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September 21, 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. Perry Police Department promotions – Chief S. Lynn.
    1. Sgt. Ike Wilcox Promoted to Detective Sergeant, Criminal Investigations Division
    2. Sgt. Justin West Promoted to Detective Sergeant, Criminal Investigations Division
    3. Cpl. Aaron Conner Promoted to Sergeant, Patrol Division
    4. Cpl. Brenna Banks Promoted to Sergeant, Patrol Division
5. Community Partner(s) Update(s):
6. Citizens with Input.
7. Review of Minutes: Mayor Randall Walker
  - 7a. Council's Consideration – Minutes of the August 30, 2021 strategic planning session, August 31, 2021 strategic planning session, September 7, 2021 pre council meeting, and September 7, 2021 council meeting. (*Council Member Hunt was absent from September 7, 2021 meetings.*)
8. Old Business:
  - 8a. Ordinance(s) for Second Reading(s) and Adoption:
    1. **Second Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Mr. B. Wood.

2. **Second Reading** of an ordinance for the Zoning of Land to GU, Government Use. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Mr. B. Wood.
  3. **Second Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 433 Langston Road; Tax Map No. 005500 196000 – Mr. B. Wood.
  4. **Second Reading** of an ordinance for the rezoning of property from R-AG (County), Residential-Agricultural District to R-2A (City), Single-family Residential District. The property is located at 433 Langston Road; Tax Map No. 005500 196000 – Mr. B. Wood
9. **Any Other Old Business: Mayor Randall Walker**
- 9a. Mayor Randall Walker
  - 9b. Council Members
  - 9c. City Attorney Brooke Newby
  - 9d. City Manager Lee Gilmour
  - 9e. Assistant City Manager Robert Smith
10. **New Business: Mayor Randall Walker**
- 10a. **Matters referred from September 20, 2021 work session and September 21, 2021 pre council meeting.**
  - 10b. **Resolution(s) for Consideration and Adoption:**
    1. Resolution to accept property from Utility Services Realty Co., Inc. relative to Creekwood Park Entrance Project – Ms. B. Newby.
    2. Resolution accepting ownership and maintenance of rights-of-way and certain infrastructure in Hawk’s Landing Subdivision – Mr. B. Wood.
    3. Resolution accepting ownership and maintenance of rights-of-way and certain infrastructure in Hawk’s Nest Subdivision – Mr. B. Wood.
    4. Resolution accepting ownership and maintenance of rights-of-way and certain infrastructure in Somerset Subdivision, Phase 5 – Mr. B. Wood.
11. **Council Members Items:**
12. **Department Heads/Staff Items.**
13. **General Public Items:**
14. **Mayor Items:**
15. **Adjourn.**

**MINUTES**  
**STRATEGIC PLANNING SESSION**  
**OF THE PERRY CITY COUNCIL**

August 30, 2021

**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the strategic planning meeting held on August 30, 2021, at 5:00 p.m.
2. Elected Officials Present: Mayor Randall Walker; Mayor Pro Tempore Robert Jones, Council Members Riley Hunt, Joy Peterson, Willie King, Darryl Albritton\*, and Phyllis Bynum-Grace.

\*Council Member Darryl Albritton left the meeting at 6:24 p.m.

Elected Official Absent: None.

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Annie Warren – City Clerk, Chief Lee Parker – Fire and Emergency Services, Tabitha Clark – Communications Administrator, Anya Turpin – Special Events Manager, Holly Wharton – Community Planner, Matt White – Senior Personnel Technician, Bob Taylor – Vehicle Maintenance Manager, Karen Bycenski – Personnel Manager, Mirian Arrington – Chief Court Clerk, and Val Sanders – Customer Service Manager.

Guests/Speakers: Laura Mathis and Taylor Stickels – Middle Georgia Regional Commission.

Media: None.

3. Items for Review/Discussion.

- 3a. COVID-19 restrictions policy.

Mr. Gilmour presented to Mayor and Council the City's COVID-19 restrictions policy. Mr. Gilmour stated that after assessing staff input and the Houston County's hospital systems new cases/hospitalization the following restrictions are recommended when the number of new cases equals or exceeds 112 and/or the number of hospitalizations COVID patients in Houston County hospitals equals or exceeds 33, the Administration recommends enacting the restrictions as outlined.

The COVID-19 restrictions shall be: 1) Canceling or postponing any City-sponsored special events with participation anticipated to exceed thirty (30) persons for indoor and outdoor events. 2) Canceling or postponing and City

Leisure Services programs scheduled for indoors and 3). Require indoor City activities to abide with masking and social distance CDC guidelines.

Council Member Bynum-Grace motioned to approve the COVID-19 restrictions as outlined. Council Member King seconded the motion and it carried unanimously.

3b. Consider moratorium on ice machines.

Mrs. Newby presented to Mayor and Council a request to consider a moratorium on ice machines for 120 days. Mrs. Newby asked that the wording be changed from “ice machines” to self-service vending machines.

Adopted Resolution No. 2021-35 for a moratorium on self-service vending machines for 120 days. Council Member Albritton motioned to adopt the resolution as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. (*Resolution No. 2021-35 has been entered into the City’s official book of record*).

3c. Strategic Planning Process.

Ms. Laura Mathis thanked Mayor and Council for agreeing for the Middle Georgia Regional Commission to assist the City with the Strategic Planning process. Ms. Mathis stated each presenter will have 15 minutes to present.

1. Personnel.

Mr. White presented to Mayor and Council the strategic plan for the Personnel office. Mr. White outlined the mission and goals for the Personnel office and future growth areas. The mission is to provide development for staff members who provide the highest quality services to the public. The action items would be to hire one additional technician within the next 12 months and within 3 years hire an additional technician. The Personnel office will begin drafting a new personnel manual to be presented to Mayor and Council.

2. Finance.

Mr. Worthington presented to Mayor and Council the strategic plan for the finance office. Mr. Worthington outlined the areas of potential growth in the Finance Department. The action items would be to hire an Assistant Finance Director that allows dedicated staff for purchasing and treasury management. The action items are to instate an annual review of Purchasing Policy & Procedures, establish a Treasury Management Policy and formalize a City’s reserve policy.

Mayor Walker asked if there was anything Mayor and Council could do to assist with the action items to help your department be successful?

Mr. Mitchell stated that it would be to hire someone with analytical skills or get training in that field and direction from Council.

Mr. White stated that it would be to hire the additional technician and push forward policies for employees that are competitive in this new job market.

3. Administration.

Ms. King presented to Mayor and Council the mission of the Department of Administration is to provide long-term sustainability and to ensure equitable distribution of information and services. The future goals are upgrades to the telecommunications equipment, records retention, and hiring an assistant. Ms. King presented Vehicle Maintenance goals are to design and construct vehicle storage and work area, purchase and equip service vehicles, hiring two mechanics over the next five years, hiring a welder/fabricator, and ASE Certification for the department.

Mayor Walker asked if there was anything Mayor and Council could do to assist with the action items to help your department be successful?

Ms. King stated to accomplish the action items additional equipment (service truck and equipment), additional mechanic, and admin assistant are needed.

4. City Clerk.

Ms. Warren presented to Mayor and Council the mission and goals for the Office of the City Clerk are to manage and preserve the official records of the City. Some of the future goals are to index and scan Council's Deeds and Easements to an off-site repository, eSCRIBE implementation, cross-train staff to ensure long-term sustainability, co-write the records management policy/manual, conduct instructional candidate meetings, voter outreach, and civic education. Ms. Warren stated her recommendation is to hire an Assistant/Deputy City Clerk in the next 18 months.

Mayor Walker asked if there was anything Mayor and Council could do to assist with the action items to help your department be successful?

Ms. Warren stated to hire additional support for the department.

5. Municipal Court.

Mrs. Arrington reviewed with Mayor and Council the mission and goals for the Municipal Court. Mrs. Arrington stated some of the goals are improving individual access on the City's website and the clerk's office to review open records, virtual hearings, request 30-day extensions, and informational videos. Mrs. Arrington stated she is working on creating a Municipal Court FB page and setting up a Self-Help space for citizens to use. Some of the future goals within the next 2-3 years are to hire an additional full-time Clerk. One challenge in municipal court is employee burnout, recommending recruit bilingual staff, create a mental health and wellness program, and possible flexible scheduling.

Mayor Walker asked if there was anything Mayor and Council could do to assist with any items to help your department be successful?

Mrs. Arrington stated to address technology support (improving individual access to information online) and hiring bilingual staff.

6. Customer Service.

Ms. Sanders reviewed with Mayor and Council the Comprehensive Plan for Customer Service. The ability to maintain efficiency with the increased workload, staying current with technology, decrease postage costs, increase self-service payments and applications, and increase City App use for work orders. Taking ownership of interactions to arrive at a conclusion or solution for the customers. Having efficiency in billing with tower and meter maintenance, software enhancements, and billing accuracy.

Mayor Walker asked if there was anything Mayor and Council could do to assist with any items to help your department be successful?

Ms. Sanders stated clear and concise instructions and rules for customers.

7. Communications.

Ms. Clark presented to Mayor and Council the mission and goals for the Communications department. With the increased scope of work for the City departments, recommends hiring an additional staff member for website maintenance. The City increased transparency through live streaming recommends an investment in quality video and audio equipment. The City's goal for communication outreach, recommends fostering open communications with civic groups, provide information kiosks in strategic locations throughout the City.

Mayor Walker asked if there was anything Mayor and Council could do to assist with any items to help your department be successful?

Ms. Clark stated that she is in of additional staffing support with the backlog of work.

Ms. Mathis thanked the presenters and stated that the next round of presenters will be held tomorrow night.

4. Council Member Items. None.

Mayor Walker entertained a motion to go into executive session for real estate.

5. Executive Session entered at 6:28 p.m.: Council Member Hunt moved to adjourn the strategic planning meeting and enter into executive session for the purpose of real

estate acquisition. Council Member King seconded the motion and it carried unanimously.

6. Executive Session adjourned at 6:54 p.m., Strategic Planning meeting reconvened. Council adjourned the executive session held August 30, 2021 and reconvened into the strategic planning meeting.
7. Adopted Resolution No. 2021-36, stating the purpose of the executive session held on August 30, 2021, was to discuss real estate acquisition. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on August 30, 2021, was to discuss real estate acquisition; Council Member Hunt seconded the motion and it carried unanimously. No action was taken. (*Resolution No. 2021-36 has been entered in the City's official book of record*).
8. Adjournment: There being no further business to come before Council in the strategic planning meeting held August 30, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 6:54 p.m. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

**MINUTES**  
**STRATEGIC PLANNING SESSION**  
**OF THE PERRY CITY COUNCIL**  
August 31, 2021  
**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the strategic planning session held August 31, 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 – Finance Director, Bryan Wood – Director of Community Development, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Holly Wharton – Community Planner, Captain Heath Dykes – Perry Police Department, Lt. James Buck – Perry Police Department, Assistant Fire Chief Kirk Crumpton - Perry Fire and Emergency Services Department, Fire Marshall Darryl Kitchens- Perry Fire and Emergency Services Department, Senior Fire Training Chief Charles Mundy – Perry Fire and Emergency Services Department, and Tabitha Clark – Communications Administrator.

Guest(s)/Speaker(s): Laura Mathis and Joe Black - Middle Georgia Regional Commission, and Travis Falcione – ESG Operations, Inc.

Media: none

3. Items of Review/Discussion: Mayor Randall Walker
  - 3a. Strategic Planning Process

Ms. Laura Mathis stated this is evening two of the strategic planning process and each presenter will have 15 minutes to make their presentation.



1. Community Development. Mr. Wood presented to Mayor and Council the strategic plan for the Department of Community Development. Mr. Wood outlined the mission, goals, and action items for the department. Mr. Wood discussed the expected development trends through 2026, projected development areas and the various functions within the department. The action items include adding a new Community Planner, Code Compliance Specialist, Building Inspector, Administrative Assistant, Stormwater inspector, two Utility construction inspectors, and a new GIS Analyst position.
2. Economic Development. Ms. Hardin presented to Mayor and Council the strategic planning assessment for the Economic Development Department. Ms. Hardin's areas of discussion were additional growth on Commercial Corridors off 1-75, redevelopment, continuing workforce development efforts, entrepreneurship, business recruitment, and continued business retention and expansion. Future needs of the department are: continued technology investment on sites and buildings database for marketing properties and providing data for projects, maintaining commercial realtor, developer and property owner relationships and marketing to them, administrative support, consider developing incentive policy for vacant blighted commercial properties beyond state Opportunity Zone, and explore other incentive opportunities once Rural Zone ends.
3. Downtown. Mr. Smith presented to Mayor and Council the 5-year snapshot for the Downtown Perry. The areas of focus for downtown were development, beautification efforts, technology, connectivity, and parking.
4. Leisure Services. Mr. Swan presented to Mayor and Council the strategic plan update for the Department of Leisure Services. Mr. Swan outlined the goals, main areas of focus and action items for the department. The goals of the department included developing and implementing new and diverse recreation activities/services to the public, provide toddler-oriented offerings at park sites, provide exercise options at parks sites, target recruitment and retention of minority-owned businesses, recognize and celebrate the diversity that exists in Perry, outreach to minority communities and community events and outreach through civic groups, churches, etc. The focus areas were equity/diversity/inclusion, infrastructure/service provisions, and community engagement/excellence/communities. The future needs of the department included a Special Programs Coordinator, two additional Athletic Maintenance Personnel, and seasonal employees.
5. Utilities. Mr. Falcione presented to Mayor and Council the strategic initiative for water, wastewater and natural gas. Mr. Falcione outlined the principal goals, strategic focus areas, and future action items. The goals included reliable and uninterrupted water, sewer and gas service; highest quality/safe/exceeding regulatory guidelines; responsive to

community needs and growth; and in the event of a natural disaster the citizens of Perry can rest assure the utility department will strive to keep utility services uninterrupted. The strategic focus areas included aging infrastructure, regulatory changes, capacity needs, and water source and treatment upgrades needed if the City discontinues purchase of water from Houston County. Future growth action items included 18 additional staff members, vac truck, tractor, 8 crew trucks, mini-excavator, and covered storage for equipment and materials.

6. Public Works. Ms. Fitzner presented the strategic plan for the Public Works department. Ms. Fitzner outlined the mission statement, goals and future needs for the department. The strategic plan focus areas were growth and sustainability, quality of life, service provision and organizational excellence. The future needs of the department included an additional 12 positions, 3 landscape mowers, solid waste knuckle-boom truck, 2 custodial vehicles, building maintenance truck, animal control vehicle, infrastructure vehicle, infrastructure tractor mower, bucket truck, stormwater vehicle, front deck tractor mower, and jet-trailer.
7. Fire. Chief Parker presented the Perry Fire and Emergency Services strategic planning assessment. Chief Parker outlined the strategic plan focus areas, and future growth areas. The plan focus areas were Administration (Organizational Excellence/Equity and Diversity), Community Risk Reduction Programs (Community Engagement and Accountability), Technology (Organizational Excellence/Service Provision), Infrastructural (Growth and Sustainability), Equipment (Service Provision), Facilities (Growth and Sustainability), Staffing (Organizational Excellence/Service Provision), and Apparatus (organizational Excellence/Service Provision). Future growth areas included headquarters renovation, fire stations, and fire training facility. Future needs of the department included 2 additional shift fire inspector positions, Fire/Life Safety Educator, purchase additional ladder truck, rescue truck, brush truck, and utility vehicle.
8. Police. Chief Lynn presented to Mayor and Council the Perry Police Department strategic planning initiative. Chief Lynn outlined the core areas and action items. The core areas identified were Service Demand, Community Engagement, Staffing, Technology, and Facilities/Infrastructure. Future action items included adding an additional Detective, Civilian Crime Analyst, Administrative Support, Logistics Support, Drug/Gang Investigator, full-time Training Officer, FLOCK Camera Systems, Portable Camera Systems, and Drone/Unmanned Aerial Vehicle. Goals included maintaining the desired level of service to Perry citizens, minimize the negative impact of growth on crime and safety and to be the foundation of the Perry Brand.

4. Council Member Items.  
Council had no reports.

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

Mayor Walker entertained a motion to go into executive session for real estate acquisition.

5. Executive Session entered at 7:25 p.m.: Mayor Pro Tempore Jones moved to adjourn the work session and entered into executive session for the purpose of real estate acquisition. Council Member King seconded the motion and it carried unanimously.
6. Executive Session adjourned at 7:33 p.m.: Council strategic planning session reconvened. Council adjourned the executive session held August 31, 2021 and reconvened into the council strategic planning session.
7. Adopted Resolution No. 2021-37 stating the purpose of the executive session held on August 31, 2021, was to discuss real estate acquisition. Council Member Hunt moved to adopt a resolution stating the purpose of the executive session held on August 31, 2021, was to discuss real estate acquisition; Council Member Peterson seconded the motion and it carried unanimously. Council Member King motioned to accept an offer from the Loudermilk Companies to acquire a portion of property at 523 Courtney Hodges Boulevard needed for part of right-of-way project Creekwood Drive \$59,500 authorizing and sell agreement. *(Resolution No. 2021-37 has been entered in the City's official book of record).*
8. Adjournment: There being no further business to come before Council in the work session held August 31, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 7:34 p.m. Council Member Albritton seconded the motion and it carried unanimously.

**MINUTES**  
**PRE COUNCIL MEETING**  
**OF THE PERRY CITY COUNCIL**  
**September 7, 2021**  
**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held August 17, 2021 2021 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: Council Member Riley Hunt

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

\* Assistant City Manager Smith left at 5:40 p.m.

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Cody Gunn – Chief Building Official, 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, Anya Turpin – Special Events Manager, Holly Wharton – Community Planner, Assistant Fire Chief Kirk Crumpton – Fire and Emergency Services Department, and Ashley Hardin – Economic Development Administrator.

Media: Joe Speir – WGXA News and Ashton Akins – Houston Home Journal

Guest(s)/Speaker(s): none

3. Items of Review/Discussion: Mayor Randall Walker

3a. City Hall Project. Mr. Meshserle, (1016 North Davis Drive) provided a brief overview of the building to Mayor and Council and advised an estimate total project budget of \$3,041,722. Mr. Smith discussed the functions that will be located in the new city hall and the most cost-effective way to achieve the new city hall. Administration recommended Council approve seeking construction management services proposals for phase 1 improvements and approve the design/specifications for phase 1 be awarded to JMA Architecture, Inc. Council concurred with moving forward with Administration recommendations.

3b. Discussion of September 7, 2021 council meeting agenda.

**6a. Proposed retaining of the operations at 14.050 mills.** Administration stated this is the third and final required public hearing to keep the millage rate at 14.050 mills.

**6b. ANNEX-203-2021.** Ms. Wharton stated this is an annexation application for Langston Road Elementary School and the current school.

**6c. ANNEX-213-2021.** Ms. Wharton stated this an annexation application by Wingate Custom Homes. The applicant is proposing to develop a 44.68-acre parcel into a single-family residential subdivision with 119 lots. The lots will range in size between 12,000 square feet and 15,318 square feet. Staff and the Planning Commission recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions: 1) Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense and 2) Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by the City of Perry Staff for maintenance and repairs.

**9c (1). Bid No. 2022-01 Houston Lake Drive Sidewalk Addition.**

Mr. Worthington presented for Council's consideration an award of bid for Houston Lake Drive Sidewalk Addition. Mr. Worthington stated his office received one responsive bid. Staff recommends awarding the bid to S&W Sales & Service in the amount of \$65,000.69 and the funding source is the 2018 SPLOST Fund.

**9c (2). Bid No. 2022-03 Main Street Realignment.** Mr. Worthington presented

for Council's consideration an award of bid for Main Street Realignment. Mr. Worthington stated his office received three responsive bids. Staff recommends awarding the bid to the low bidder Griffin Grading & Concrete in the amount of \$654,356.99 and the funding source is the 2018 SPLOST Fund.

**9c (3). Bid No. 2022-10 Sod Installation – Stanley Property.** Mr. Worthington

presented for Council's consideration an award of bid for Sod Installation – Stanley Property. Mr. Worthington stated his office received two responsive bids. Staff recommends awarding the bid to the low bidder Dixie Lawn & Landscaping, INC in the amount of \$37,340.00 and the funding source is the 2018 SPLOST Fund.

**9d (1). Resolution establishing the 2021 Ad Valorem Millage Rate for the City of Perry.** Administration stated to Council this resolution establishes the operations and maintenance millage rate and recommends 14.050 mills.

**9d (2). Resolution amending the City of Perry Fee Schedule.** Administration recommend Council adopt the resolution amending the fee schedule based on the details outlined in the memo dated September 7, 2021.

9d (3). Resolution amending the City's Personnel Management System to provide for parental leave. Administration recommended Council adopt the resolution amending the City's Personnel Management System to provide for parental leave.

9d (4). Resolution authorizing legal action to abate a public nuisance, 1044 Greenwood Drive. Ms. Newby reported after an investigation and inspection of the building/structure located at 1044 Greenwood Drive that it constitutes a public nuisance. The building is unfit for human habitation and cannot meet applicable minimum standards or City ordinance codes. This resolution will authorize proceeding with legal action to abate a public nuisance.

9d (5). Resolution authorizing legal action to abate a public nuisance, 1016 Duncan Avenue. Ms. Newby reported after an investigation and inspection of the building/structure located at 1016 Duncan Avenue that it constitutes a public nuisance. The building is unfit for human habitation and cannot meet applicable minimum standards or City ordinance codes. This resolution will authorize proceeding with legal action to abate a public nuisance.

