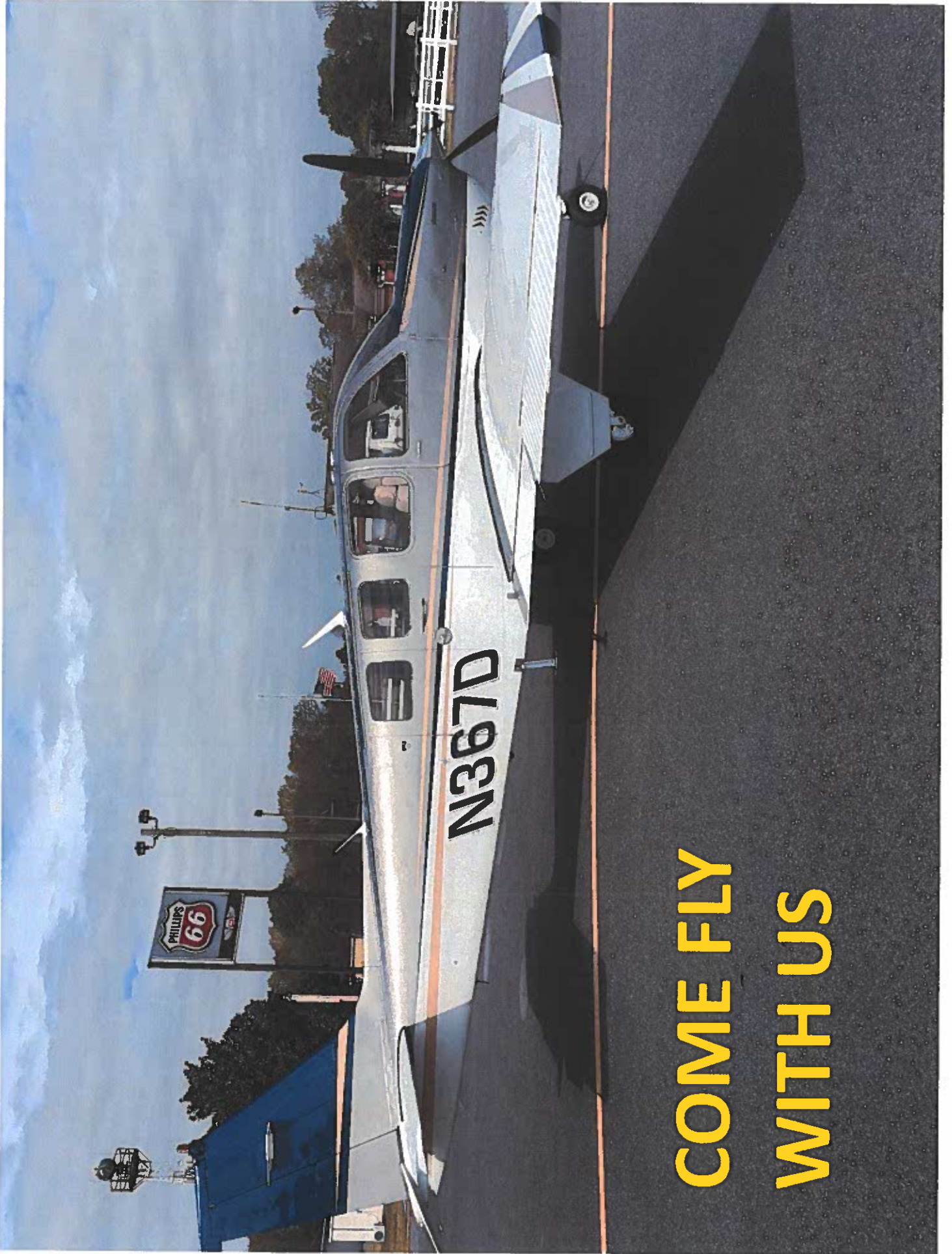






10/12/2016





**COME FLY  
WITH US**

**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
**March 1, 2021**  
**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held March 1, 2021 at 5:00 p.m.

2. Roll:

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

Elected Officials Absent: none

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

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

Guest(s)/Speaker(s): none

Media: Tyler Meisler – Houston Home Journal

3. Items of Review /Discussion: Mayor Randall Walker

3a. Office of the City Manager

1. Consider authorizing Langston Road RSDF service area and stormwater connection charge – Mr. L. Gilmour.

Administration reviewed with Mayor and Council a proposal of how to pay for a portion of the Langston Road regional stormwater detention facility. The City will pay for the purchase of the property from the General Fund. The estimated cost of the project is \$700,000 - \$750,000. Administration recommended Council authorize the establishment of the basin and have a stormwater charge associated based on the structure's ERU number.



Council concurred to moved forward with Administration's recommendation of establishing a stormwater connection fee.

2. Consider adjustments for residential parking issues – Mr. L. Gilmour.

Administration reviewed a memo dated February 5, 2021 relative to residential parking issues and options from other cities similar in size to Perry. Administration recommended to Council: 1) All residential streets remain as is relative to parking unless there is a successful petition to change, 2) homeowner associations would need to enforce neighborhood covenants, and 3) Any residential street that qualifies as a minor or major collector allow parking on one side only unless there is currently sufficient space for parking.

Council concurred to move forward with Administration's recommendation.

3. Hydrant Maintenance – Mr. R. Smith.

Mr. Smith presented to Mayor and Council a proposal to assist in the maintenance of the fire hydrants across the City. Currently, the hydrants are maintained by the fire department. Mr. Smith proposal included developing a GIS-based inventory of the hydrants that will allow for efficient maintenance and location and recommended contracting with Utilivision, Inc. for hydrant maintenance operations. The cost of the work to be completed is \$109,000 and will funded by the Water and Sewer Revenue Fund. Council concurred to move forward with Mr. Smith's recommendation.

3b. Economic Development Office

1. Consider pedestrian lighting for hotel/motel areas – Ms. A. Hardin.

Ms. Hardin presented to Mayor and Council pedestrian lighting options relative to Hampton Court. Council concurred to look at additional options before making a final decision.

3c. Office of the City Attorney

1. Update relative to legislation providing home delivery of unbroken packaged alcohol – Ms. B. Newby.

Ms. Newby shared with Mayor and Council legislation that allows the delivery of unbroken packaged alcohol to people's homes. Ms. Newby advised local government can prohibit this, but State law permits any packaged goods retailer to deliver malt beverages and wine in unbroken packages. Council concurred to let State law prevail.

4. Council Member Items:

Mayor Pro Tempore Jones, and Council Members King, Peterson, and Albritton had no reports.

Council Member Bynum-Grace shared with Mayor and Council the mandatory change to dialing ten digits instead of seven digits when dialing a local number from a landline effective April 24, 2021.

Council Member Hunt reported at 2002 Tucker Road the road is eroding near the fire hydrant.

Mr. Gilmour advised the City has been approached by the Chamber of Commerce relative support for the Dogwood Festival. The Chamber is asking for use of the City stage (set-up and take down), fire department filling the dog jumping pool, police services/security, and tram services. Since the Dogwood Festival will be located at the Firegrounds instead of downtown the Chamber fall into the category to pay for city services. Because of COVID restrictions Administration is recommending the City waive the fees for use of the City stage, fire department filling of the dog jumping pool, and police services/security. Administration recommends not providing tram services and if they still want tram service, they pay for tram service. Council concurred with Administration's recommendations.

Mr. Smith reported the City has transitioned from GSuites to Office 365.

Ms. Newby had no report.

5. Department Head/Staff Items:

Ms. King advised the audit was received last Thursday.

Mr. Wood

- Presented a proposal to Mayor and Council relative to cars being able to back into a city street off Mims Court.
- Attended a kick-off meeting for a Peach County TSPLOST referendum proposal

6. Adjournment: There being no further business to come before Council in the work session held on March 1, 2021 Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:55 pm. Council Member Albritton seconded the motion and it carried unanimously.

MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
March 2, 2021  
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held on March 2, 2021 at 5:00 p.m.

2. Roll:

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

Elected Officials Absent: None.

City Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, and Recording Clerk Joni Ary.

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, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Tabitha Clark – Communications Administrator, and Annie Warren – City Clerk.

Media: Tyler Meister – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker.

3a. Discussion of January 19, 2021 council meeting agenda.

8a. License revocation hearing for Ghanshyam P. Patel and LaQuinta at 102 Plaza Drive, Perry, Ga. Mrs. Newby stated that per the request of the applicants' lawyer, this item will be deferred until Council's next meeting on March 16, 2021.

8b. SUSE-21-2021. Applicant, Steven Smoot, Watchman Properties, requests 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. Wood stated that the applicant has requested to have this item withdrawn but has not submitted the request in writing. It is the staff's recommendation to deny this request. When the item was heard at the Planning and Zoning Commission, their recommendation was for approval with four conditions.