- 9e. Accommodation excise tax. Administration recommended Council approve an additional position for litter control and a support position for special events based on the projected accommodation excise tax income.
- 9f. Proposed job classifications. Administration recommended Council approve the proposed job classifications requested by the Perry Police Department since there are no new positions requested.
- 9g. Georgia Power Lighting Agreement. Administration stated this is a request from Georgia Power relative to the LED lighting of streets. When the city transitioned over to LED lighting for street lighting, there were areas that were missed by Georgia Power. Georgia Power is requesting this agreement to come back before Council to make those adjustments.

Mayor Walker suggested postponing the remaining agenda items since there was limited time remaining in the meeting. Administration recommended Council postponed the remaining agenda items until Council's September 20, 2021 work session. Council concurred with Administration's recommendation.

3c. Strategic Planning Session presentation.

- 1. Special Events – Ms. A. Turpin.  
Postponed until Council's September 20, 2021 work session.

- 3d. Consider proposal from Perry Fire and Emergency Services Department for shift from part-time to full-time positions – Mr. L. Gilmour.  
Postponed until Council's September 20, 2021 work session.

4. Council Member Items:

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

Council Member Peterson inquired about the future of the code enforcement position. Administration stated the city will hire a Code Enforcement Officer and four Police Officers if Council approves the millage rate of 14.050 mills.

5. Adjourn. There being no further business to come before Council in the pre council meeting held September 7, 2021 Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:50 p.m. Council Member King seconded the motion and it carried unanimously.

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**September 7, 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 August 17, 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, Willie King, Darryl Albritton, and Joy Peterson.

Elected Official Absent: Council Member Riley Hunt

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Cody Gunn – Chief Building Official, 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, Anya Turpin – Special Events Manager, Holly Wharton – Community Planner, Assistant Fire Chief Kirk Crumpton – Fire and Emergency Services Department, and Ashley Hardin – Economic Development Administrator.

Media: Joe Speir – WGXA News

Guest(s)/Speaker(s): none

3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker

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

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

5. Citizens with Input. none

6. PUBLIC HEARING CALLED TO ORDER AT 6:03 P.M. Mayor Randall Walker called to order a public hearing at 6:03 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 and Sec. 4-5-32.

- 6a. Proposed retaining of the operation at 14.050 mills – Mr. L. Gilmour.



**Staff Report:** Administration recommendation to continue to keep millage rate at 14.050 mills.

**Public Input:** Mayor Walker called for any public input for or opposed to the proposed retaining of the operation at 14.050 mills.

**For:** none

**Opposed:** none

- 6b. **ANNX-203-2021.** Applicant, Dr. Mark Scott for Houston County School District, request the annexation and zoning of Land to GU, Government Use. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Ms. H. Wharton.

**Staff Report:** Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval of the annexation with the requested GU, Government Use zoning classification.

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

**For:** none

**Against:** none

- 6c. **ANNX-213-2021.** Applicant, Wingate Custom Homes, request the annexation and rezoning of property from R-AG (County), Residential-Agricultural District to R-2A (City), Single-family Residential District. The property is located at 433 Langston Road; Tax Map No. 005500 196000 – Ms. H. Wharton.

**Staff Report:** Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions: 1) Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense and 2) Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by the City of Perry Staff for maintenance and repairs.

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

**For:** Steven Rowland, 318 Corporate Parkway, Ste. 301, Macon, GA, spoke in favor of the application.

**Against:** none

PUBLIC HEARING CLOSED AT 6:20 P.M. Mayor Walker closed the public hearing at 6:20 p.m.

7. Review of Minutes: Mayor Randall Walker

- 7a. Council's Consideration – Minutes of the August 16, 2021 work session, August 17, 2021 pre council meeting, and August 17, 2021 council meeting.

Council Member Peterson motioned to accept the minutes as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

8. Old Business: Mayor Randall Walker

- 8a. Mayor Randall Walker - none  
8b. Council Members – Council Member Peterson asked if COVID funds could be used to assist downtown merchants.  
8c. City Attorney Brooke Newby - none  
8d. City Manager Lee Gilmour - none  
8e. Assistant City Manager Robert Smith - absent

9. New Business: Mayor Randall Walker

- 9a. Matters referred from September 7, 2021 pre council meeting. none

9b. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Mr. B. Wood. *(No action required by Council)*
2. **First Reading** of an ordinance for the Zoning of Land to GU, Government Use. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Mr. B. Wood. *(No action is required by Council)*
3. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 433 Langston Road; Tax Map No. 005500 196000 – Mr. B. Wood. *(No action required by Council)*
4. **First Reading** of an ordinance for the rezoning of property from R-AG (County), Residential-Agricultural District to R-2A (City), Single-family Residential District. The property is located at 433 Langston Road; Tax Map No. 005500 196000 – Mr. B. Wood. *(No action is required by Council)*

9c. Award of Bid(s):

1. Award of Bid 2022-01      Houston Lake Drive Sidewalk Addition  
Mr. M. Worthington

Mr. Worthington presented for Council's consideration an award of bid Houston Lake Drive Sidewalk Addition. Mr. Worthington stated his office received one responsive bid. Staff recommends awarding the bid to S&W Sales & Service in the amount of \$65,000.59 and the funding source is SPLOST 2018. Council Member Bynum-Grace moved to award the bid to S&W Sales & Service in the amount of \$65,000.59; Council Member Peterson seconded the motion and it carried unanimously.

2. Award of Bid 2022-03      Main Street Realignment  
Mr. M. Worthington

Mr. Worthington presented for Council's consideration an award of bid for Main Street Realignment. Mr. Worthington stated his office received three responsive bids. Staff recommends awarding the bid to Griffon Grading & Concrete in the amount of \$654,356.99 and the funding source is SPLOST 2018. Council Member King moved to award the bid to Griffin Grading & Concrete in the amount of 654,356.99; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

3. Award of Bid 2022-10      Sod Installation – Stanley Property  
Mr. M. Worthington

Mr. Worthington presented for Council's consideration an award of bid for Sod Installation – Stanley Property. Mr. Worthington stated his office received two responsive bids. Staff recommends awarding the bid to Dixie Lawn & Landscaping, INC in the amount of \$37,340.00 and the funding source is SPLOST 2018. Council Member Peterson moved to award the bid to Dixie Lawn & Landscaping, INC. in the amount of \$37,340.00; Council Member Albritton seconded the motion and it carried unanimously.

9d. Resolution(s) for Consideration and Adoption:

1. Resolution establishing the 2021 Ad Valorem Millage Rate for the City of Perry – Mr. L. Gilmour.

Adopted Resolution No. 2021-38 establishing the 2021 Ad Valorem Millage Rate for the City of Perry. Mayor Pro Tempore Jones motioned to adopt the resolution as presented; Council Member Bynum-Grace seconded the motion and it carried unanimously. *(Resolution No. 2021-38 has been entered into the City's official book of record).*

2. Resolution amending the City of Perry Fee Schedule – Mr. L. Gilmour.

Adopted Resolution No. 2021-39 amending the City of Perry Fee Schedule. Council Member Bynum-Grace motioned to adopt the resolution as presented; Council Member Albritton seconded the motion and it carried unanimously. *(Resolution No. 2021-39 has been entered into the City's official book of record).*

3. Resolution amending the City's Personnel Management System to provide for parental leave – Mr. L. Gilmour.

Adopted Resolution No. 2021-40 amending the City's Personnel Management System to provide for parental leave. Council Member King motioned to adopt the resolution as presented; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. *(Resolution No. 2021-40 has been entered into the City's official book of record).*

4. Resolution authorizing legal action to abate a public nuisance, 1044 Greenwood Drive – Ms. B. Newby.

Adopted Resolution No. 2021-41 authorizing legal action to abate a public nuisance, 1044 Greenwood Drive. Council Member King motioned to adopt the resolution as presented; Council Member Peterson seconded the motion and it carried unanimously. *(Resolution No. 2021-41 has been entered into the City's official book of record).*

5. Resolution authorizing legal action to abate a public nuisance, 1016 Duncan Avenue – Ms. B. Newby.

Adopted Resolution No. 2021-42 authorizing legal action to abate a public nuisance, 1016 Duncan Avenue. Council Member Albritton motioned to adopt the resolution as presented; Council Member Bynum-Grace seconded the motion and it carried unanimously. *(Resolution No. 2021-42 has been entered into the City's official book of record).*

- 9e. Accommodation excise tax – Mr. L. Gilmour.

Administration recommended adding two positions based on the increase in the accommodation excise tax revenue. An additional position for litter control and a support position for special events with the caveat not to proceed with the filling of the position until we are pass the COVID restrictions issues. Council Member Bynum-Grace motioned approve the two positions with the caveat stated by Administration; Council Member Peterson second the motion and it carried unanimously.

- 9f. Proposed job classifications - Mr. L. Gilmour.

Council Member Albritton motioned to accept the proposed job classifications; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

- 9g. Georgia Power Lighting Agreement – Mr. L. Gilmour.

Administration recommended Council approve Georgia Power Lighting Agreement subject to review by the city attorney. Council Member Albritton

motioned to the Georgia Power Agreement subject to review by the city attorney; Council Member King seconded the motion and it carried unanimously.

10. Council Members Items:

Council Members Bynum-Grace, Albritton, King and Peterson had no reports.

Mayor Pro Tempore Jones inquired about a fee waiver for house of worship banners.

Mr. Gilmour and Ms. Newby had no reports.

11. Department Heads/Staff Items.

Mr. Worthington reported surplus vehicles for sale will be posted on GovDeal.com

Ms. Hardin reminded everyone the Restaurant Career Fair on September 22.

Chief Lynn reminded everyone of the kick-off for the Georgia National Fair

Ms. Wharton

- September 18, Strategic Planning Retreat
- November 9 & 10, training opportunity at the Community Planning Institute

12. General Public Items: none

13. Mayor Items:

- September 18, Strategic Planning Retreat
- September 20, Work Session
- September 21, Pre council and council meetings

14. Adjournment: There being no further business to come before Council in the council meeting held September 7, 2021 Council Member Albritton motioned to adjourn the meeting at 6:50 p.m. Council Member King seconded the motion and it carried unanimously.

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS as follows:**

**WHEREAS**, proper application to annex property to the City of Perry, Georgia has been made by Dr. Mark Scott, Superintendent of Schools, on behalf of **HOUSTON COUNTY SCHOOL DISTRICT**, the owner of the land hereinafter described as follows:

**Parcel 1 - 17.60 acres:**

**All that tract or parcel of land, lying and being in Land Lot 107 of the 10<sup>th</sup> Land District of Houston County, Georgia, being more particularly described as that 17.60 acre tract more particularly known as Tract "A" as shown on a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated 06/25/2007, and recorded in Plat Book 69, Page 17, Clerk's Office, Houston County Superior Court. Said plat and the recorded copy thereof are made a part of this description by reference thereto.**

**Parcel 2 - 2.40 acres:**

**All that tract or parcel of land, lying and being in Land Lot 107 of the 10<sup>th</sup> Land District of Houston County, Georgia, being more particularly described as that 2.40 acre tract more particularly known as Tract "B" as shown on a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated 06/25/2007, and recorded in Plat Book 69, Page 17, Clerk's Office, Houston County Superior Court. Said plat and the recorded copy thereof are made a part of this description by reference thereto.**

**Parcel 3 – 18.57 acres:**

**All that tract or parcel of land situate, lying and being in Land Lot 107 of the 10<sup>th</sup> Land District, Houston County, Georgia and being known and designated as Tract 1, containing 18.57 acres, as is more particularly shown on a plat of survey prepared by Shawn Bean, Georgia Registered Land Surveyor No. 3331, dated August 17, 2018, filed of record November 2, 2018 and recorded in Plat Book 80, 182, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.**

**Deed References: Book 4356, Pages 123-127; Book 4356, Pages 128-132; and Book 8017, Pages 277-279.**

**NOW THEREFORE**, pursuant to the act of the General Assembly of the State of Georgia 1962, Page 119; 1969, Page 504 the above-described property is annexed to the City of Perry and the precinct boundary is changed accordingly.

This annexation shall become effective for ad valorem tax purposes on December 31, 2021, and for all other purposes shall become effective on October 1, 2021.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**SO ENACTED this 21st day of September, 2021.**

**CITY OF PERRY, GEORGIA**

(SEAL) BY: \_\_\_\_\_  
RANDALL WALKER, MAYOR

ATTEST: \_\_\_\_\_  
ANNIE WARREN, CITY CLERK

1<sup>st</sup> Reading: September 7, 2021  
2nd Reading: September 21, 2021

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the zoning is changed from Houston County R-AG, Residential-Agricultural District to City of Perry GU, Government Use, and the city’s zoning map is amended accordingly relative to property of **HOUSTON COUNTY SCHOOL DISTRICT** described as follows:

**Parcel 1 - 17.60 acres:**

All that tract or parcel of land, lying and being in Land Lot 107 of the 10<sup>th</sup> Land District of Houston County, Georgia, being more particularly described as that 17.60 acre tract more particularly known as Tract “A” as shown on a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated 06/25/2007, and recorded in Plat Book 69, Page 17, Clerk’s Office, Houston County Superior Court. Said plat and the recorded copy thereof are made a part of this description by reference thereto.

**Parcel 2 - 2.40 acres:**

All that tract or parcel of land, lying and being in Land Lot 107 of the 10<sup>th</sup> Land District of Houston County, Georgia, being more particularly described as that 2.40 acre tract more particularly known as Tract “B” as shown on a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated 06/25/2007, and recorded in Plat Book 69, Page 17, Clerk’s Office, Houston County Superior Court. Said plat and the recorded copy thereof are made a part of this description by reference thereto.

**Parcel 3 – 18.57 acres:**

All that tract or parcel of land situate, lying and being in Land Lot 107 of the 10<sup>th</sup> Land District, Houston County, Georgia and being known and designated as Tract 1, containing 18.57 acres, as is more particularly shown on a plat of survey prepared by Shawn Bean, Georgia Registered Land Surveyor No. 3331, dated August 17, 2018, filed of record November 2, 2018 and recorded in Plat Book 80, 182, Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

**Deed References: Book 4356, Pages 123-127; Book 4356, Pages 128-132; and Book 8017, Pages 277-279.**

This rezoning shall become effective on October 1, 2021, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 21st day of September, 2021.

**CITY OF PERRY, GEORGIA**

BY: \_\_\_\_\_  
RANDALL WALKER, Mayor

ATTEST: \_\_\_\_\_  
ANNIE WARREN, City Clerk





Where Georgia comes together.

**STAFF REPORT**

**From the Community Development Department**

**August 2, 2021**

**CASE NUMBER:** ANNX-203-2021  
**APPLICANT:** Dr. Mark Scott for Houston County School District  
**REQUEST:** Annexation and Zoning of Land to GU  
**LOCATION:** 315 Langston Road; Tax Map No. 005500 198000

**BACKGROUND INFORMATION:** The applicant proposes to annex the subject property into the City of Perry and to apply the GU, Government Use, zoning classification. The subject property consists of 38.57 acres and is developed with the Langston Road Elementary School.

The subject property's north and west property lines abut the existing boundary of the City of Perry. The subject property meets this standard for annexation under state statute.

Staff is not aware of any covenants and restrictions pertaining to the property which would preclude the uses permitted in the GU zoning district. The applicant did not address the standards for establishing a zoning classification for the property.

**STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:**

**1. Identify the existing land uses and zoning classification of nearby properties.**

Location	Zoning District	Existing Uses
North	R-1, Single-family Residential	Approved Single-family subdivision
South	RAG, Residential Agriculture (County)	Single-family residential; Heritage Baptist Church
East	RAG, Residential Agriculture (County)	Single-family residential
West	R-1, Single-family Residential	Approved Single-family subdivision

**2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.**

The government use district is intended to be assigned to properties owned by government agencies which are not subject to City of Perry zoning regulations. As a governmental agency the Houston County School District will be able to determine the most appropriate use(s) of the property through the elected Board of Education.

**3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.**

The property is currently developed as an elementary school with space for additional development if determined to be necessary by the Board of Education. Educational facilities benefit the surrounding residential community.

**4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.**

The subject property is identified as part of the "Suburban Residential" character area in the 2017 Joint Comprehensive Plan. The character area is primarily single-family residential in nature with a mix of some multi-family, retail, office, and public/institutional uses. Public/institutional uses are listed in the suggested land use designations of this character area.

**5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.**

Langston Road and the nearby Lake Joy Road are identified as arterials in the city's street classification plan. The streets can accommodate the traffic generated by educational-related uses. The site is currently served with City sanitary sewer and County water. Both utilities can accommodate existing and future growth on the property. Uses allowed in the GU district will not burden the School District.

**6. 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.**

Continued residential development throughout the County, and particularly in the area surrounding the subject property, indicates that additional school facilities will be needed in the future.

**STAFF RECOMMENDATION:** Staff believes the application meets the standards for the GU, Government Use District and therefore recommends approval of the requested annexation and GU zoning designation.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the annexation with the requested GU, Government Use zoning classification.

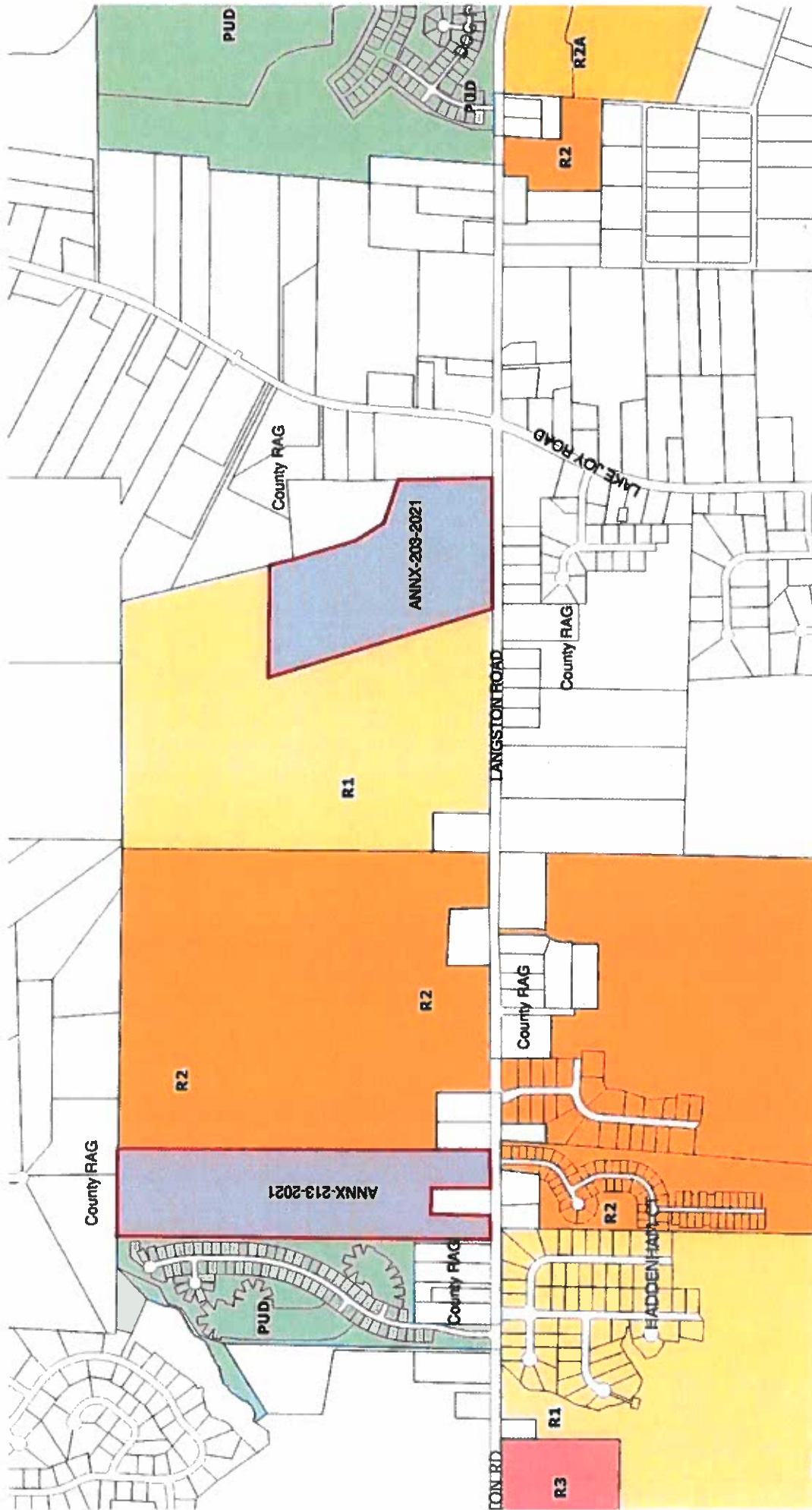
  
\_\_\_\_\_  
Lawrence Clarrington, Vice Chairman of the Planning Commission

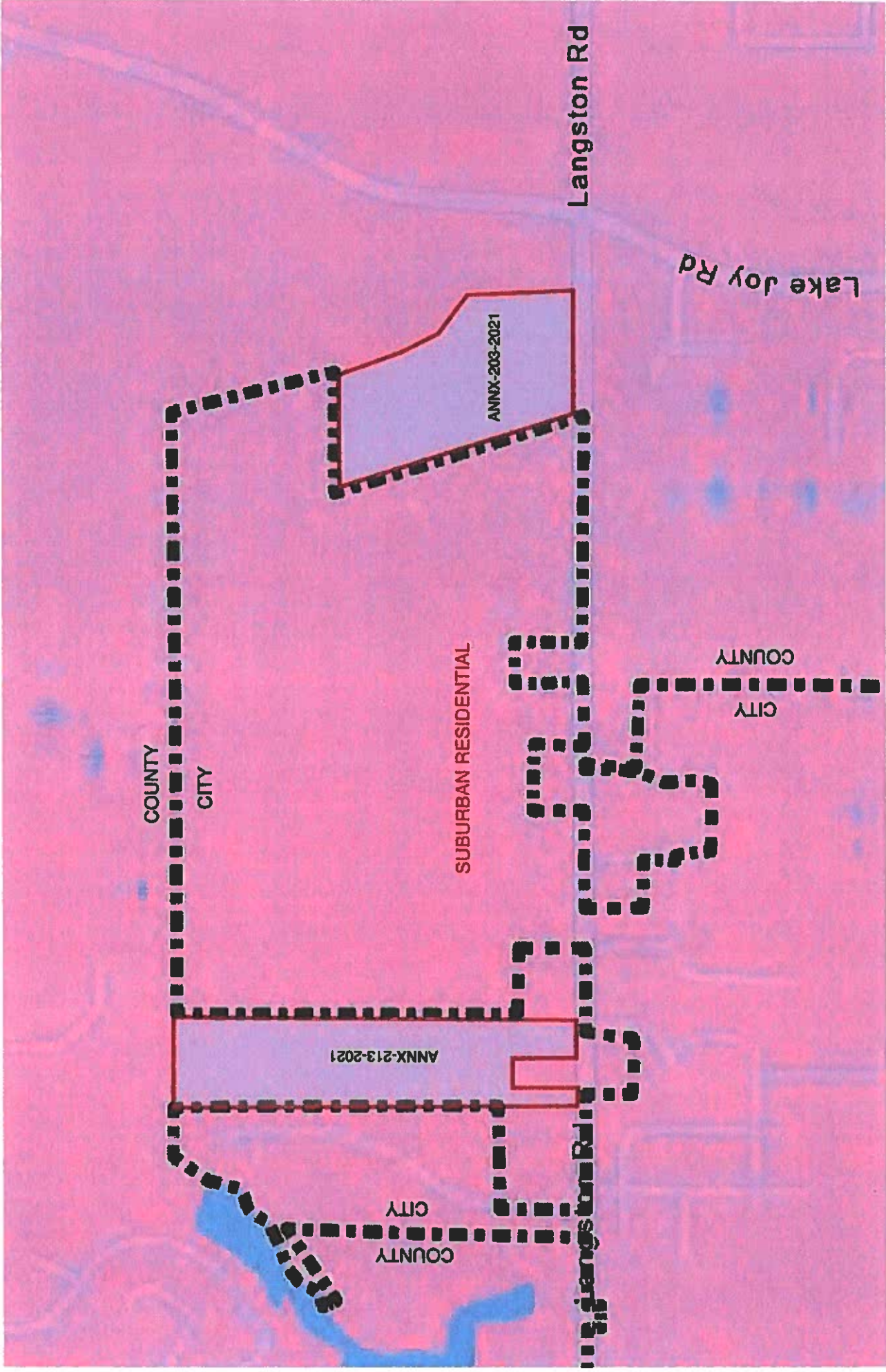
8/10/21  
\_\_\_\_\_  
Date











Langston Rd

Lake Joy Rd

ANNX-203-2021

SUBURBAN RESIDENTIAL

ANNX-213-2021

COUNTY  
CITY

CITY  
COUNTY

CITY  
COUNTY

Langston Rd





# Houston County Commissioners

*Serving All of Houston County*

## Office

200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478-542-2115  
FAX 478-923-5697  
[www.houstoncountyga.org](http://www.houstoncountyga.org)

## Commissioners

Tommy Stalnaker  
Chairman

Thomas J. McMichael  
Gail C. Robinson  
Larry Thomson  
H. Jay Walker, III

## Staff

Barry Holland  
Director of  
Administration

K. Thomas Hall  
County Attorney

July 23, 2021

Bryan Wood, Director  
Community Development  
P.O. Box 2030  
Perry, GA 31069

Dear Mr. Wood:

The Board of Commissioners met on July 20, 2021 and concurred with the City of Perry's request to annex properties located at 315 Langston Road, Lanston Road Elementary School, Tax Parcel 000550 019800 with the stipulation that the property remain a Houston County water customer.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Holland".

Barry Holland  
Director of Administration  
Houston County Board of Commissioners

CC: Honorable Randall Walker,  
Mayor, City of Perry  
Dr. Mark Scott,  
Houston County School District





Where Georgia comes together.

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



Application # Annx 0203-2021

**Applicant/Owner Information**

\*Indicates Required Field

	Applicant	Property Owner
*Name	Dr. Mark Scott	Houston County School District
*Title	Superintendent of Schools	
*Address	1100 Main Street, Perry, GA 31069	
*Phone	(478) 988-6241	
*Email	mark.scott@hcbe.net	

**Property Information**

*Street Address or Location	315 Langston Road, Perry, Georgia 31069
*Tax Map #(s)	000550 198000
*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, tied to the Georgia Planes Coordinate System.

**Request**

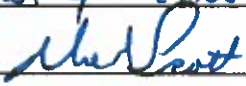
*Current County Zoning District	RAG	*Proposed City Zoning District	GU
*Please describe the existing and proposed use of the property		Public School use by Owner	

**Instructions**

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 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 requested zoning classification meets these standards). 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.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes  No   
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. 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.

9. Signatures:

*Applicant	Houston County School District	*Date	6/8/21
*Property Owner/Authorized Agent		*Date	6/8/21

**Standards for Granting a Zoning Classification**

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.



LAW OFFICES  
**DANIEL, LAWSON, TUGGLE & JERLES, LLP**  
919 MAIN STREET  
P.O. BOX 89  
PERRY, GEORGIA 31069-0089

ROBERT T. TUGGLE, III  
WILLIAM R. JERLES, JR.  
ROBERT R. LAWSON

TOM W. DANIEL  
(1939-2017)

TELEPHONE (478) 987-8622  
TELECOPIER (478) 987-7037  
www.dltj.com

HUGH LAWSON, JR.  
(1941-1998)

July 1, 2021

Bryan Wood  
City of Perry  
Community Development Department  
1211 Washington Street  
Perry, GA 31069



Re: Houston County School District Petition for Annexation

Dear Bryan:

Dr. Scott forwarded me your email with regards to the zoning classification designation. In accord with the attached Georgia Court of Appeals case, the School District is not subject to the City's zoning rules. However, the School District has no objection to the designation by the city of the GU zoning classification. Also attached is an amended page 1 of the Application for Annexation to reflect the proposed city zoning district of GU.

If you need more further documentation, please contact me at your convenience. However, it is urgent that the School District receive the sewer availability letter to keep their construction program on time with the State Department of Education. Any assistance you can give with that would be greatly appreciated.

Sincerely yours,

  
William R. Jerles, Jr

WRJjr/knr  
Enclosure

Cc: Dr. Mark Scott  
Forest Walker

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS as follows:**

**WHEREAS**, proper application to annex property to the City of Perry, Georgia has been made by Wingate Custom Homes, on behalf of **JOHN DENNEY**, the owner of the land hereinafter described as follows:

**TRACT 1 – 39.64 acres:**

**Those certain tracts or parcel of land situate, lying and being in Land Lots 75 and 86 of the Tenth Land District, Houston County, Georgia, and comprising in the aggregate 39.64 acres and being designated Lot # 1, comprising 33.83 acres, Lot #1A, comprising 5.00 acres, and “Access”, comprising 0.81 acres, as is more particularly shown on a plat of survey designated “Survey and Plat for Mike O’Toole” prepared by F.B. Flournoy, Surveyor, dated July 20, 1985, revised August 14, 1985, a copy of said plat being record in Map Book 28, page 148, Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.**

**TRACT 2 – 5.035 acres:**

**All that tract or parcel of land situate lying and being in Land Lot 86 of the 10<sup>th</sup> District of Houston County, Georgia, and being Parcel B, containing 5.035 acres according to a plat of survey prepared by Lee R. Jones, Registered Surveyor, said plat of survey dated April 29, 2002, and recorded in Plat Book 64, Page 130, Clerk’s Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.**

**Deed References: Book 2938, Pages 113-114; Book 4087, Page 199**

**Said property is annexed subject to the following conditions:**

- 1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant’s expense; and**
- 2. Applicant shall obtain a utility easement from the adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.**

**NOW THEREFORE**, pursuant to the act of the General Assembly of the State of Georgia 1962, Page 119; 1969, Page 504 the above-described property is annexed to the City of Perry and the precinct boundary is changed accordingly.

This annexation shall become effective for ad valorem tax purposes on December 31, 2021, and for all other purposes shall become effective on October 1, 2021.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**SO ENACTED this 21st day of September, 2021.**

**CITY OF PERRY, GEORGIA**

(SEAL)

BY: \_\_\_\_\_  
RANDALL WALKER, MAYOR

ATTEST: \_\_\_\_\_  
ANNIE WARREN, CITY CLERK

1<sup>st</sup> Reading: September 7, 2021  
2nd Reading: September 21, 2021

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the zoning is changed from Houston County R-AG, Residential-Agricultural District to City of Perry R-2A, Single-family Residential District, and the city’s zoning map is amended accordingly relative to property of **JOHN DENNEY**, described as follows:

**TRACT 1 – 39.64 acres:**

Those certain tracts or parcel of land situate, lying and being in Land Lots 75 and 86 of the Tenth Land District, Houston County, Georgia, and comprising in the aggregate 39.64 acres and being designated Lot # 1, comprising 33.83 acres, Lot #1A, comprising 5.00 acres, and “Access”, comprising 0.81 acres, as is more particularly shown on a plat of survey designated “Survey and Plat for Mike O’Toole” prepared by F.B. Flournoy, Surveyor, dated July 20, 1985, revised August 14, 1985, a copy of said plat being record in Map Book 28, page 148, Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

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All that tract or parcel of land situate lying and being in Land Lot 86 of the 10<sup>th</sup> District of Houston County, Georgia, and being Parcel B, containing 5.035 acres according to a plat of survey prepared by Lee R. Jones, Registered Surveyor, said plat of survey dated April 29, 2002, and recorded in Plat Book 64, Page 130, Clerk’s Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

**Deed References: Book 2938, Pages 113-114; Book 4087, Page 199**

This rezoning shall become effective on October 1, 2021, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 21st day of September, 2021.

**CITY OF PERRY, GEORGIA**

BY: \_\_\_\_\_  
RANDALL WALKER, Mayor

ATTEST: \_\_\_\_\_  
ANNIE WARREN, City Clerk

1st Reading: September 7, 2021  
2nd Reading: September 21, 2021



Where Georgia comes together.

**STAFF REPORT**  
From the Community Development Department  
August 3, 2021

**CASE NUMBER:** ANNX-213-2021  
**APPLICANT:** Wingate Custom Homes  
**REQUEST:** Annexation and Rezone from R-AG (County) to R-2A (City)  
**LOCATION:** 433 Langston Road; Tax Map No. 000550 196000

**BACKGROUND INFORMATION:** The subject property includes a 44.68-acre parcel located at 433 Langston Road. The subject property is currently zoned R-AG in Houston County and is mostly undeveloped with the exception of a blighted residential structure. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-2A, Single-family residential. The applicant proposes to develop a 119-lot single-family residential subdivision. The proposed density of the development is 2.67 units per acre. The proposed lots range in size between 12,000 square feet and 15,318 square feet. The minimum lot size for the R-2A zoning classification is 12,000 square feet.

There are no covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district.

**STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:**

**1. The existing land uses and zoning classifications of nearby property.**

Subject Parcel: 000550 196000: R-AG; undeveloped, blighted structure

	Zoning Classification	Land Uses
North	County RAG	Single-family residential uses
South	County RAG and R-2, Two-family Residential	Single-family residential uses
East	County RAG and R-2, Two-family Residential	Single-family residential uses; undeveloped
West	County RAG and PUD, Planned Unit Development	Langston Place subdivision; undeveloped

**2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.** The proposed zoning district is compatible with the surrounding uses. The primary land uses of the surrounding properties are single-family residential. Nearby properties are either developed as single-family subdivisions, individual residential lots, or zoned for future residential development. The proposed density of 2.67 units per acre is consistent with Langston Place at 2.72 units per acre and R-2 density allowed at a range of 2.6 to 8 units per acre.

3. **Describe why the proposed zoning district will not adversely impact the use of surrounding properties.** The proposed zoning district and residential development are similar to the uses of surrounding property. The applicant states that the development will be appropriately designed to meet the City of Perry's development regulations with regard to street design, utility design, and stormwater management to ensure there are no adverse effects to surrounding properties.
4. **Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The subject property is located in the "Suburban Residential" character area as outlined in the 2017 Joint Comprehensive Plan. The proposed zoning district is consistent with the Comprehensive Plan and its suggested development pattern of higher density housing developments along arterial roads.
5. **Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.** The proposed zoning district will not cause an excessive burden on existing public facilities.
  - **Infrastructure** – Based on staff review of this proposed project relative to the existing and planned infrastructure, the City has adequate capacity to serve the development with its existing water, sanitary sewer, stormwater, and natural gas facilities. The proposed development will be required to comply with all relevant stormwater regulations. Further, the applicant states that the property is located adjacent to an existing sanitary sewer pump station at Langston Place subdivision. This pump station (and force main, if necessary) will require upgrading at the applicant's expense.
  - **Roads** – The primary road impacted as a result of the proposed development is Langston Road. Langston Road has been identified as an arterial street and has adequate capacity to serve the proposed development.
  - **Schools** - The Houston County Board of Education has been notified of this proposed development. Staff is not aware of any issues related to the capacity of educational facilities resulting from the proposed development.
6. **Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.** The applicant states that their preliminary site plan includes a 75-foot setback along Langston Road to accommodate any future road widening projects.

**STAFF RECOMMENDATION:** City of Perry Staff recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions.

1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense.
2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the annexation with the requested R-2A, single family residential zoning classification with the following conditions:

1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense.
2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.



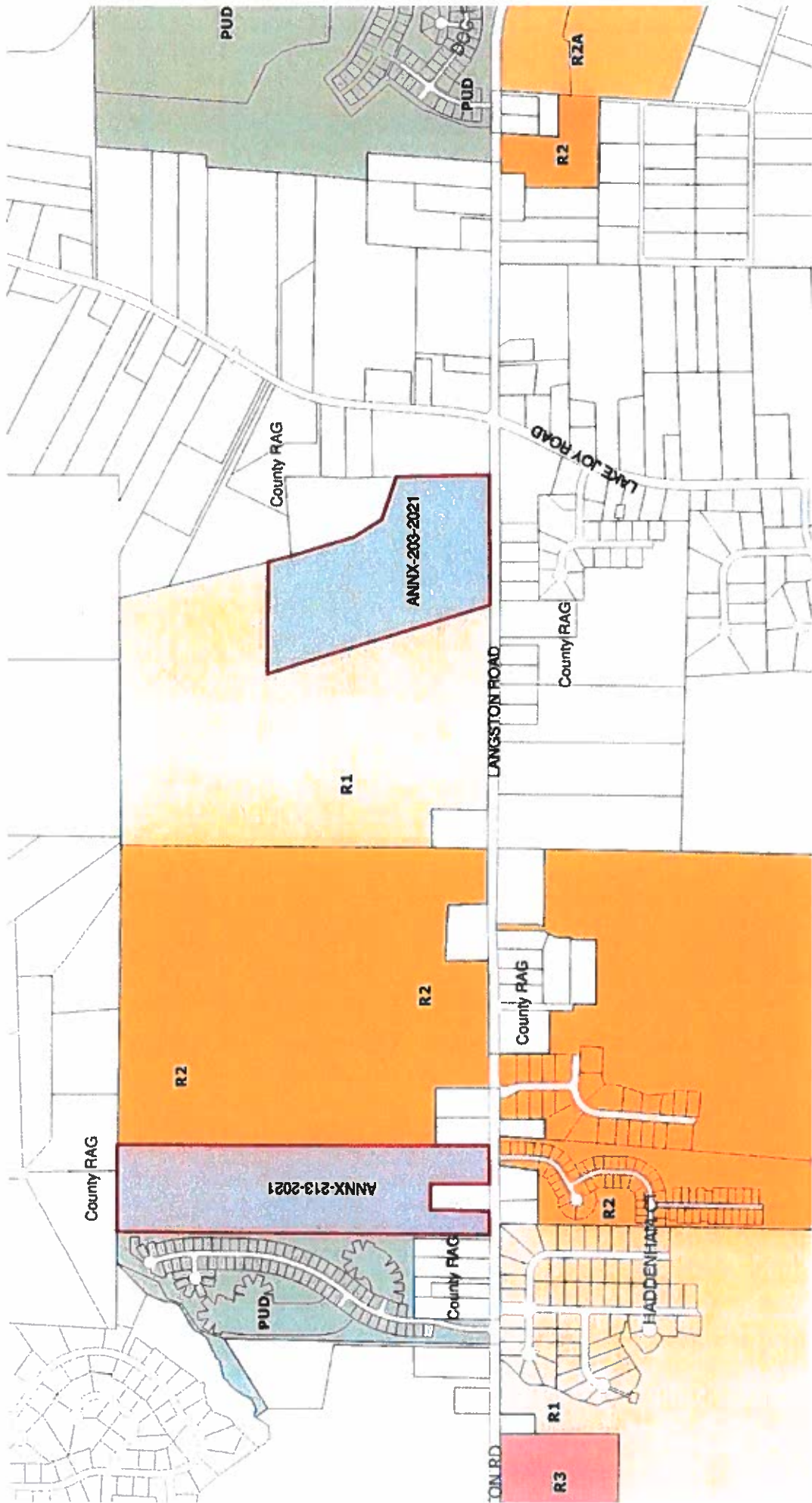
Lawrence Clarington, Vice Chairman of the Planning Commission

8/10/21  
Date

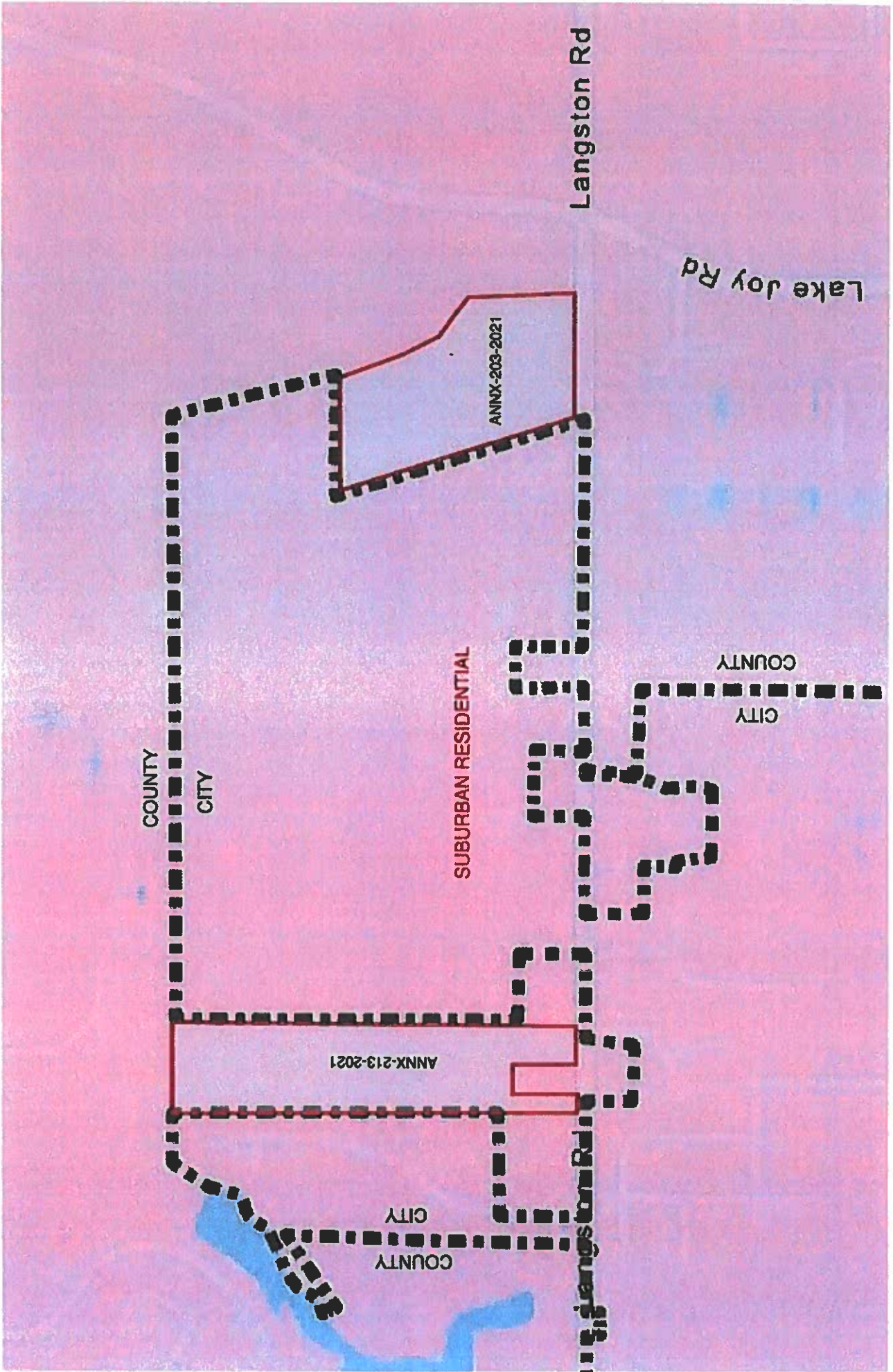












Langston Rd

Lake Joy Rd

ANNEX-203-2021

SUBURBAN RESIDENTIAL

CITY  
COUNTY

CITY  
COUNTY

ANNEX-213-2021

CITY  
COUNTY

Langston Rd

318 Corporate Pkwy., Ste. 301  
Macon, GA 31210  
478-621-7500  
www.rowland-engineering.com



JULY 7, 2021

Mr. Bryan Wood, Community Development Director  
City of Perry  
741 Main Street  
Perry, Ga 31069

**Subject: Application for Annexation into the City of Perry  
44.68 Acres – 433 Langston Road – Tax Parcel 000550 196000**

Dear Mr. Wood,

Please see attached application and conceptual plan for annexation of 44.68 acres located at 433 Langston Road. Below are the "Standards for Granting a Zoning Classification" as listed on Page 2 of the application.