8c. RZNE-0005-2021. Applicant Joe Meadows and Scott Free, request the rezoning of the 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. Wood stated that the staff's recommendation is for approval with the condition that in addition to other applicable provisions, any future development on the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Development Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses.

10a (1). Second Reading of an ordinance to repeal Section 3-11 ( r ) relative to public requirements for new alcohol license location application. Mrs. Newby reviewed the second reading of the ordinance to repeal Section 3-11 ( r ) relative to the public requirement for new alcohol license location application. Mrs. Newby stated that this is to establish standards the applicants can comply with.

12b. Special Exception Application 21-2021. Mr. Wood stated that it is recommended denial of this request.

12d (1). Resolution to amend the City of Perry Fee Schedule. Mr. Gilmour reviewed with Council the resolution to amend the fee schedule on the advice of the City Attorney the \$36.00/account/month delinquent charge is not allowed under the State statute and the tax interest amount is changed from a fixed percentage to the amount provided in the State statute.

12f. Approval of mutual aid agreement between the City of Perry and the Houston County Board of Commissioners Chief Parker reviewed with Council the mutual aid agreement between the City of Perry and the Houston County Board of Commissioners. Chief Parker stated that the City renews this agreement every two years.

4. Council Member Items:

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

Ms. Newby had no reports.

Chief Lynn updated Council on Westwood Mobile home park; during the 2019-2020 year the call volume for the mobile home park has greatly decreased and they are moving in the right direction with all the improvements.

Mr. Wood stated that Westwood mobile home park has met all the terms and conditions per the agreement. They are working on getting two of the dilapidated trailers out but having to find owners. In June 2021 they will be bringing in 20-25 new mobile homes and 10 per month after until to capacity.

Mr. Swan stated that the walkers are happy to be back walking inside the recreational department. The basketball program is currently ongoing and will begin registration for spring sports. Mr. Swan stated that the "Open Streets Macon" event is something

he is interested in bringing to Perry and is working with the organization for more information about the event.

Council Member Bynum-Grace asked Chief Lynn about the mandatory change to dialing ten digits when dialing phone numbers locally. Mr. Gilmour stated that effective April 24, 2021, when you dial a local number from a landline you will have to enter the area code and phone number to dial out. Mr. Gilmour stated that this information is being put on utility bills to notify residents and will be on all City social media sites and outlets.

5. Adjourn: There being no further business to come before Council in the pre council meeting held on March 2, 2021, Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:27 p.m. Council Member Hunt seconded the motion and it carried unanimously.

MINUTES  
REGULAR MEETING OF THE PERRY CITY COUNCIL  
March 2, 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 March 2, 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, City Attorney Brooke Newby, and Recording Clerk Joni Ary.

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, Tabitha Clark – Communications Administrator, Annie Warren – City Clerk, Sergeant Justin West – Perry Police Department, Sergeant Jacob Laster – Perry Police Department, Jazmine Thomas – Downtown Manager, and Holly Wharton – Community Planner.

Media: Tyler Meister – Houston Home Journal

Guest(s): None.

3. Invocation and Pledge of Allegiance to the Flag:

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

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

4a. Introduction of Ms. Holly Wharton, Community Planner.

Mr. Bryan Wood introduced Ms. Holly Wharton to Mayor and Council. Mayor and Council welcomed Ms. Holly Wharton to the City.

4b. Recognition of Sergeant Justin West and Sergeant Jacob Laster.

Chief Lynn introduced Sergeant Justin West and Sergeant Jacob Laster to Mayor and Council, Chief Lynn stated that Sgt. West and Sgt. Laster was recently promoted to the Sergeant position. Mayor and Council congratulated officers West and Jacob on the promotion to Sergeant.

5. Mayor/Council Joint Appointments.

1. Re-appointment of Mr. Ben Hulbert as Board Commissioner of the Perry Housing Authority. Mayor Pro Tempore Jones motioned to re-appointment of Mr. Ben Hulbert as Board Commissioner of the Perry Housing Authority. Council Member Bynum-Grace seconded the motion and it carried unanimously.
2. Appointment of Ms. Debra Thomas to the Perry Housing Authority Board. Mayor Pro Tempore Jones motioned to appoint Ms. Debra Thomas to the Perry Housing Authority Board. Council Member Peterson seconded the motion and it carried unanimously.

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

7. Citizens with Input. None.

8. PUBLIC HEARING CALLED TO ORDER AT 6:08 p.m.: Mayor Randall Walker called to order a public hearing at 6:08 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.

8a. License revocation hearing for Ghanshyam P. Patel and LaQuinta at 102 Plaza Drive, Perry, Ga.

Staff Report: Ms. Newby stated that is item has been deferred to Council's March 16, 2021 meeting per the request of the applicants' lawyer.

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

For: None.

Against: None.

8b. SUSE-21-2021. Applicant, Steven Smoot, Watchman Properties, requests 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.

Staff Report: Mr. Wood reviewed with Council the Special Exception request. Staff recommends denial of the request. Staff believes that self-service storage is not a use that is appropriate in a downtown area. The Planning Commission recommends approval with the following conditions: 1). The area authorized for

self-service storage shall not exceed 25,000 sq ft.; 2). Self-service storage shall be completely within the existing building. No new buildings shall be constructed on the property for use as self-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 administration office for the self-service storage facility shall be located on the west and south side of the building with a retail storefront.

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

For: none

Against: none

- 8c. RZNE-0005-2021. Applicant Joe Meadows and Scott Free, request the rezoning of the 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.

Staff Report: Mr. Wood reviewed with Council the request to rezone the property located at 311 South Street for Multi-Use Center to Wholesale and Light Industrial. Staff recommendation is for approval with the condition that in addition to other applicable provisions, any future development on the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Development Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses.

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

For: none

Against: none

Public Hearing Closed at 6:17 p.m. Mayor Walker closed the hearing at 6:17 p.m.

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.

Council Member Bynum-Grace motioned to accept the minutes as submitted; Mayor Pro Tempore Jones seconded the motion and the motion unanimously.

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 requirements for new alcohol license location application.

Adopted Ordinance No. 2021-06 to repeal Section 3-11 ( r ). City Attorney Newby advised Council everything is in order and recommend adoption. Mayor Pro Tempore Jones motioned to adopt the ordinance as submitted; Council Member King seconded the motion and it carried unanimously. (Ordinance 2021-06 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. City Manager Lee Gilmour - none
- 11e. Assistant City Manager Robert Smith - none

12. New Business: Mayor Randall Walker

12a. Matters referred from January 5, 2021 pre council meeting. none

12b. Special Exception Application 21-2021. Mr. Wood stated that it is recommended denial of this request. Mayor Pro Tempore Jones motioned to deny the request. Council Member Peterson seconded the motion and it carried unanimously.

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

1. **First Reading** of an ordinance for the rezoning of the 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 0100000 - Mr. B. Wood. (No action required by Council).

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

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

Adopted Resolution 2021-13 amending the City of Perry Fee Schedule. Council Member Bynum-Grace motioned to adopt the resolution as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. (Resolution No. 2021-13 has been entered into the City's official book of record.)

12e. Award of Bid(s):

1. Bid No. 2021-25 (1) Administration Vehicle – Leisure Services.

Mr. Worthington presented for Council's consideration an award of bid for (1) administrative vehicle. Mr. Worthington stated his office received five responsive bids. Staff recommends awarding the bid to the low bidder, Peach State Ford, LLC. in the amount of \$20,412.00; Allowing Phil Brannen Ford of Perry the option to exercise the local vendor preference clause, and the funding source is General Fund. Mayor Pro Tempore Jones moved to award the bid to the low bidder, Peach State Ford, LLC in the amount of \$20,412.00, with the allowance for Phil Brannen Ford of Perry the option to exercise local vendor preference clause.; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

2. Bid No. 2021-26 (3) Half Ton Pickup Trucks – Public Works.

Mr. Worthington presented for Council's consideration an award of bid for (3) half-ton pickup trucks for Public Works. Mr. Worthington stated his office received eight responsive bids. Staff recommends awarding the bid to the low bidder, Cass Burch Automotive in the amount of \$62,304.00; Allowing Phil Brannen Ford of Perry the option to exercise the local vendor preference clause, and the funding source is Stormwater Utility Fund. Council Member Albritton moved to award the bid to the low bidder, Cass Burch Automotive in the amount of \$62,304.00, with the allowance for Phil Brannen Ford of Perry the option to exercise the local vendor preference clause.; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

3. Bid No. 2021-27 (1) Half Ton Pickup Trucks – Community Development.

Mr. Worthington presented for Council's consideration an award of bid for (1) half-ton pickup trucks for Community Development. Mr. Worthington stated his office received six responsive bids. Staff recommends awarding the bid to the low bidder, Phil Brannen Ford of Perry in the amount of \$23,081.28, and the funding source is General Fund. Mayor Pro Tempore Jones moved to award the bid to the low bidder Phil Brannen Ford of Perry in the amount of \$23,081.28, Council Member Hunt seconded the motion and it carried unanimously.