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

**RESPONSE:** There are no covenants or restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district.

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

**RESPONSE:** The subject tract is bordered by either existing residential developments, or land that is zoned for residential development. The adjoining tract to the west is zoned PUD and is developed as the subdivision Langston Place, which is within the city of Perry. The property is bordered by Mossy Creek to the north and residential tracts within Houston County just on the other side of the creek. The bordering property to the east is within the city of Perry and appears to be an undeveloped tract zoned R2. The properties located across Langston Road to the south are a mixture of R1 and R2 developments

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

**RESPONSE:** The Comprehensive Plan lists the area as residential area. The development will be appropriately designed to meet the City of Perry's development regulations with regard to street design, utility design and stormwater management to insure no adverse effects on neighboring properties.

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

**RESPONSE:** The comprehensive plan includes the subject tract in an area designated as residential.

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

**RESPONSE:** The proposed development is located adjacent to an existing sanitary sewer pumping station and adequate water supply services are located within the right-of-way of Langston Rd. Two entrances are proposed to meet the International Fire Code requirement for developments over 30 units. The development will not cause an excessive burden on the existing public facilities and services.

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

**RESPONSE:** Langston Road is potentially being widening in the future to account for traffic growth in this area. To account for the potential widening, a 75' setback has been provided to allow for future right-of-way acquisition, if needed.

We appreciate your consideration of the attached request for annexation into the City of Perry and would like to be placed on the next available agenda for the Perry Planning Commission.

Sincerely,  
Rowland Engineering, Inc.



**Steven A. Rowland, PE**  
President





Where Georgia comes together.

Application # ANNX-0213-  
2021

### Application for Annexation

Contact Community Development (478) 988-2720

#### Applicant/Owner Information

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Wingate Custom Homes	John Denney
*Title	Dylan Wingate, Owner	Owner
*Address	817 Hwy 247 South, Unit 10, Kathleen GA 31047	114 Arbor Lane, Centerville, GA 31028
*Phone	478-322-0028	478-957-7069
*Email	dylanw@wchome.com	madisynmax@gmail.com

#### Property Information

*Street Address or Location	433 Langston Rd
*Tax Map #(s)	000550 196000
*Legal Description	See Attached
A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;	
B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.	

#### Request

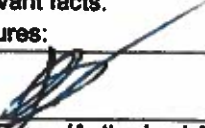
*Current County Zoning District	RAG	*Proposed City Zoning District	R-2A
*Please describe the existing and proposed use of the property Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.			
The property is zone RAG for residential development. The property has two abandoned homes and two outside storage buildings on the property. The remainder of the property is undeveloped. We request to rezone to R-2A to allow a single-family residential development			

#### Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 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 (The applicant bears the burden of proof to demonstrate that the application complies with these standards). 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.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- \*The applicant must be present at the hearings to present the application and answer questions that may arise.
- \*Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? \*Applicant is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes \_\_\_ No

8. 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.

9. \*Signatures:

*Applicant 	*Date 7/12/21
*Property Owner/Authorized Agent	*Date

**Standards for Granting a Zoning Classification**

***The applicant bears the burden of proof to demonstrate that an application complies with these standards.***

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

1. Identify the existing land uses and zoning classification of nearby properties.
2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.
3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.
5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.
6. 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.

8. 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.

9. Signatures:

*Applicant	*Date
*Property Owner/Authorized Agent <i>John Wang</i>	*Date 7-12-21

**Standards for Granting a Zoning Classification**

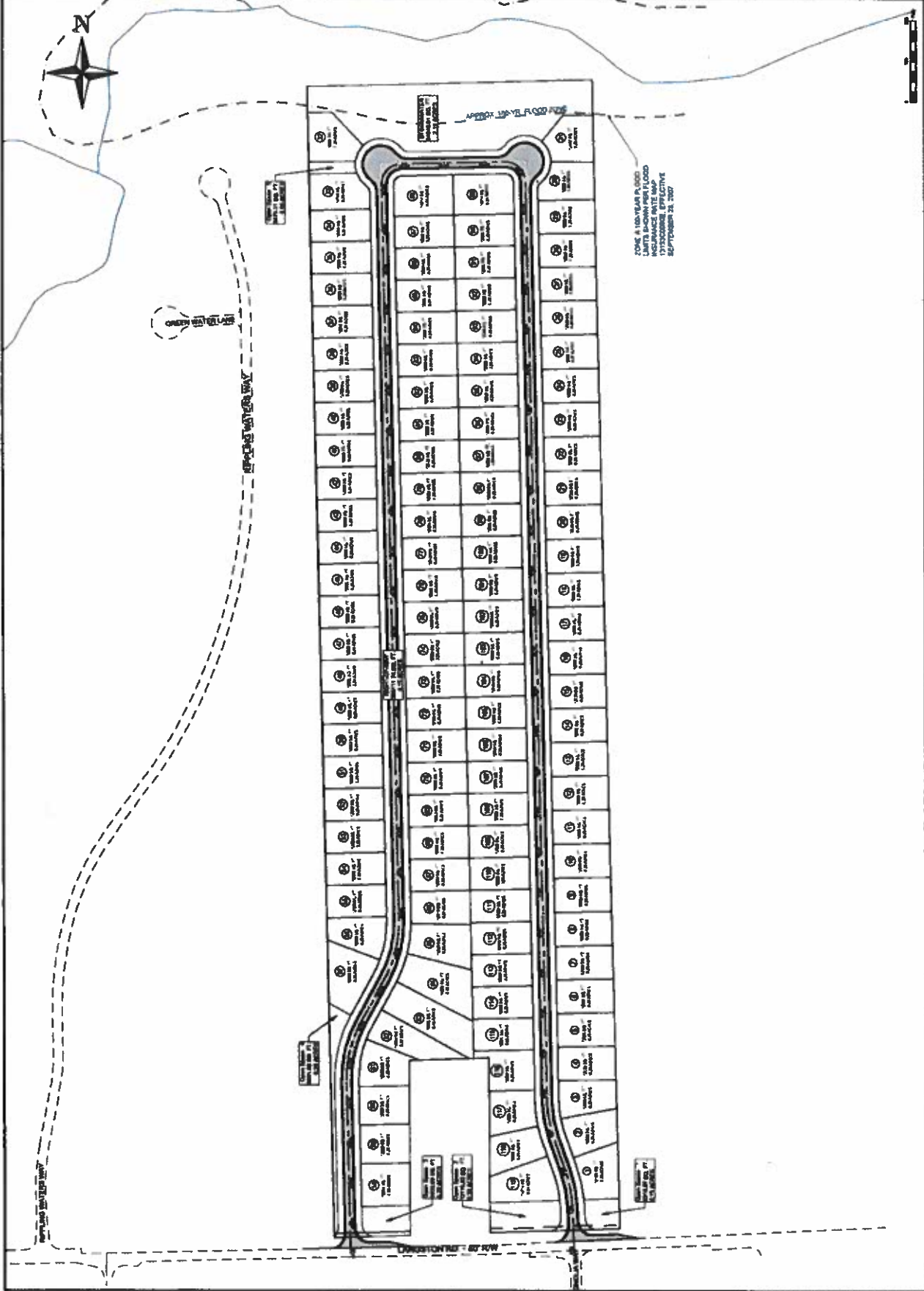
1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.



PROPOSED SUBDIVISION  
 433 LANGSTON RD., PERRY, GEORGIA 31088  
 WCH HOMES

**ROWLAND**  
 ENGINEERING

Professional Engineer  
 State of Georgia  
 License No. 12345  
 Date of Issue: 01/15/2010  
 Expiration Date: 01/15/2015



ZONE A 100-YEAR FLOOD  
 LIMITS SHOWN PER FLOOD  
 INSURANCE RATE MAP  
 NUMBER 100-000-0000  
 EFFECTIVE  
 SEPTEMBER 28, 2007





# Houston County Commissioners

*Serving All of Houston County*

## Office

200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478-542-2115  
FAX 478-923-5697  
[www.houstoncountvga.org](http://www.houstoncountvga.org)

## Commissioners

Tommy Stalnaker  
Chairman

Thomas J. McMichael  
Gail C. Robinson  
Larry Thomson  
H. Jay Walker, III

## Staff

Barry Holland  
Director of  
Administration

K. Thomas Hall  
County Attorney

August 6, 2021

Bryan Wood, Director  
Community Development  
P.O. Box 2030  
Perry, GA 31069

Dear Mr. Wood:

The Board of Commissioners met on August 3, 2021 and concurred with the City of Perry's request to annex properties located at 433 Langston Road, Tax Parcel 000550 196000 with the stipulation that waster service availability and access to Langston Road from the development are addressed prior to development.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Barry Holland".

Barry Holland  
Director of Administration  
Houston County Board of Commissioners

CC: Honorable Randall Walker,  
Mayor, City of Perry

Rec'd 8/11/21  
①

Planning Commission  
Minutes - August 09, 2021

1. Call to Order: Vice Chairman Clarington called the meeting to order at 6:05pm.
2. Roll Call: Vice Chairman Clarington, Commissioners Butler, Coody, Kemp, and Mehserle were present. Chairman Edwards and Commissioner Jefferson were absent.

Staff: Bryan Wood – Community Development Director, Chad McMurrian – Engineering Services Manager, and Christine Sewell – Recording Clerk

Guests: Dylan Wingate, Steve Rolland, Forrest Walker, and Breanna Sheffield – Houston Home Journal.

3. Invocation: was given by Commissioner Mehserle
4. Approval of Minutes from meeting on July 12, 2021 – Commissioner Butler motioned to approve as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved; with Commissioner Kemp abstaining.
5. Announcements: Vice Chairman Clarington referred to the notices as listed
  - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
  - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
  - Please place cell phones on silent mode.
  - Discussion of Capital Improvement Projects - Chad McMurrian, Engineering Services Manager reviewed the current and projected projects and provided updates from discussion at previous meeting
6. Old Business - Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 7, 2021)
  - **ANNX-145-2021**. Annexation and designation of C-2, General Commercial District zoning of property located at 1946 Houston Lake Road. The property is zoned C-2 in Houston County. The applicant is Chad Bryant. (Postponed from the July 12, 2021, meeting)

Mr. Wood advised the applicant has requested to withdraw until the owner is able to meet the criteria as required by staff. Commissioner Mehserle motioned to approve withdraw of application as requested by applicant; Commissioner Coody seconded; all in favor and was unanimously approved for withdrawal.

7. New Business
  - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 7, 2021)

- **ANNX-203-2021.** Annexation and designation of GU, Governmental Use District zoning of property at 315 Langston Road. The property is zoned R-AG in Houston County. The applicant is Houston County Board of Education.

Mr. Wood read the applicants' request which was to annex the property into the City of Perry and to apply the GU, Government Use, zoning classification. The property consists of 38.57 acres and is developed with Langston Road Elementary School. The property's north and west property lines abut the existing boundary of the City of Perry and meets the standards for annexation under state statute. Staff is not aware of any covenants and restrictions pertaining to the property which would preclude the uses permitted in the GU zoning district. The applicant did not address the standards for establishing a zoning classification for the property. Staff believes the application meets the standards for the GU, Government Use District and therefore recommends approval of the requested annexation and GU zoning designation

Vice Chairman Clarington opened the public hearing at 6:30pm and called for anyone in favor of the request. Mr. Forrest Walker with the Board of Education reiterated the request. Vice Chairman Clarington called for anyone opposed; there being none the public hearing was closed at 6:32pm.

Commissioner Mehserle motioned to recommend approval to Mayor & Council of the application as submitted; Commissioner Kemp seconded; all in favor and was unanimously recommended for approval.

- **ANNX-213-2021.** Annexation and designation of R-2A, Single Family Residential District zoning of property at 433 Langston Road. The property is zoned R-AG in Houston County. The applicant is Wingate Custom Homes.

Mr. Wood advised the property includes a 44.68-acre parcel located at 433 Langston Road. The property is currently zoned R-AG in Houston County and is mostly undeveloped with the exception of a blighted residential structure. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-2A, Single-family residential. The applicant proposes to develop a 119-lot single-family residential subdivision. The proposed density of the development is 2.67 units per acre. The proposed lots range in size between 12,000 square feet and 15,318 square feet. The minimum lot size for the R-2A zoning classification is 12,000 square feet. The applicant states their preliminary site plan includes a 75-foot setback along Langston Road to accommodate any future road widening projects. City of Perry Staff recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions: 1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense; 2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry staff for maintenance and repairs.

Vice Chairman Clarington opened the public hearing at 6:39pm and called for anyone in favor of the request. Mr. Steve Rolland, Engineer and on behalf of the applicant reiterated the request and concurred with staff's recommendations.

Vice Chairman Clarington called for anyone opposed; there being none the public hearing was closed at 6:41pm.

Commissioner Butler motioned to recommend approval to Mayor & Council of the application as submitted with the following conditions: 1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense; 2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry staff for maintenance and repairs; Commissioner Kemp seconded; all in favor and was unanimously recommended for approval.

B. Public Hearing (Planning Commission decision) – None

8. Other Business

- Commission questions or comments – None

9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:44pm.

DRAFT

**RESOLUTION TO ACCEPT DONATION OF PROPERTY FROM  
UTILITY SERVICE REALTY CO., INC. FOR USE AS A  
RIGHT-OF-WAY AND DEDICATED  
PUBLIC STORM WATER DRAINAGE POND**

**WHEREAS**, the City of Perry, Georgia, (“City”) desires to construct a right-of-way providing direct access from General Courtney Hodges Boulevard to Creekwood Park; and

**WHEREAS**, Utility Service Realty Co., Inc. has offered to donate certain real property to be used as part of the right-of-way to the City; and

**WHEREAS**, a portion of the property to be donated will become part of the right-of-way and a portion of the property will be maintained as a public storm water drainage pond; and

**WHEREAS**, the City agrees to maintain the existing storm water drainage pond as a public storm water pond in compliance with the City’s MS4 permit; and

**WHEREAS**, the City has agreed to install its standard, black, decorative metal fencing around the storm water drainage pond and extending along the property line of Utility Service Realty Co., Inc. to connect to the existing fencing at Creekwood Park; and

**WHEREAS**, the property accepted through this Resolution is as follows (hereinafter “Property”):

Owner of Property: Utility Service Realty Co., Inc.

Parcel Number: a portion of 0P0360 015000

Property: Tract A – 0.52 acres and Tract B – 0.36 acres

**WHEREAS**, the legal description for the Property to be donated is as follows:

All that tract or parcel of land situate, lying and being in Land Lot 274 of the 13<sup>th</sup> Land District of Houston County, Georgia, and being shown and designated as **Tract “A”, comprising 0.52 acres, and Tract “B”, comprising 0.36 acres**, and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated August 11, 2021, and recorded in **Plat Book \_\_\_, Page \_\_\_, Clerk’s Office, Houston County Superior Court**. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto; and

**WHEREAS**, the Mayor and Council of the City of Perry, Georgia (“Mayor” and “Council”) by this Resolution desire that the donation of said Property be accepted by the City.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council to accept the Property,

as described above, subject to the following:

1. Fee simple title to the Property shall be conveyed "as is" by quitclaim deed;
2. Tract "A" shall be dedicated as a public storm water drainage pond that will be maintained by the City in compliance with the City's MS4 permit;
3. The City shall install its standard, black, metal decorative fencing with a minimum of six (6) feet in height around the drainage pond and to extend along the property line of the property retained by Utility Service Realty Co., Inc. to connect to the existing fencing at Creekwood Park;
4. Tract "B" will be used as part of the right-of-way to Creekwood Park; and
5. The City Attorney, or her designee, is directed with respect to the Property as described above, to issue receipt to the donor acknowledging the City's receipt of the donor's donation.

SO RESOLVED this \_\_\_\_ day of September, 2021.

CITY OF PERRY, GEORGIA

By: \_\_\_\_\_  
Randall Walker, Mayor

Attest: \_\_\_\_\_  
Annie Warren, City Clerk

**A RESOLUTION  
ACCEPTING OWNERSHIP AND MAINTENANCE  
OF RIGHTS-OF-WAY AND CERTAIN INFRASTRUCTURE IN  
HAWK'S LANDING SUBDIVISION**

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

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

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

- Water and Sanitary Sewer infrastructure;
- Storm water infrastructure; and
- Streets and Rights-of-way of **Hawk's Nest Drive, Newport Avenue, Swainsons Court, Krider Court, Ferruginous Court, Warhawk Court, and Warhawk Drive**

as identified on the plats of survey entitled:

- "Hawks Landing" recorded in the Superior Court Clerk's Office, Houston County in Plat Book 79, Page 112, attached hereto as Exhibit "A";
- "Hawks Landing Phase 2" recorded in said Clerk's Office, in Plat Book 80, Page 258, attached hereto as Exhibit "B"; and
- "Lots 32-41, 89-92 & 139 Hawks Landing Subdivision" recorded in said Clerk's Office, in Plat Book 81, Page 142, attached hereto as Exhibit "C",

and as shown on the as-built plans of the various phases consisting of a total of 11 pages and of record in the Department of Community Development, copies of which are attached hereto as Exhibit "D".

**SO RESOLVED this 21<sup>st</sup> day of September, 2021.**

CITY OF PERRY:

BY: \_\_\_\_\_  
Randall Walker, Mayor

ATTEST: \_\_\_\_\_  
Annie Warren, City Clerk

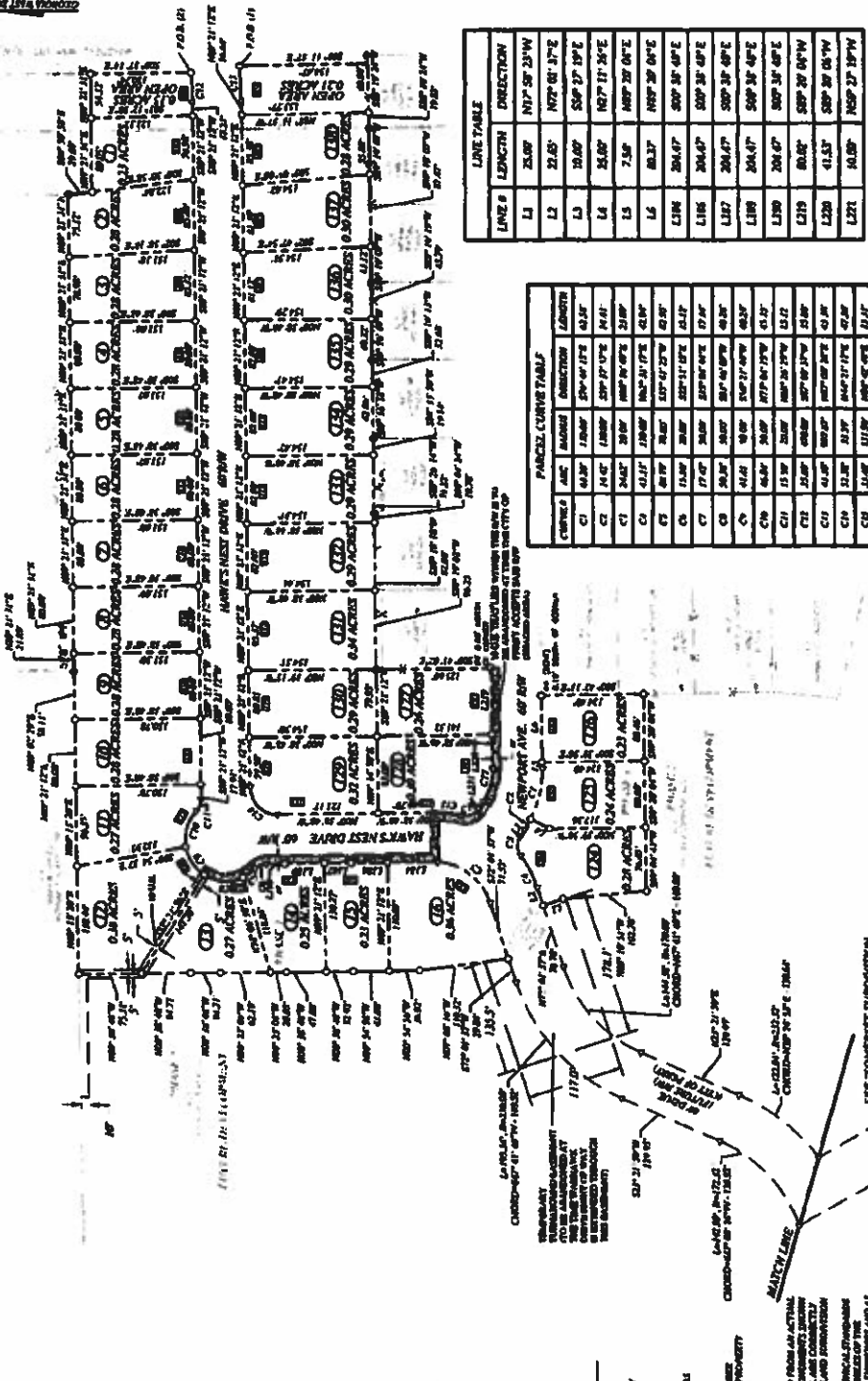
(CITY SEAL)

**LEGEND**

- 1" = 10' HATCH
- 2" = 20' HATCH
- 3" = 30' HATCH
- 4" = 40' HATCH
- 5" = 50' HATCH
- 6" = 60' HATCH
- 7" = 70' HATCH
- 8" = 80' HATCH
- 9" = 90' HATCH
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- 67" = 670' HATCH
- 68" = 680' HATCH
- 69" = 690' HATCH
- 70" = 700' HATCH
- 71" = 710' HATCH
- 72" = 720' HATCH
- 73" = 730' HATCH
- 74" = 740' HATCH
- 75" = 750' HATCH
- 76" = 760' HATCH
- 77" = 770' HATCH
- 78" = 780' HATCH
- 79" = 790' HATCH
- 80" = 800' HATCH
- 81" = 810' HATCH
- 82" = 820' HATCH
- 83" = 830' HATCH
- 84" = 840' HATCH
- 85" = 850' HATCH
- 86" = 860' HATCH
- 87" = 870' HATCH
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- 97" = 970' HATCH
- 98" = 980' HATCH
- 99" = 990' HATCH
- 100" = 1000' HATCH

**TYPE: GEORGIA STANDARD PLATS**  
 RECORDED: 4/15/2017 11:23:30 AM  
 Fee Amt: \$3.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 Parcel/lot ID: 8648120188  
 BK 79 PG 112

TOTAL AREA: 9.17 ACRES



LANE #	LENGTH	DIRECTION
L1	24.69	N77° 59' 23"W
L2	24.69	N77° 01' 27"E
L3	10.00	S50° 27' 19"E
L4	24.69	N77° 11' 36"E
L5	24.69	N69° 29' 04"E
L6	66.37	N69° 29' 04"E
L106	204.67	S00° 30' 48"E
L105	204.67	S00° 30' 48"E
L104	204.67	S00° 30' 48"E
L103	204.67	S00° 30' 48"E
L102	204.67	S00° 30' 48"E
L101	204.67	S00° 30' 48"E
L219	80.62	S00° 29' 04"W
L220	41.53	S00° 29' 04"W
L221	16.08	N50° 27' 59"W

CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	0.28	12.00	S70° 00' 00"E	0.28
C2	1.62	18.00	S70° 00' 00"E	1.62
C3	2.42	27.00	N69° 29' 04"E	2.42
C4	4.11	45.00	N69° 29' 04"E	4.11
C5	6.89	75.00	S50° 27' 19"E	6.89
C6	10.00	120.00	S50° 27' 19"E	10.00
C7	17.67	204.67	S00° 30' 48"E	17.67
C8	24.69	270.00	S00° 30' 48"E	24.69
C9	41.53	450.00	S00° 29' 04"W	41.53
C10	58.37	630.00	S00° 29' 04"W	58.37
C11	75.21	810.00	S00° 29' 04"W	75.21
C12	92.05	990.00	S00° 29' 04"W	92.05
C13	108.89	1170.00	S00° 29' 04"W	108.89
C14	125.73	1350.00	S00° 29' 04"W	125.73
C15	142.57	1530.00	S00° 29' 04"W	142.57
C16	159.41	1710.00	S00° 29' 04"W	159.41
C17	176.25	1890.00	S00° 29' 04"W	176.25
C18	193.09	2070.00	S00° 29' 04"W	193.09
C19	209.93	2250.00	S00° 29' 04"W	209.93
C20	226.77	2430.00	S00° 29' 04"W	226.77
C21	243.61	2610.00	S00° 29' 04"W	243.61
C22	260.45	2790.00	S00° 29' 04"W	260.45
C23	277.29	2970.00	S00° 29' 04"W	277.29
C24	294.13	3150.00	S00° 29' 04"W	294.13
C25	310.97	3330.00	S00° 29' 04"W	310.97
C26	327.81	3510.00	S00° 29' 04"W	327.81
C27	344.65	3690.00	S00° 29' 04"W	344.65
C28	361.49	3870.00	S00° 29' 04"W	361.49
C29	378.33	4050.00	S00° 29' 04"W	378.33
C30	395.17	4230.00	S00° 29' 04"W	395.17
C31	412.01	4410.00	S00° 29' 04"W	412.01
C32	428.85	4590.00	S00° 29' 04"W	428.85
C33	445.69	4770.00	S00° 29' 04"W	445.69
C34	462.53	4950.00	S00° 29' 04"W	462.53
C35	479.37	5130.00	S00° 29' 04"W	479.37
C36	496.21	5310.00	S00° 29' 04"W	496.21
C37	513.05	5490.00	S00° 29' 04"W	513.05
C38	529.89	5670.00	S00° 29' 04"W	529.89
C39	546.73	5850.00	S00° 29' 04"W	546.73
C40	563.57	6030.00	S00° 29' 04"W	563.57
C41	580.41	6210.00	S00° 29' 04"W	580.41
C42	597.25	6390.00	S00° 29' 04"W	597.25
C43	614.09	6570.00	S00° 29' 04"W	614.09
C44	630.93	6750.00	S00° 29' 04"W	630.93
C45	647.77	6930.00	S00° 29' 04"W	647.77
C46	664.61	7110.00	S00° 29' 04"W	664.61
C47	681.45	7290.00	S00° 29' 04"W	681.45
C48	698.29	7470.00	S00° 29' 04"W	698.29
C49	715.13	7650.00	S00° 29' 04"W	715.13
C50	731.97	7830.00	S00° 29' 04"W	731.97
C51	748.81	8010.00	S00° 29' 04"W	748.81
C52	765.65	8190.00	S00° 29' 04"W	765.65
C53	782.49	8370.00	S00° 29' 04"W	782.49
C54	799.33	8550.00	S00° 29' 04"W	799.33
C55	816.17	8730.00	S00° 29' 04"W	816.17
C56	833.01	8910.00	S00° 29' 04"W	833.01
C57	849.85	9090.00	S00° 29' 04"W	849.85
C58	866.69	9270.00	S00° 29' 04"W	866.69
C59	883.53	9450.00	S00° 29' 04"W	883.53
C60	900.37	9630.00	S00° 29' 04"W	900.37
C61	917.21	9810.00	S00° 29' 04"W	917.21
C62	934.05	9990.00	S00° 29' 04"W	934.05
C63	950.89	10170.00	S00° 29' 04"W	950.89
C64	967.73	10350.00	S00° 29' 04"W	967.73
C65	984.57	10530.00	S00° 29' 04"W	984.57
C66	1001.41	10710.00	S00° 29' 04"W	1001.41
C67	1018.25	10890.00	S00° 29' 04"W	1018.25
C68	1035.09	11070.00	S00° 29' 04"W	1035.09
C69	1051.93	11250.00	S00° 29' 04"W	1051.93
C70	1068.77	11430.00	S00° 29' 04"W	1068.77
C71	1085.61	11610.00	S00° 29' 04"W	1085.61
C72	1102.45	11790.00	S00° 29' 04"W	1102.45
C73	1119.29	11970.00	S00° 29' 04"W	1119.29
C74	1136.13	12150.00	S00° 29' 04"W	1136.13
C75	1152.97	12330.00	S00° 29' 04"W	1152.97
C76	1169.81	12510.00	S00° 29' 04"W	1169.81
C77	1186.65	12690.00	S00° 29' 04"W	1186.65
C78	1203.49	12870.00	S00° 29' 04"W	1203.49
C79	1220.33	13050.00	S00° 29' 04"W	1220.33
C80	1237.17	13230.00	S00° 29' 04"W	1237.17
C81	1254.01	13410.00	S00° 29' 04"W	1254.01
C82	1270.85	13590.00	S00° 29' 04"W	1270.85
C83	1287.69	13770.00	S00° 29' 04"W	1287.69
C84	1304.53	13950.00	S00° 29' 04"W	1304.53
C85	1321.37	14130.00	S00° 29' 04"W	1321.37
C86	1338.21	14310.00	S00° 29' 04"W	1338.21
C87	1355.05	14490.00	S00° 29' 04"W	1355.05
C88	1371.89	14670.00	S00° 29' 04"W	1371.89
C89	1388.73	14850.00	S00° 29' 04"W	1388.73
C90	1405.57	15030.00	S00° 29' 04"W	1405.57
C91	1422.41	15210.00	S00° 29' 04"W	1422.41
C92	1439.25	15390.00	S00° 29' 04"W	1439.25
C93	1456.09	15570.00	S00° 29' 04"W	1456.09
C94	1472.93	15750.00	S00° 29' 04"W	1472.93
C95	1489.77	15930.00	S00° 29' 04"W	1489.77
C96	1506.61	16110.00	S00° 29' 04"W	1506.61
C97	1523.45	16290.00	S00° 29' 04"W	1523.45
C98	1540.29	16470.00	S00° 29' 04"W	1540.29
C99	1557.13	16650.00	S00° 29' 04"W	1557.13
C100	1573.97	16830.00	S00° 29' 04"W	1573.97
C101	1590.81	17010.00	S00° 29' 04"W	1590.81
C102	1607.65	17190.00	S00° 29' 04"W	1607.65
C103	1624.49	17370.00	S00° 29' 04"W	1624.49
C104	1641.33	17550.00	S00° 29' 04"W	1641.33
C105	1658.17	17730.00	S00° 29' 04"W	1658.17
C106	1675.01	17910.00	S00° 29' 04"W	1675.01
C107	1691.85	18090.00	S00° 29' 04"W	1691.85
C108	1708.69	18270.00	S00° 29' 04"W	1708.69
C109	1725.53	18450.00	S00° 29' 04"W	1725.53
C110	1742.37	18630.00	S00° 29' 04"W	1742.37
C111	1759.21	18810.00	S00° 29' 04"W	1759.21
C112	1776.05	18990.00	S00° 29' 04"W	1776.05
C113	1792.89	19170.00	S00° 29' 04"W	1792.89
C114	1809.73	19350.00	S00° 29' 04"W	1809.73
C115	1826.57	19530.00	S00° 29' 04"W	1826.57
C116	1843.41	19710.00	S00° 29' 04"W	1843.41
C117	1860.25	19890.00	S00° 29' 04"W	1860.25
C118	1877.09	20070.00	S00° 29' 04"W	1877.09
C119	1893.93	20250.00	S00° 29' 04"W	1893.93
C120	1910.77	20430.00	S00° 29' 04"W	1910.77
C121	1927.61	20610.00	S00° 29' 04"W	1927.61
C122	1944.45	20790.00	S00° 29' 04"W	1944.45
C123	1961.29	20970.00	S00° 29' 04"W	1961.29
C124	1978.13	21150.00	S00° 29' 04"W	1978.13
C125	1994.97	21330.00	S00° 29' 04"W	1994.97
C126	2011.81	21510.00	S00° 29' 04"W	2011.81
C127	2028.65	21690.00	S00° 29' 04"W	2028.65
C128	2045.49	21870.00	S00° 29' 04"W	2045.49
C129	2062.33	22050.00	S00° 29' 04"W	2062.33
C130	2079.17	22230.00	S00° 29' 04"W	2079.17
C131	2096.01	22410.00	S00° 29' 04"W	2096.01
C132	2112.85	22590.00	S00° 29' 04"W	2112.85
C133	2129.69	22770.00	S00° 29' 04"W	2129.69
C134	2146.53	22950.00	S00° 29' 04"W	2146.53
C135	2163.37	23130.00	S00° 29' 04"W	2163.37
C136	2180.21	23310.00	S00° 29' 04"W	2180.21
C137	2197.05	23490.00	S00° 29' 04"W	2197.05
C138	2213.89	23670.00	S00° 29' 04"W	2213.89
C139	2230.73	23850.00	S00° 29' 04"W	2230.73
C140	2247.57	24030.00	S00° 29' 04"W	2247.57
C141	2264.41	24210.00	S00° 29' 04"W	2264.41
C142	2281.25	24390.00	S00° 29' 04"W	2281.25
C143	2298.09	24570.00	S00° 29' 04"W	2298.09
C144	2314.93	24750.00	S00° 29' 04"W	2314.93
C145	2331.77	24930.00	S00° 29' 04"W	2331.77
C146	2348.61	25110.00	S00° 29' 04"W	2348.61
C147	2365.45	25290.00	S00° 29' 04"W	2365.45
C148	2382.29	25470.00	S00° 29' 04"W	2382.29
C149	2399.13	25650.00	S00° 29' 04"W	2399.13
C150	2415.97	25830.00	S00° 29' 04"W	2415.97









**OmniGeac**  
SPECIALTY SURVEILLANCE SYSTEMS

NO.	DATE	BY	REVISION

FORM NO. 128 (OCTOBER 1974 EDITION)  
HULL LANDING  
SHIP'S DECK


C-4.2

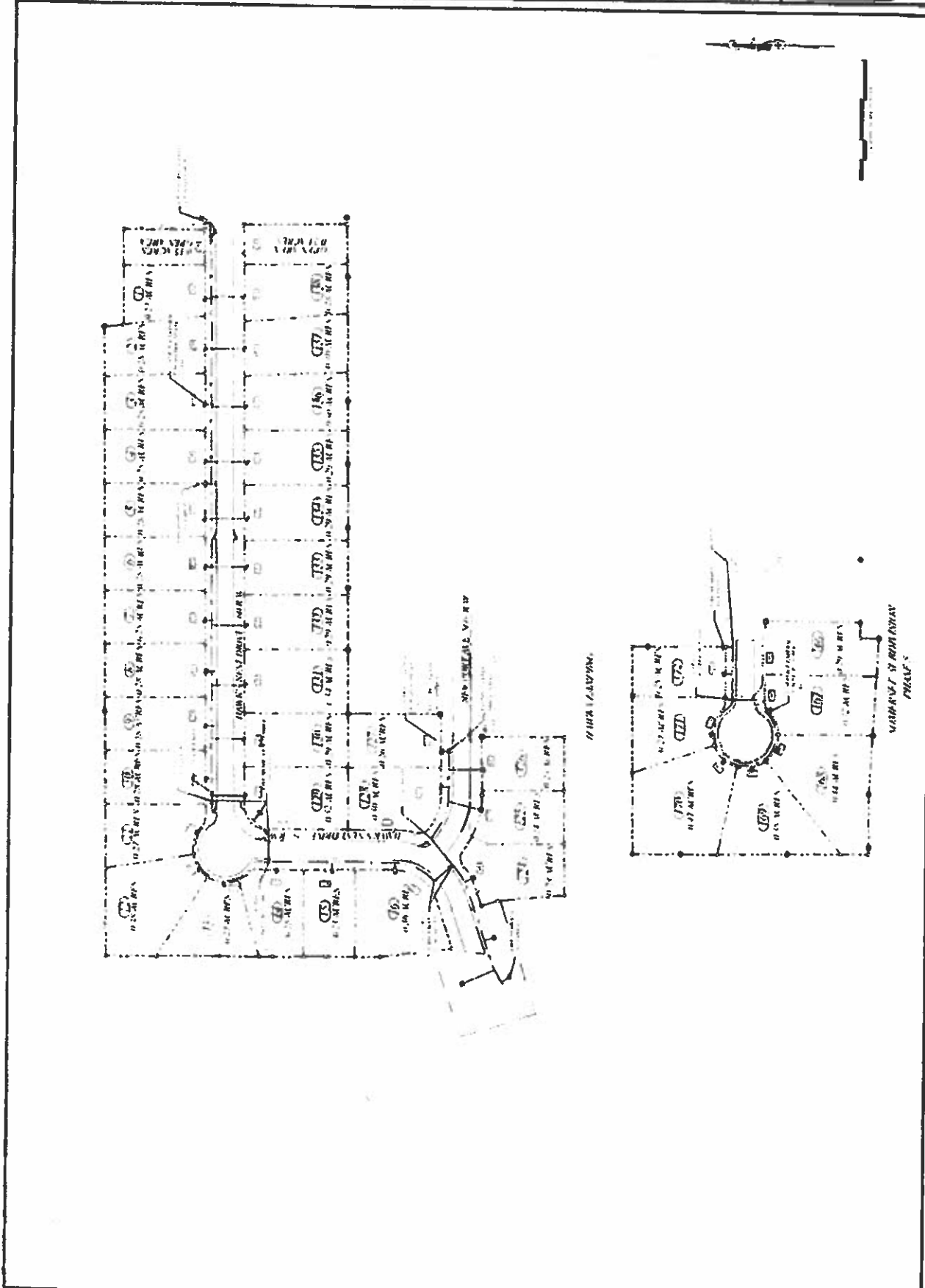


EXHIBIT D





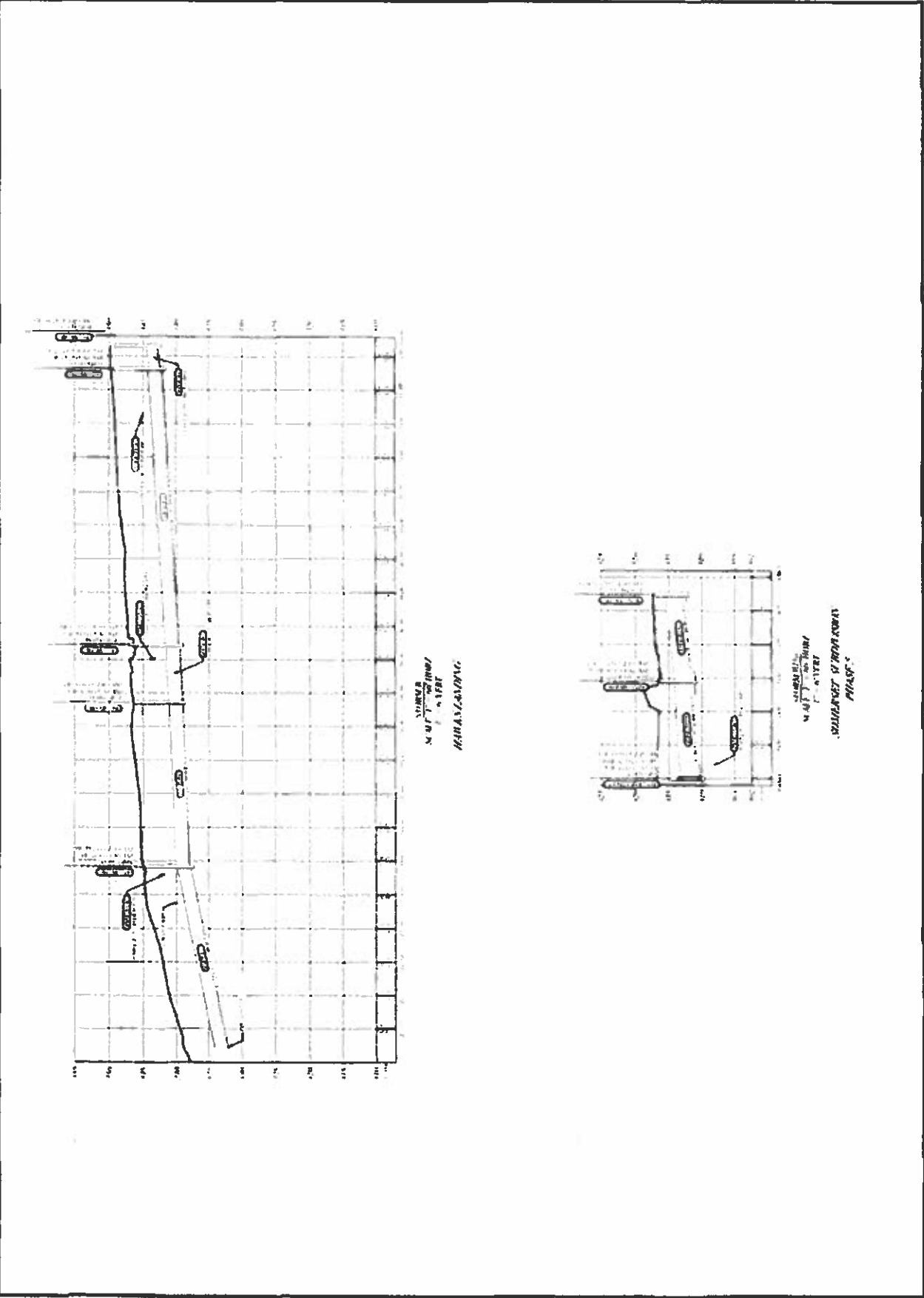
**Smulgee**  
 ENGINEERING & ARCHITECTURE  
 1000 ...  
 ...

DATE	12/20/20
BY	J.S.M.
CHECKED	J.S.M.
SCALE	AS SHOWN
PROJECT	...
DESCRIPTION	...

**SMULGEE ENGINEERING & ARCHITECTURE**  
 1000 ...  
 ...

NO.	...
DATE	...
BY	...
CHECKED	...