12f. Approval of mutual aid agreement between the City of Perry and the Houston County Board of Commissioners. Chief Parker reviewed with Council the mutual aid agreement between the City of Perry and the Houston County Board of Commissioners. Council Member King motioned to approve the mutual aid agreement as presented. Council Member Peterson seconded the motion and it carried unanimously.

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

14. Department Heads/Staff Items.

Ms. King, Mr. Worthington, Mr. Wood, Chief Parker, Mr. Swan, Ms. Fitzner, Ms. Hardin, Ms. Thomas, Ms. Wharton, and Ms. Warren had no reports.

Chief Lynn stated that starting tomorrow, March 3, 2021, until March 14, 2021, is the RV Expo at the Georgia National Fairgrounds.

Ms. Clark provided Council the citizen's report. The Citizens report is available on the City website for anyone interested.

15. General Public Items: None.

16. Mayor Items:

- March 15, 2021, City Council work session meeting.
- March 16, 2021, pre council and council meeting

17. Adjournment: There being no further business to come before Council in the council meeting held March 2, 2021, Mayor Pro Tempore Jones 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 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 HOCOGALANDS, LLC, described as follows:

**All that tract or parcel of land lying and being in Land Lots 274 and 275 of the Thirteenth (13<sup>th</sup>) 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 (13<sup>th</sup>) 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 16<sup>th</sup> 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



Where Georgia comes together.

**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.jr@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**

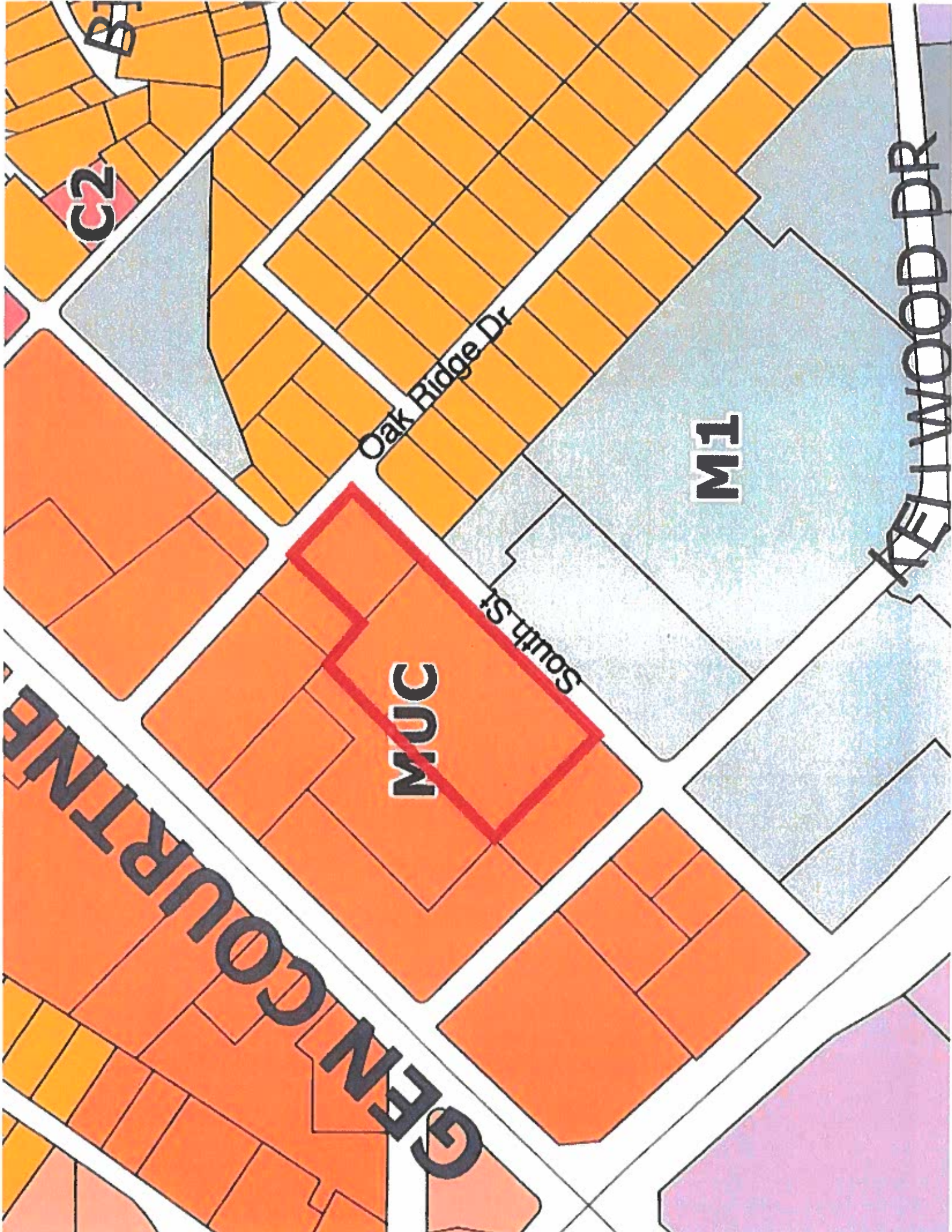
- Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? *No*
- Describe the existing land uses and zoning classifications of surrounding properties. *Warehouse - distribution - M1*
- Describe the suitability of the subject 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  
CARE 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 AFFIRMATIONS SHOULD BE CONFIRMED WITH 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, GARYSK3171  
COA #LSF000948

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 1:16:28 PM

Bryan Wood  
Professional Engineer  
No. 11142  
COA #LSF000948

OWNERS CERTIFICATION:  
THE UNDERSIGNED COUNTY OF HOUSTON, TEXAS, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND APPROVED THIS PLAT AND ALL INFORMATION HEREON AS TRUE AND CORRECT AND DEEDS AND DEEDS TO PUBLIC USE FURNISH ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

DATE: 11/18/2020  
OWNER OR AGENT: Spencer H. Johnson

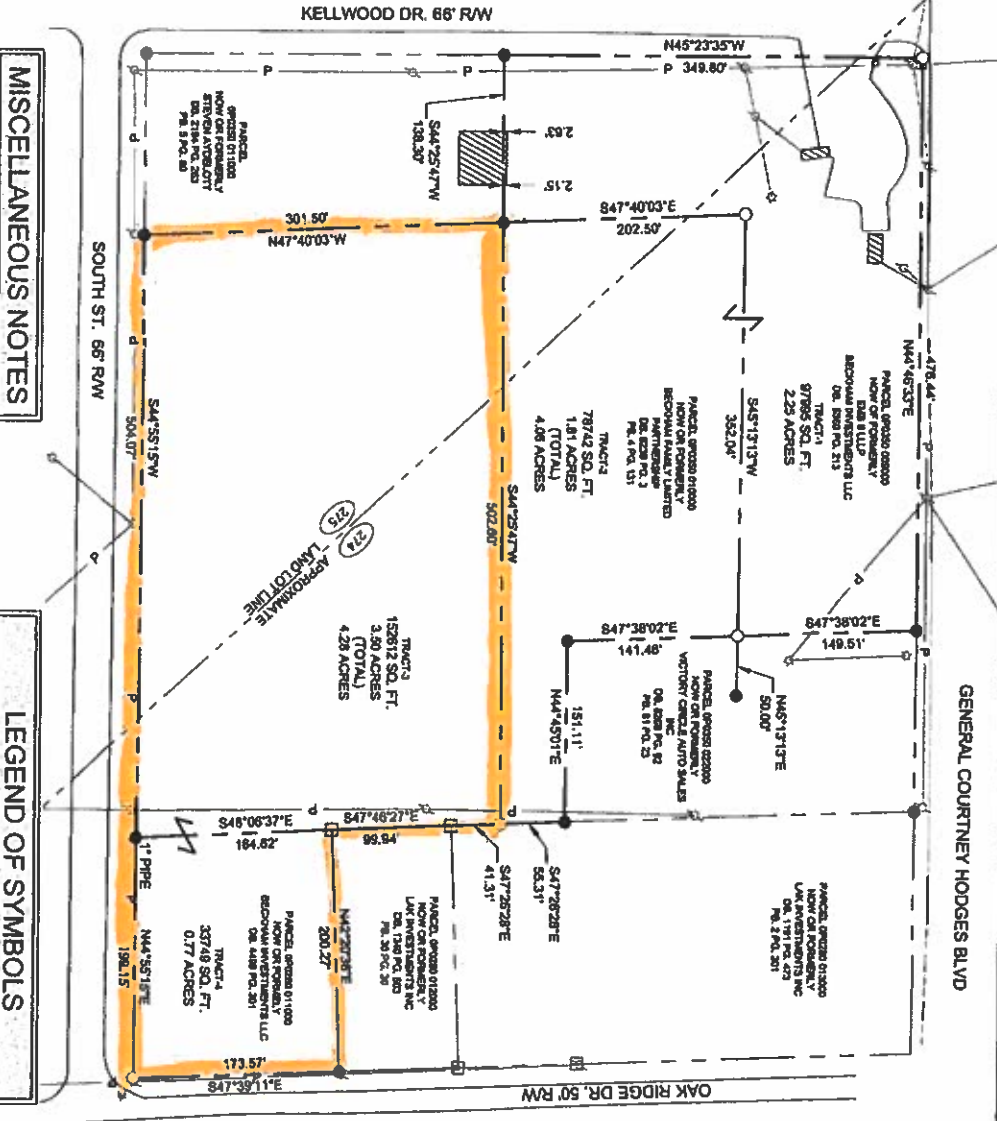
**MISCELLANEOUS NOTES**

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,121 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 11/17/2020.
- TOTAL AREA OF PROPERTY = 8.24 ACRES
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN

**LEGEND OF SYMBOLS**

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IRON PIN SET/2" REBAR W/CAIP
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- UTILITY POLE
- OVERHEAD POWER, TELEPHONE
- LAND LOT NUMBER

GRAPHIC SCALE IN FEET



Project No.: 128-1008  
Drawing No.: 805  
Drawn By: BSH  
Checked By: SHJ  
R.L.S. No.: 3171  
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,  
LAND LOTS 274 & 275 13TH L.D.  
HOUSTON CO. PERRY, GEORGIA

**WELLSTON ASSOCIATES**  
LAND SURVEYORS, LLC

506 OLNEYMAN BURN I VLAND, 31112 2  
WALKER ROBINS, GEORGIA 31072  
577-121-8181  
WWW.WELLSTONASSOCIATES.COM

Revisions		
No.	Date	Description

NOTE: THIS PLAT IS AN INSTRUMENT OF RECORD. IT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.



**Where Georgia comes together.**

Department of Economic Development

To: Mayor & Council

From: Ashley Hardin, CECD, Economic Development Administrator