**C-3.4**



SECTION 1  
 1" = 40' HORIZONTAL  
 1" = 4' VERTICAL  
 HARBORLAND

SECTION 2  
 1" = 40' HORIZONTAL  
 1" = 4' VERTICAL  
 HARBORLAND PHASE 2



**Emulgee**  
 11250 E. Grand Ave. Grand Rapids, MI 49506  
 (616) 961-1234  
 FAX (616) 961-1235  
 www.emulgee.com

DATE	10/12/01
BY	J. J. ...
PROJECT	...
SCALE	...

AT & K/S/PLM/S/DA/PL/AM  
 HANVS, L/M/ING  
 SPANSEET ST BUN ISNLY PHASE 1  
 10/12/01

NO.	...
DATE	...
BY	...
PROJECT	...

C-4.4

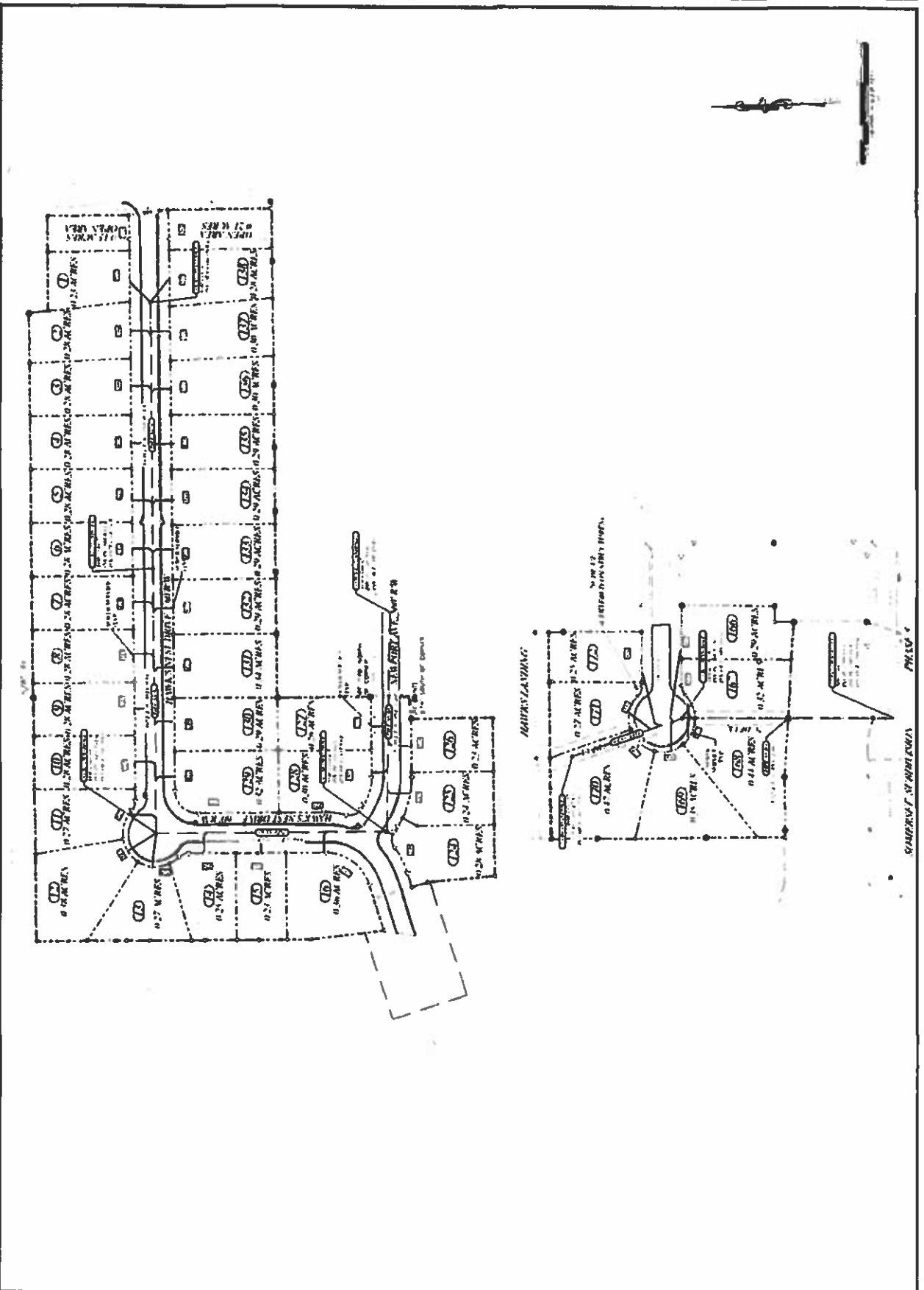


EXHIBIT D



**OmniGeac**  
 Inc.  
 15000 10th Avenue  
 Suite 100  
 Denver, CO 80202  
 Phone: (303) 751-1000  
 Fax: (303) 751-1001  
 Email: info@omniGeac.com

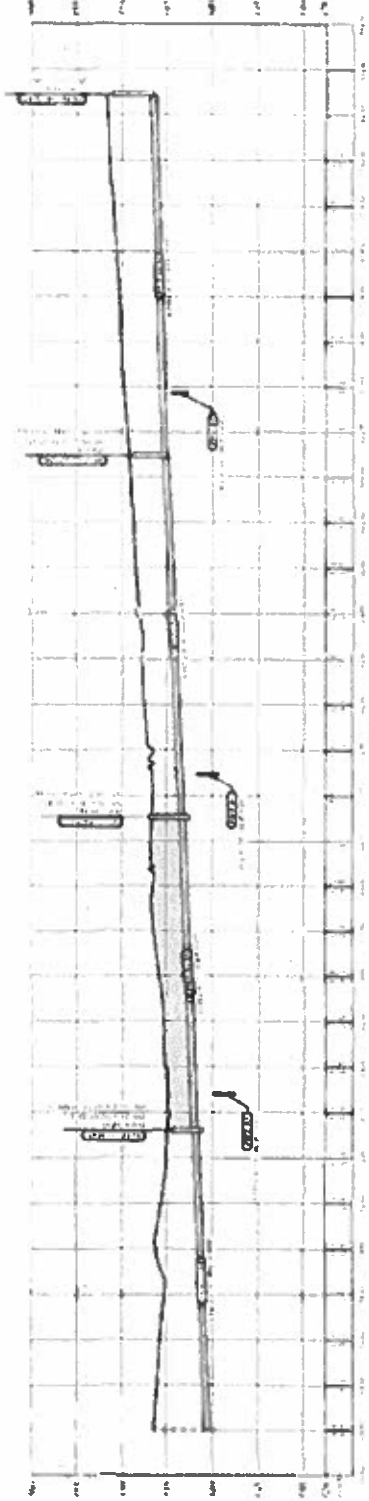
DATE	DESCRIPTION

15000 10th Avenue  
 Suite 100  
 Denver, CO 80202  
 Phone: (303) 751-1000  
 Fax: (303) 751-1001  
 Email: info@omniGeac.com

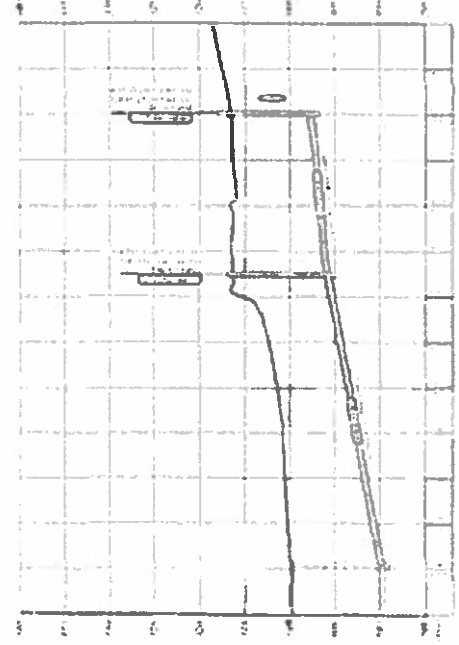
DATE	DESCRIPTION

C-4.6

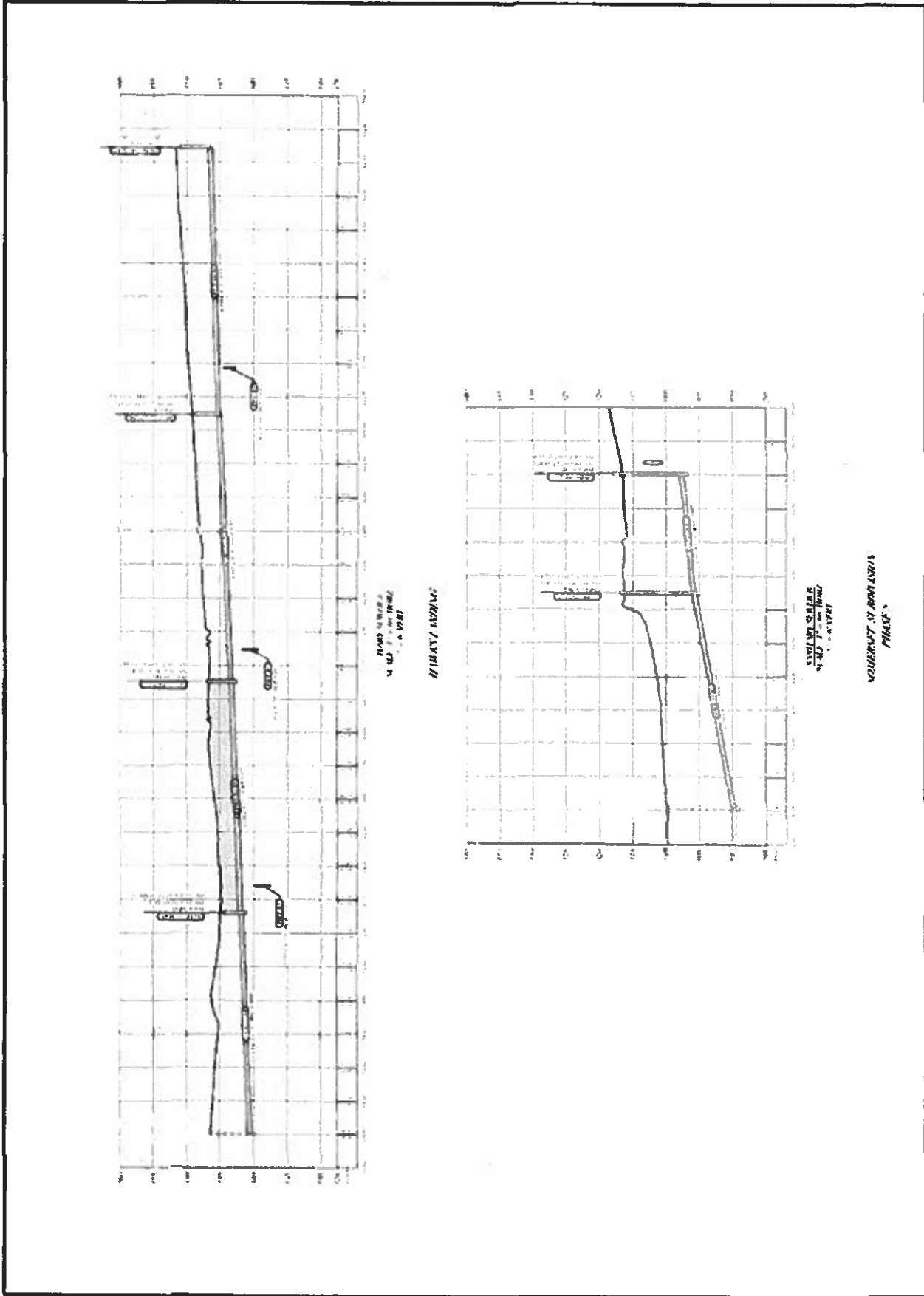
EXHIBIT D



Top view of  
 road  
 100' - 150'



Profile  
 100' - 150'





McLeod  
SURVEYING  
700 Bell Street  
Perry, Georgia 31099  
Phone: (478) 224-7000  
WWW.MCLOEDSURVEYING.COM

McLeod  
SURVEYING

DATE	11/11/11
PROJECT	THE HAWK'S NEST SUBDIVISION
CLIENT	THE HAWK'S NEST SUBDIVISION
SCALE	1" = 40' (PLAN)
DATE	11/11/11
PROJECT	THE HAWK'S NEST SUBDIVISION
CLIENT	THE HAWK'S NEST SUBDIVISION
SCALE	1" = 40' (PLAN)
DATE	11/11/11
PROJECT	THE HAWK'S NEST SUBDIVISION
CLIENT	THE HAWK'S NEST SUBDIVISION
SCALE	1" = 40' (PLAN)

AS SHOWN ON THE PLAN SHEET FOR  
PHASE 2  
OF  
THE HAWK'S NEST SUBDIVISION  
IN  
MADISON COUNTY, GEORGIA

DATE	11/11/11
PROJECT	THE HAWK'S NEST SUBDIVISION
CLIENT	THE HAWK'S NEST SUBDIVISION
SCALE	1" = 40' (PLAN)
DATE	11/11/11
PROJECT	THE HAWK'S NEST SUBDIVISION
CLIENT	THE HAWK'S NEST SUBDIVISION
SCALE	1" = 40' (PLAN)
DATE	11/11/11
PROJECT	THE HAWK'S NEST SUBDIVISION
CLIENT	THE HAWK'S NEST SUBDIVISION
SCALE	1" = 40' (PLAN)

C-31

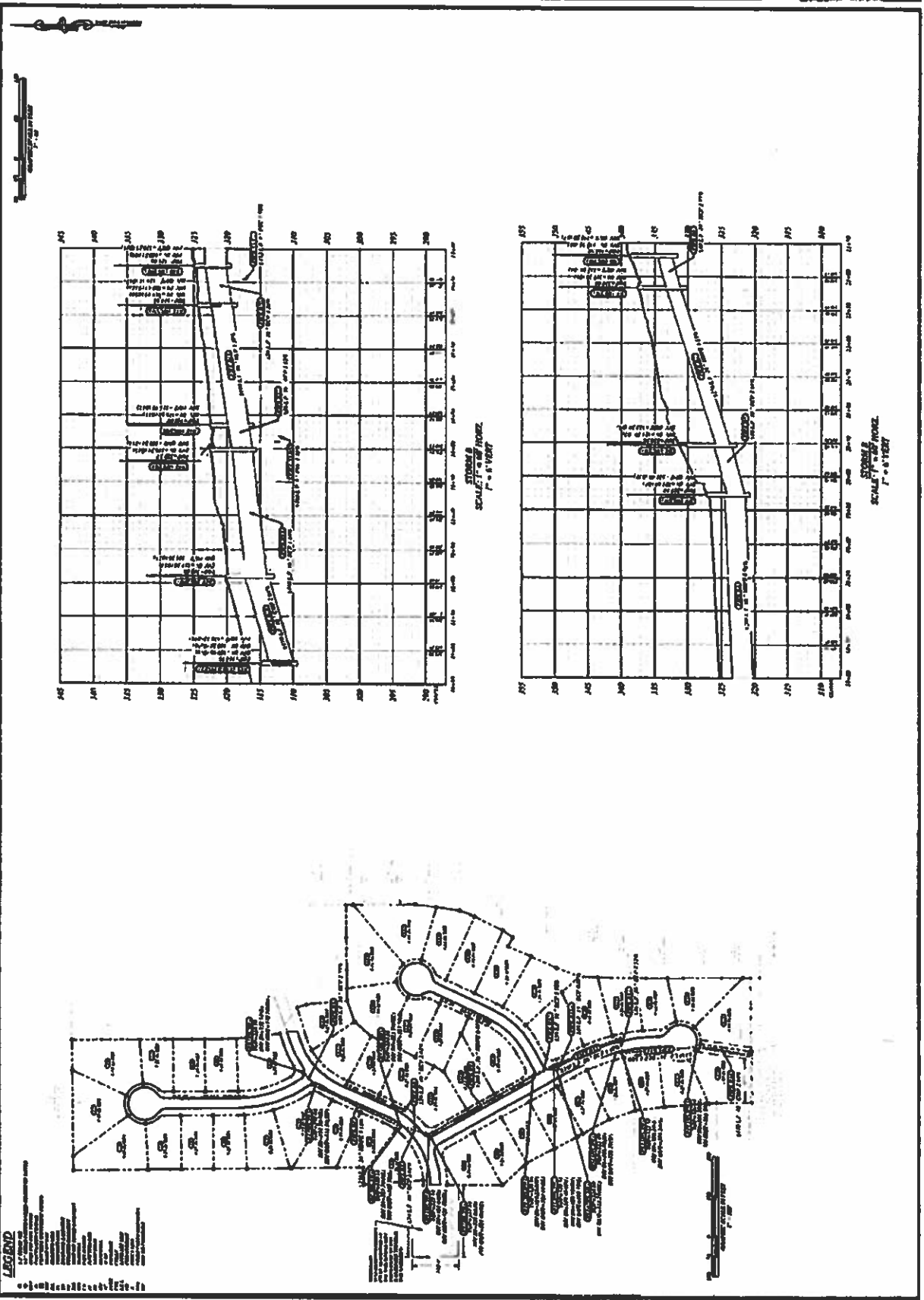


EXHIBIT D





406 Old Street  
 P.O. Box 1000  
 Atlanta, Georgia 30308  
 Tel: (404) 525-2000  
 WWW.MCLBOURWASYS.COM

**McLeod**  
 SURVEYING

DATE	
PROJECT	
CLIENT	
SCALE	
BY	
CHECKED	
APPROVED	

AS SHOWN IN PLAN & PROFILE  
**HAWKS LANDING PHASE 2**  
 GEORGIA



C-41

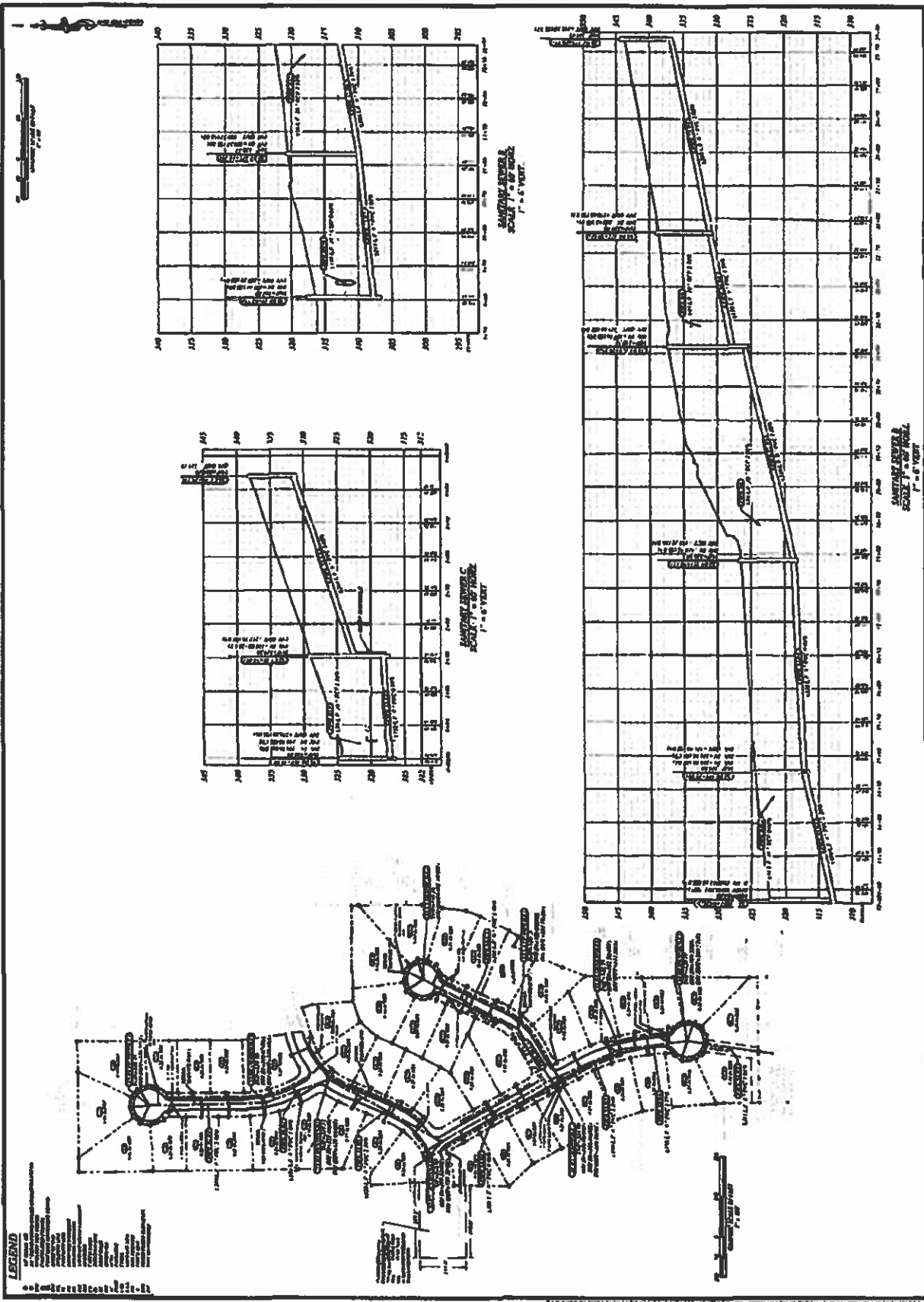


EXHIBIT D





WWW.MCLIBBSONVEHICLE.COM  
 1000 W. 10th Street  
 Suite 100  
 Fort Worth, Texas 76102  
 817.335.1100