Date: 3.10.21

Re: Downtown Development Revolving Loan Fund-Muse Theatre Project

---

The City of Perry Downtown Development Authority has been approved for a request of \$320,000 to fund the Muse Theatre project through two state gap financing programs. The programs are the Downtown Development Revolving Loan Fund (DDRFL) \$160,000 and the Georgia Cities Foundation loan \$160,000.

These funds will be used towards the acquisition and renovation of the Muse Theater located at 806 Commerce St. The buyer plans to renovate the building into a wedding venue and event space.

These gap financing programs will assist with the private public partnership between the DDA and Ocmulgee Developments, LLC, the borrower. The DDA will act as the flow-through entity for both programs and is not financially liable if either loan defaults.

For the DDRFL, the GDCA requires a resolution from the city indicating that it supports this project.

Below is a table that illustrates how stacked financing was utilized to move this project forward and make it happen.

<b>Source</b>	<b>Amount</b>	
Colony Bank	\$400,000	50%
Georgia Cities Foundation	\$160,000	20%
DDRFL	\$160,000	20%
Equity	\$80,000	10%
<b>Total</b>	<b>\$800,000</b>	<b>100%</b>

NOT FOR CONSTRUCTION  
 Completed use only

This drawing was prepared as a conceptual design solution. Neither the Georgia Department of Community Affairs, the University of Georgia's School of Architectural Design, nor the Georgia Trust for Historic Preservation will be responsible for any problems which arise from the use of this drawing as a working drawing for construction purposes.