**McLeod**  
 SCREENING

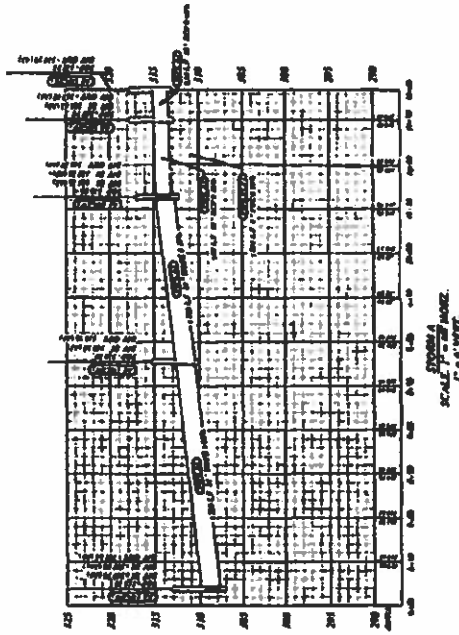
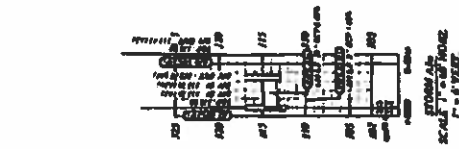
DATE	
BY	
PROJECT	
LOCATION	
CLIENT	
DESCRIPTION	
REVISIONS	

**AT-BEST DIAGNOSTIC CENTER**  
 1000 W. 10th Street  
 Suite 100  
 Fort Worth, Texas 76102  
 817.335.1100



C-33

EXHIBIT D



	<b>McLeod SURVEYING</b> 200 Main Street Fort Collins, Colorado 80501 Phone: (970) 224-7070 Fax: (970) 224-7072 WWW.MCLOEDSURVEYING.COM	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT: _____	<b>ASBESTOS SURVEY PLAN FOR</b> <b>LOT 11 &amp; 12</b> <b>LOT 13 &amp; 14</b> <b>LOT 15 &amp; 16</b> <b>LOT 17 &amp; 18</b> <b>LOT 19 &amp; 20</b> <b>LOT 21 &amp; 22</b> <b>LOT 23 &amp; 24</b> <b>LOT 25 &amp; 26</b> <b>LOT 27 &amp; 28</b> <b>LOT 29 &amp; 30</b> <b>LOT 31 &amp; 32</b> <b>LOT 33 &amp; 34</b> <b>LOT 35 &amp; 36</b> <b>LOT 37 &amp; 38</b> <b>LOT 39 &amp; 40</b> <b>LOT 41 &amp; 42</b> <b>LOT 43 &amp; 44</b> <b>LOT 45 &amp; 46</b> <b>LOT 47 &amp; 48</b> <b>LOT 49 &amp; 50</b> <b>LOT 51 &amp; 52</b> <b>LOT 53 &amp; 54</b> <b>LOT 55 &amp; 56</b> <b>LOT 57 &amp; 58</b> <b>LOT 59 &amp; 60</b> <b>LOT 61 &amp; 62</b> <b>LOT 63 &amp; 64</b> <b>LOT 65 &amp; 66</b> <b>LOT 67 &amp; 68</b> <b>LOT 69 &amp; 70</b> <b>LOT 71 &amp; 72</b> <b>LOT 73 &amp; 74</b> <b>LOT 75 &amp; 76</b> <b>LOT 77 &amp; 78</b> <b>LOT 79 &amp; 80</b> <b>LOT 81 &amp; 82</b> <b>LOT 83 &amp; 84</b> <b>LOT 85 &amp; 86</b> <b>LOT 87 &amp; 88</b> <b>LOT 89 &amp; 90</b> <b>LOT 91 &amp; 92</b> <b>LOT 93 &amp; 94</b> <b>LOT 95 &amp; 96</b> <b>LOT 97 &amp; 98</b> <b>LOT 99 &amp; 100</b>	<b>ASBESTOS SURVEY PLAN FOR</b> <b>LOT 11 &amp; 12</b> <b>LOT 13 &amp; 14</b> <b>LOT 15 &amp; 16</b> <b>LOT 17 &amp; 18</b> <b>LOT 19 &amp; 20</b> <b>LOT 21 &amp; 22</b> <b>LOT 23 &amp; 24</b> <b>LOT 25 &amp; 26</b> <b>LOT 27 &amp; 28</b> <b>LOT 29 &amp; 30</b> <b>LOT 31 &amp; 32</b> <b>LOT 33 &amp; 34</b> <b>LOT 35 &amp; 36</b> <b>LOT 37 &amp; 38</b> <b>LOT 39 &amp; 40</b> <b>LOT 41 &amp; 42</b> <b>LOT 43 &amp; 44</b> <b>LOT 45 &amp; 46</b> <b>LOT 47 &amp; 48</b> <b>LOT 49 &amp; 50</b> <b>LOT 51 &amp; 52</b> <b>LOT 53 &amp; 54</b> <b>LOT 55 &amp; 56</b> <b>LOT 57 &amp; 58</b> <b>LOT 59 &amp; 60</b> <b>LOT 61 &amp; 62</b> <b>LOT 63 &amp; 64</b> <b>LOT 65 &amp; 66</b> <b>LOT 67 &amp; 68</b> <b>LOT 69 &amp; 70</b> <b>LOT 71 &amp; 72</b> <b>LOT 73 &amp; 74</b> <b>LOT 75 &amp; 76</b> <b>LOT 77 &amp; 78</b> <b>LOT 79 &amp; 80</b> <b>LOT 81 &amp; 82</b> <b>LOT 83 &amp; 84</b> <b>LOT 85 &amp; 86</b> <b>LOT 87 &amp; 88</b> <b>LOT 89 &amp; 90</b> <b>LOT 91 &amp; 92</b> <b>LOT 93 &amp; 94</b> <b>LOT 95 &amp; 96</b> <b>LOT 97 &amp; 98</b> <b>LOT 99 &amp; 100</b>
		PROJECT: _____ CLIENT: _____ LOCATION: _____ SCALE: _____ SHEET NO.: _____		

C-41

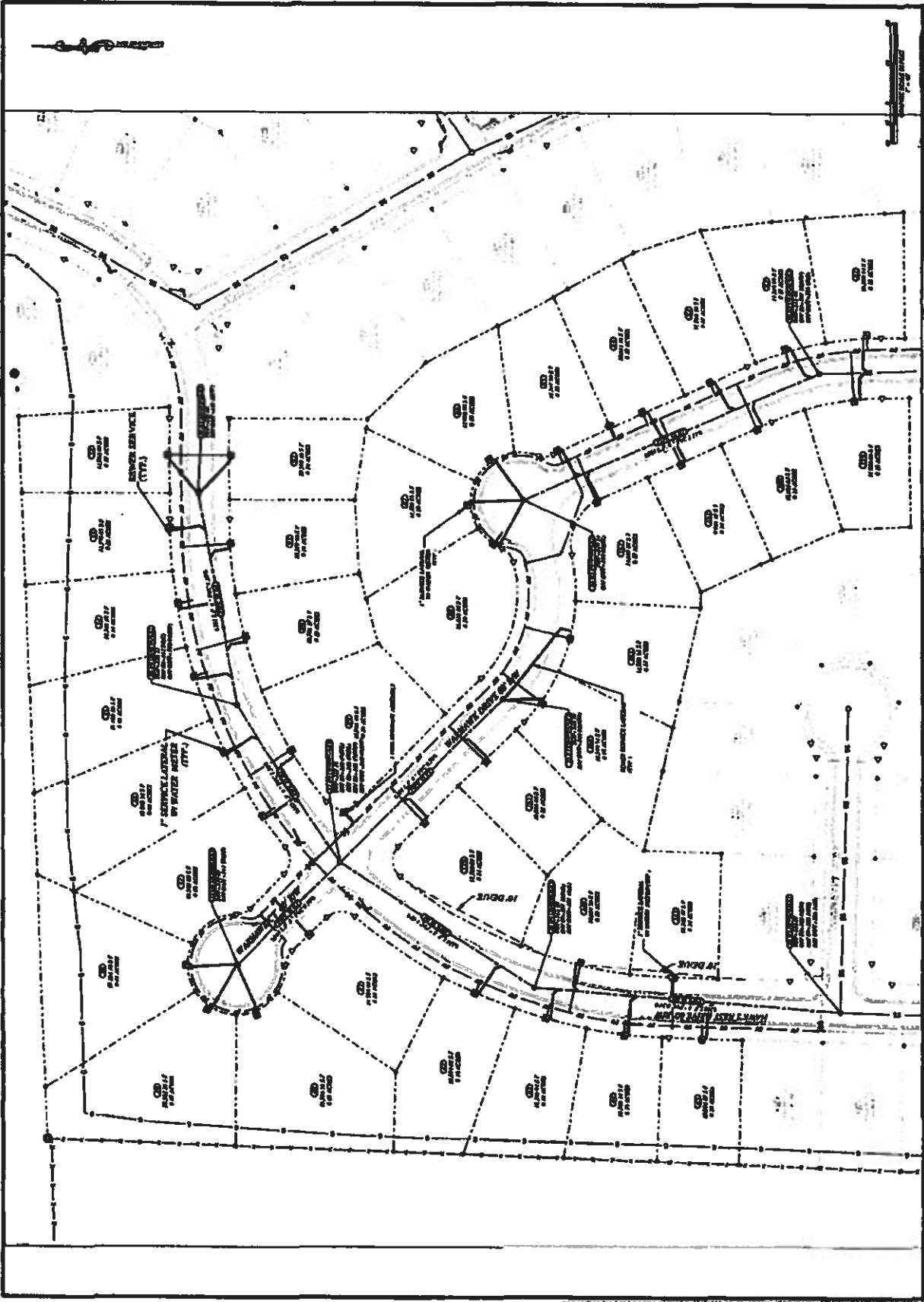


EXHIBIT D



WWW.MCLEODSURVEYING.COM  
 308 BARBARI  
 FARM, GEORGIA 30108  
 (770) 324-1022

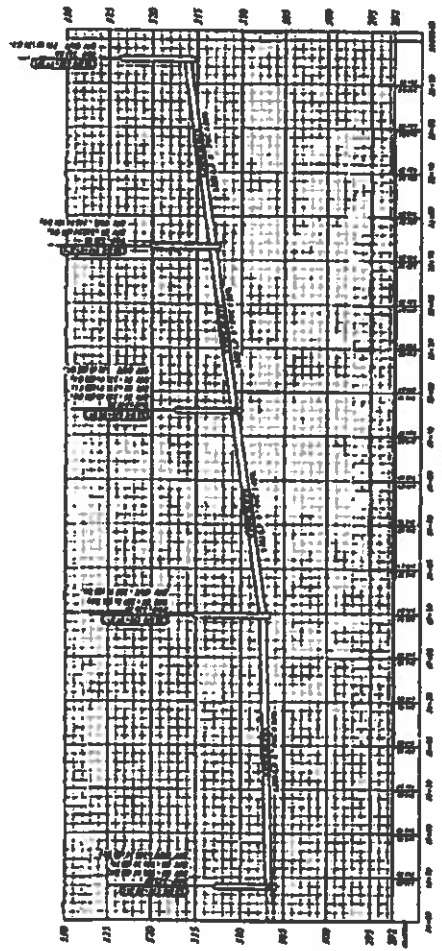
**McLeod**  
 SURVEYING

DATE	12/11/11
PROJECT	LOT 111 & 112
CLIENT	LOT 111 & 112
SCALE	1" = 6' FEET
DRAWN BY	MCLEOD SURVEYING
CHECKED BY	MCLEOD SURVEYING
APPROVED BY	MCLEOD SURVEYING

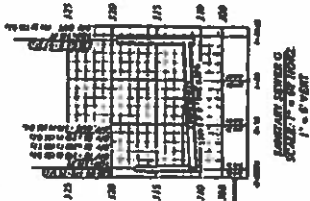
AS SHOWN PLANNED SERVICE LINES FOR  
 LOT 111 & 112 IN DE A 115 1A1  
 BAYVIEW NORTH SUBDIVISION  
 LOT 111 & 112  
 NORTHWEST CORNER OF SECTION 10  
 T12N R12E

DATE	12/11/11
PROJECT	LOT 111 & 112
CLIENT	LOT 111 & 112
SCALE	1" = 6' FEET
DRAWN BY	MCLEOD SURVEYING
CHECKED BY	MCLEOD SURVEYING
APPROVED BY	MCLEOD SURVEYING

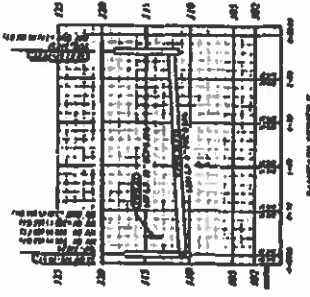
C-4.5



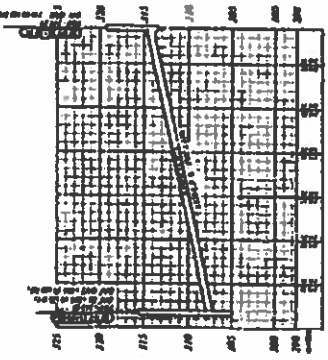
PLAN VIEW  
 SCALE = 1" = 6' FEET



SECTION 1  
 SCALE = 1" = 6' FEET



SECTION 2  
 SCALE = 1" = 6' FEET



SECTION 3  
 SCALE = 1" = 6' FEET

EXHIBIT D

**A RESOLUTION  
ACCEPTING OWNERSHIP AND MAINTENANCE  
OF RIGHTS-OF-WAY AND CERTAIN INFRASTRUCTURE IN  
HAWK'S NEST SUBDIVISION**

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

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

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

- Water and Sanitary Sewer infrastructure;
- Storm water infrastructure; and
- Streets and Rights-of-way of **Hawk's Nest Drive, Grey Hawk Court, Farrow Court, and Warhawk Drive**

as identified on the plats of survey entitled

- "Portions of Phases 1,4, & 5 Lots 54-80 & Lots 153-158 of The Hawk's Nest Subdivision" recorded in the Superior Court Clerk's Office, Houston County in Plat Book 79, Page 18, attached hereto as Exhibit "A";
- "Portions of Phases 3 & 4 Lots 46-53 & Lots 142-152 of the Hawk's Nest Subdivision" recorded in said Clerk's Office in Plat Book 80, Page 68, attached hereto as Exhibit "B"; and
- "Lots 42-45, 81-88 & 159-165 Hawks Nest Subdivision" recorded in said Clerk's Office in Plat Book 81, Page 143, attached hereto as Exhibit "C"

and as shown on the as-built plans for the various phases consisting of 12 pages and of record in the Department of Community Development, copies of which are attached hereto as Exhibit "D".

**SO RESOLVED this 21<sup>st</sup> day of September, 2021.**

CITY OF PERRY:

BY: \_\_\_\_\_  
Randall Walker, Mayor

ATTEST: \_\_\_\_\_  
Annie Warren, City Clerk

(CITY SEAL)

**LEGEND**

- 1. ALL RIGHTS RESERVED
- 2. ALL RIGHTS RESERVED
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TYPE: GEORGIA STANDARD PLATS  
 RECORDED: 11/13/2013 10:17:00 AM  
 FEE: \$2.00  
 REC'D: 11/13/2013 10:17:00 AM  
 COUNTY: CLATSOP  
 CLERK: SUPERVISOR COURT  
 CLERK: SUPERVISOR COURT  
 PARTICIPANT ID: 8648120188  
 BK 79 PG 18

WE CERTIFY THAT THE OWNER OR HIS AGENT HAS COMPLETED THE SURVEY AND THAT ALL NECESSARY RECORDS HAVE BEEN FILED WITH THE CLERK OF SUPERVISOR COURT AND THAT THE SURVEY IS IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF OREGON. I, THE SURVEYOR, HAVE PERSONALLY REVIEWED THE RECORDS AND FOUND THEM TO BE IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF OREGON.

1-11-17  
 [Signature]  
 SURVEYOR

THE UNDERSIGNED CERTIFY THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND THAT HE HAS READ AND UNDERSTANDS THE CONTENTS OF THIS PLAN AND AGREES TO BE BOUND BY THE MATTER HEREIN SET FORTH AND TO HOLD THE LAND SHOWN ON THIS PLAN SUBJECT TO THE MATTER HEREIN SET FORTH.

1-11-17  
 [Signature]  
 OWNER

IT IS HEREBY CERTIFIED THAT THIS PLAN IS IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF OREGON AND THAT THE SURVEY IS IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF OREGON.

1-11-17  
 [Signature]  
 CLERK

THIS PLAN IS SUBJECT TO THE MATTER HEREIN SET FORTH AND TO HOLD THE LAND SHOWN ON THIS PLAN SUBJECT TO THE MATTER HEREIN SET FORTH.

1-11-17  
 [Signature]  
 CLERK



**TOTAL AREA: 10.14 ACRES**

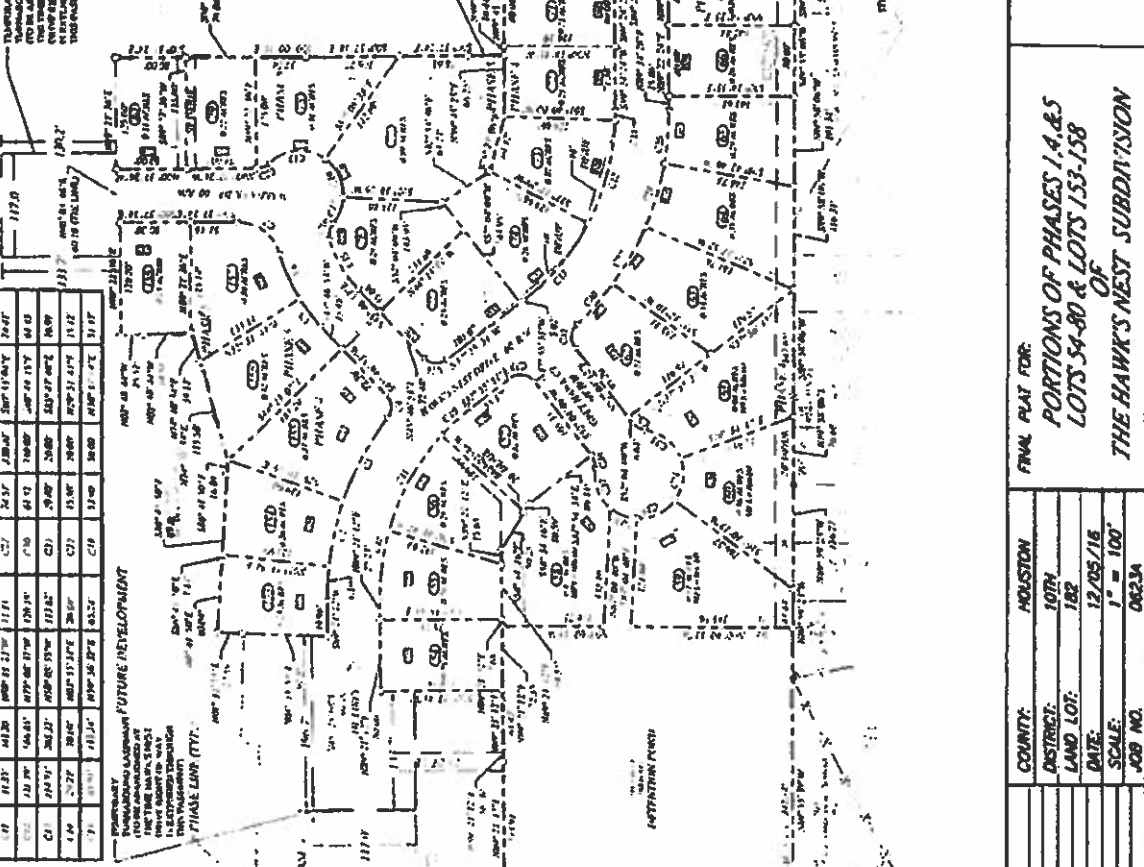
GRAPHIC SCALE: 1" = 100'

100 0 100 200

CLATSOP COUNTY, OREGON

**Emulgee, Inc.**  
 SURVEYORS-ENGINEERS-CONSULTANTS-PLANNERS  
 908 8th Street  
 Astoria, Oregon 97103  
 Phone: (503) 325-7072

PARCEL CURVE TABLE				PARCEL CURVE TABLE				PARCEL CURVE TABLE			
CURVE #	BEARING	LENGTH	AREA	CURVE #	BEARING	LENGTH	AREA	CURVE #	BEARING	LENGTH	AREA
C1	S 89° 15' 00" W	10.00	10.00	C11	S 89° 15' 00" W	10.00	10.00	C21	S 89° 15' 00" W	10.00	10.00
C2	S 89° 15' 00" W	10.00	10.00	C12	S 89° 15' 00" W	10.00	10.00	C22	S 89° 15' 00" W	10.00	10.00
C3	S 89° 15' 00" W	10.00	10.00	C13	S 89° 15' 00" W	10.00	10.00	C23	S 89° 15' 00" W	10.00	10.00
C4	S 89° 15' 00" W	10.00	10.00	C14	S 89° 15' 00" W	10.00	10.00	C24	S 89° 15' 00" W	10.00	10.00
C5	S 89° 15' 00" W	10.00	10.00	C15	S 89° 15' 00" W	10.00	10.00	C25	S 89° 15' 00" W	10.00	10.00
C6	S 89° 15' 00" W	10.00	10.00	C16	S 89° 15' 00" W	10.00	10.00	C26	S 89° 15' 00" W	10.00	10.00
C7	S 89° 15' 00" W	10.00	10.00	C17	S 89° 15' 00" W	10.00	10.00	C27	S 89° 15' 00" W	10.00	10.00
C8	S 89° 15' 00" W	10.00	10.00	C18	S 89° 15' 00" W	10.00	10.00	C28	S 89° 15' 00" W	10.00	10.00
C9	S 89° 15' 00" W	10.00	10.00	C19	S 89° 15' 00" W	10.00	10.00	C29	S 89° 15' 00" W	10.00	10.00
C10	S 89° 15' 00" W	10.00	10.00	C20	S 89° 15' 00" W	10.00	10.00	C30	S 89° 15' 00" W	10.00	10.00