GEORGIA  
MAIN STREET

City: Perry  
 Project: The Muse Theatre  
 Address: 806 Commerce Street

Georgia Community Affairs  
 Drawing prepared by

Drawn by: [Signature]  
 Checked by: CF  
 Date: 11/04/20



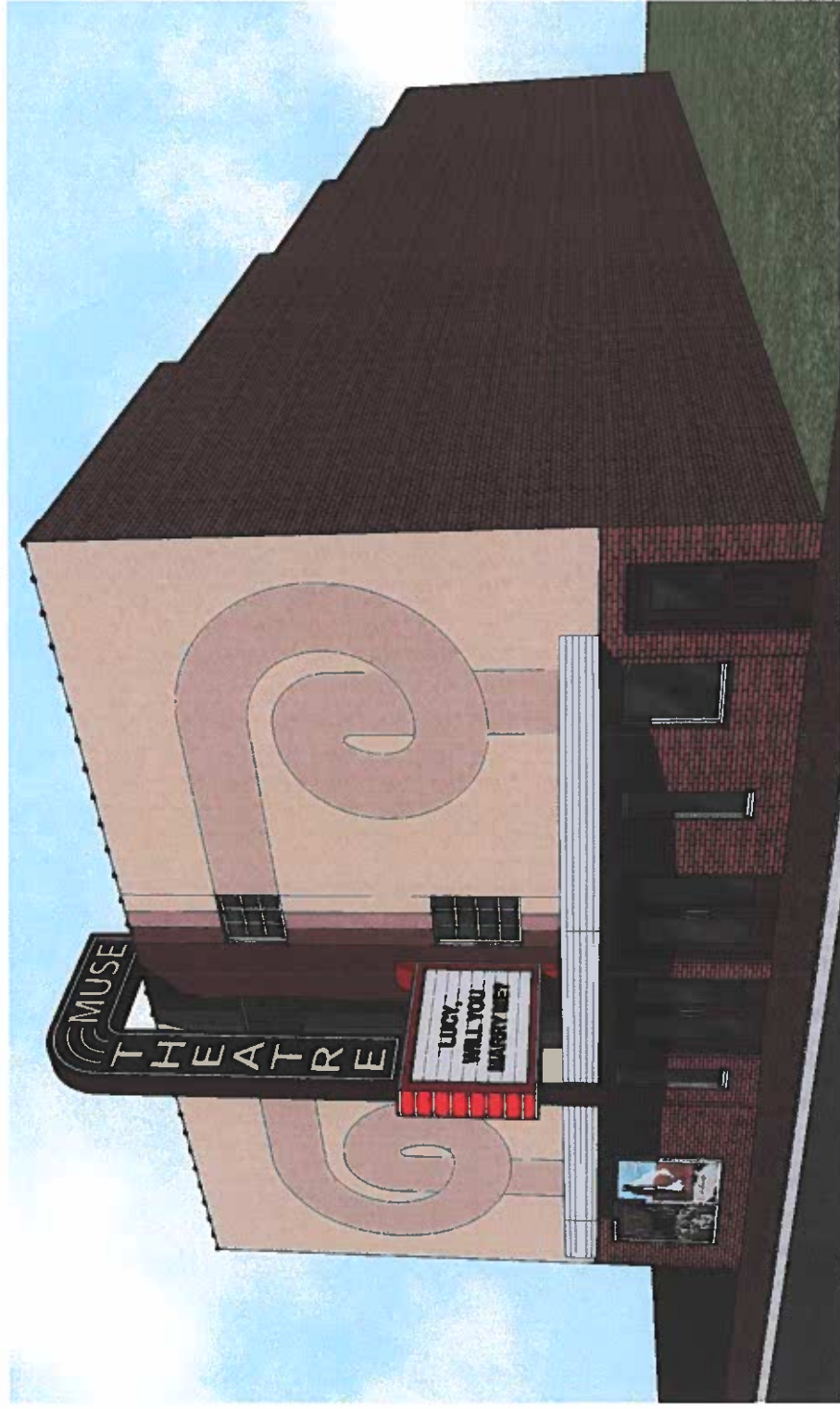
Existing facade



Historic photo of facade

806 Commerce Street

Perry, Georgia



Proposed facade

NOT FOR CONSTRUCTION  
 Conceptual use only  
 This drawing was prepared as a conceptual design solution. Neither the  
 design, Department of Community Affairs, the University of Georgia's  
 School of Environmental Design, nor the Georgia Trust for Historic  
 Preservation will be responsible for any problems which arise from the  
 use of this drawing as a working drawing for construction purposes.

**GEORGIA**  
 MAIN STREET

City: Perry  
 Project: The Muse Theatre  
 Address: 806 Commerce Street

Drawn prepared by  
**Georgia**  
 Community Affairs

Drawn by: Richard  
 Checked by: CF  
 Date: 11/04/20

<b>Source</b>	<b>Amount</b>	
Colony Bank	\$400,000	50%
Georgia Cities Foundation	\$160,000	20%
DDRFL	\$160,000	20%
Equity	\$80,000	10%
<b>Total</b>	<b>\$800,000</b>	<b>100%</b>