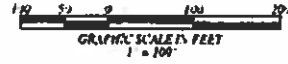


FINAL PLAN FOR:  
 PORTIONS OF PHASES 1, 4 & 5  
 LOTS 54-80 & LOTS 153-158  
 OF  
 THE HAWK'S NEST SUBDIVISION

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	182
DATE:	12/05/18
SCALE:	1" = 100'
JOB NO.:	08234

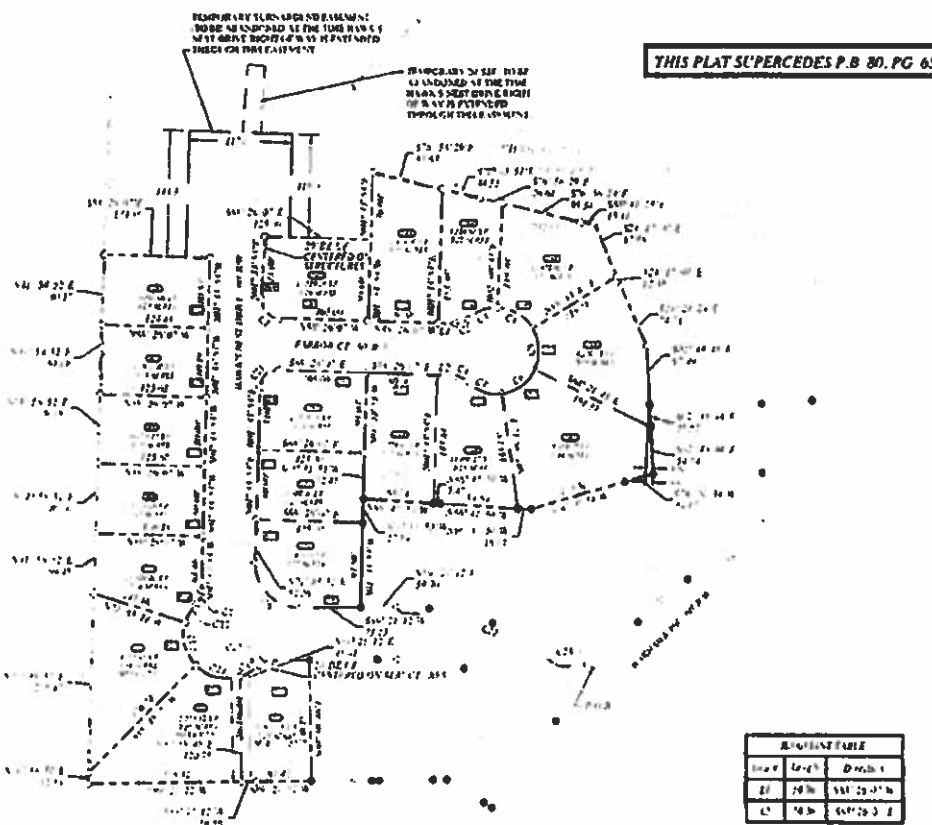


TOTAL AREA: 5.28 ACRES



- 1. 1" WIDE UT
- 2. 2" WIDE UT
- 3. 3" WIDE UT
- 4. 4" WIDE UT
- 5. 5" WIDE UT
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- 94. 94" WIDE UT
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- 97. 97" WIDE UT
- 98. 98" WIDE UT
- 99. 99" WIDE UT
- 100. 100" WIDE UT

DATE: 6/12/18  
 SIGNATURE: [Signature]  
 TITLE: [Title]  
 OFFICE: [Office]



ACQUISITION TABLE			
Lot #	Acres	Area	Volume
1	1.00	43,560.00	1.00
2	1.00	43,560.00	1.00
3	1.00	43,560.00	1.00

PARCEL CURVE TABLE				
Lot #	Area	Perimeter	Area	Perimeter
1	1.00	1,740.00	1.00	1,740.00
2	1.00	1,740.00	1.00	1,740.00
3	1.00	1,740.00	1.00	1,740.00
4	1.00	1,740.00	1.00	1,740.00
5	1.00	1,740.00	1.00	1,740.00
6	1.00	1,740.00	1.00	1,740.00
7	1.00	1,740.00	1.00	1,740.00
8	1.00	1,740.00	1.00	1,740.00
9	1.00	1,740.00	1.00	1,740.00
10	1.00	1,740.00	1.00	1,740.00
11	1.00	1,740.00	1.00	1,740.00
12	1.00	1,740.00	1.00	1,740.00
13	1.00	1,740.00	1.00	1,740.00
14	1.00	1,740.00	1.00	1,740.00
15	1.00	1,740.00	1.00	1,740.00
16	1.00	1,740.00	1.00	1,740.00
17	1.00	1,740.00	1.00	1,740.00
18	1.00	1,740.00	1.00	1,740.00
19	1.00	1,740.00	1.00	1,740.00
20	1.00	1,740.00	1.00	1,740.00
21	1.00	1,740.00	1.00	1,740.00
22	1.00	1,740.00	1.00	1,740.00
23	1.00	1,740.00	1.00	1,740.00
24	1.00	1,740.00	1.00	1,740.00
25	1.00	1,740.00	1.00	1,740.00
26	1.00	1,740.00	1.00	1,740.00
27	1.00	1,740.00	1.00	1,740.00
28	1.00	1,740.00	1.00	1,740.00
29	1.00	1,740.00	1.00	1,740.00
30	1.00	1,740.00	1.00	1,740.00
31	1.00	1,740.00	1.00	1,740.00
32	1.00	1,740.00	1.00	1,740.00
33	1.00	1,740.00	1.00	1,740.00
34	1.00	1,740.00	1.00	1,740.00
35	1.00	1,740.00	1.00	1,740.00
36	1.00	1,740.00	1.00	1,740.00
37	1.00	1,740.00	1.00	1,740.00
38	1.00	1,740.00	1.00	1,740.00
39	1.00	1,740.00	1.00	1,740.00
40	1.00	1,740.00	1.00	1,740.00
41	1.00	1,740.00	1.00	1,740.00
42	1.00	1,740.00	1.00	1,740.00
43	1.00	1,740.00	1.00	1,740.00
44	1.00	1,740.00	1.00	1,740.00
45	1.00	1,740.00	1.00	1,740.00
46	1.00	1,740.00	1.00	1,740.00
47	1.00	1,740.00	1.00	1,740.00
48	1.00	1,740.00	1.00	1,740.00
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57	1.00	1,740.00	1.00	1,740.00
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68	1.00	1,740.00	1.00	1,740.00
69	1.00	1,740.00	1.00	1,740.00
70	1.00	1,740.00	1.00	1,740.00
71	1.00	1,740.00	1.00	1,740.00
72	1.00	1,740.00	1.00	1,740.00
73	1.00	1,740.00	1.00	1,740.00
74	1.00	1,740.00	1.00	1,740.00
75	1.00	1,740.00	1.00	1,740.00
76	1.00	1,740.00	1.00	1,740.00
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79	1.00	1,740.00	1.00	1,740.00
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82	1.00	1,740.00	1.00	1,740.00
83	1.00	1,740.00	1.00	1,740.00
84	1.00	1,740.00	1.00	1,740.00
85	1.00	1,740.00	1.00	1,740.00
86	1.00	1,740.00	1.00	1,740.00
87	1.00	1,740.00	1.00	1,740.00
88	1.00	1,740.00	1.00	1,740.00
89	1.00	1,740.00	1.00	1,740.00
90	1.00	1,740.00	1.00	1,740.00
91	1.00	1,740.00	1.00	1,740.00
92	1.00	1,740.00	1.00	1,740.00
93	1.00	1,740.00	1.00	1,740.00
94	1.00	1,740.00	1.00	1,740.00
95	1.00	1,740.00	1.00	1,740.00
96	1.00	1,740.00	1.00	1,740.00
97	1.00	1,740.00	1.00	1,740.00
98	1.00	1,740.00	1.00	1,740.00
99	1.00	1,740.00	1.00	1,740.00
100	1.00	1,740.00	1.00	1,740.00

THIS PLAT SUPERCEDES P.B. 80, PG. 65

DATE: 6/12/18  
 SIGNATURE: [Signature]  
 TITLE: [Title]

Type GEORGIA  
 STANDARD PLATS  
 Recorded: 6/13/2018  
 12:32:00 PM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston Ga Clerk Superior  
 BK 80 PG 68

THIS PLAT SUPERCEDES P.B. 80, PG. 65

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE BY ME OR UNDER MY SUPERVISION THAT ALL NECESSARY RECORDS HAVE BEEN KEPT AND THAT ALL RIGHTS AND INTERESTS OF THE LAND AND ADJACENT LANDS OF THE CITY COUNTY AND NEIGHBORHOODS HAVE BEEN FULLY CONSIDERED AND PROTECTED. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES AND NO PART OF THIS PLAT IS TO BE USED FOR ANY OTHER PURPOSES.

www.BullSurvey.com  
 Perry, Georgia 31069  
 Office: (770) 234-7878  
 Fax: (770) 234-7877  
 www.BULLSURVEYING.COM

**AcLeod SURVEYING**

SURVEY FOR:  
 PORTIONS OF PHASES 3&4  
 LOTS 46-53 & LOTS 142-152  
 OF  
 THE HAWK'S NEST SUBDIVISION

COUNTY:	HOUSTON
DISTRICT:	LOT 101
LAND LOT:	102
DATE:	4/18/18
SCALE:	1" = 100'
JOB NO.:	0823A





www.milestonesurveying.com  
 605 East Street  
 Perry, Georgia 31069  
 Phone: (478) 224-7878  
 Fax: (478) 224-7872

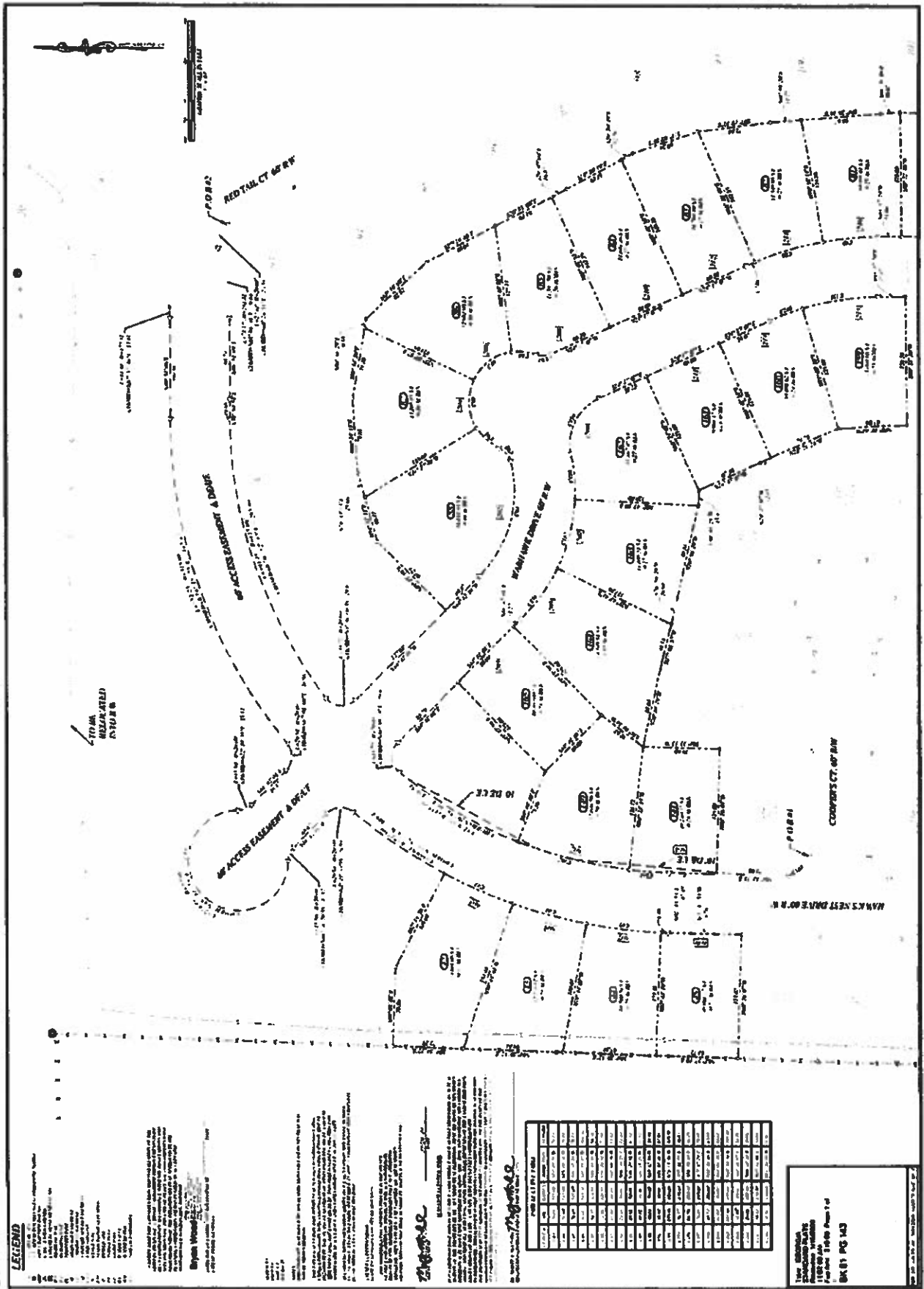
**Milestones**  
 SURVEYING

DATE	08/20/15
PROJECT	LOT 12-15, 81-88, & 159-165 HAWKS NEST SUBDIVISION
CLIENT	TRIMBLE
SCALE	AS SHOWN
DRAWN BY	TRIMBLE
CHECKED BY	TRIMBLE
APPROVED BY	TRIMBLE

FINAL PLAT FOR  
**LOT 12-15, 81-88, & 159-165**  
**HAWKS NEST SUBDIVISION**  
 GEORGIA

NO.	12-15, 81-88, & 159-165
DATE	08/20/15
BY	TRIMBLE
CHECKED BY	TRIMBLE
APPROVED BY	TRIMBLE

1-1-1



**LEGEND**

1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.  
 2. ALL CORNERS ARE TO BE BENCHMARKED AND MONUMENTED.  
 3. ALL EASEMENTS ARE TO BE CONVEYED BY DEED.  
 4. ALL RIGHTS OF WAY ARE TO BE CONVEYED BY DEED.  
 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE.  
 6. ALL CURVES ARE TO BE FULLY DEFINED.  
 7. ALL ADJACENT PLATS ARE TO BE CHECKED FOR ACCURACY.  
 8. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA SURVEYING ACT.  
 9. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA DEED ACT.  
 10. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA EASEMENT ACT.  
 11. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA RIGHTS OF WAY ACT.  
 12. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA CURVE ACT.  
 13. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA ADJACENT PLATS ACT.  
 14. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA PLAT ACT.  
 15. ALL PLATS ARE TO BE CHECKED FOR CONFORMANCE WITH THE GEORGIA SURVEYING ACT.

**NOTICE**  
 THIS PLAT IS A FINAL PLAT FOR THE LOT 12-15, 81-88, & 159-165 HAWKS NEST SUBDIVISION. IT IS HEREBY CERTIFIED THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT AND THAT THE DIMENSIONS AND AREAS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE. THE SURVEYOR HAS BEEN COMPENSATED FOR HIS SERVICES AND THE PLAT IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF DEKALB, GEORGIA.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
12-15	10,000	0.23
81-88	10,000	0.23
159-165	10,000	0.23
TOTAL	30,000	0.69

TRIMBLE  
 605 EAST STREET  
 PERRY, GEORGIA 31069  
 PHONE: (478) 224-7878  
 FAX: (478) 224-7872  
 BK 81 PG 143



STATE OF MARYLAND  
 DEPARTMENT OF THE GENERAL LAND OFFICE  
 1000 EAST BALTIMORE AVENUE  
 BALTIMORE, MARYLAND 21202  
 (410) 261-2000

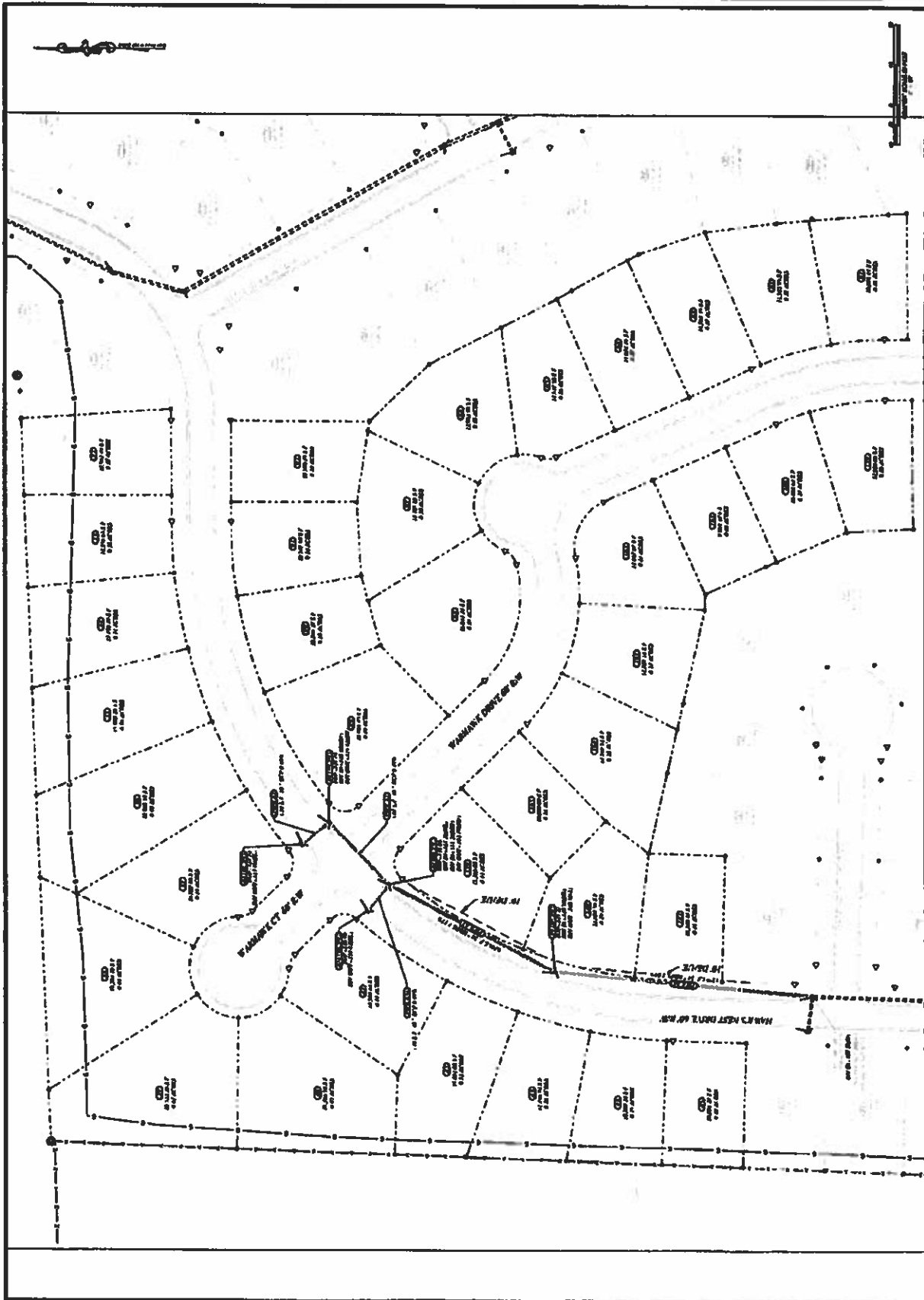
**AcLead**  
 SURVEYING

DATE	10/15/2010
PROJECT	RECONSTRUCTION OF ROAD
CLIENT	STATE OF MARYLAND
DRAWN BY	J. B. BROWN
CHECKED BY	J. B. BROWN
SCALE	AS SHOWN
STATUS	FINAL

STATE OF MARYLAND  
 DEPARTMENT OF THE GENERAL LAND OFFICE  
 1000 EAST BALTIMORE AVENUE  
 BALTIMORE, MARYLAND 21202  
 (410) 261-2000

NO. 1	10/15/2010
NO. 2	10/15/2010
NO. 3	10/15/2010
NO. 4	10/15/2010
NO. 5	10/15/2010
NO. 6	10/15/2010
NO. 7	10/15/2010
NO. 8	10/15/2010
NO. 9	10/15/2010
NO. 10	10/15/2010

C-37





www.millwrightsurveying.com  
 1000 10th Street  
 Ferry, Oregon 97101  
 503.325.1100

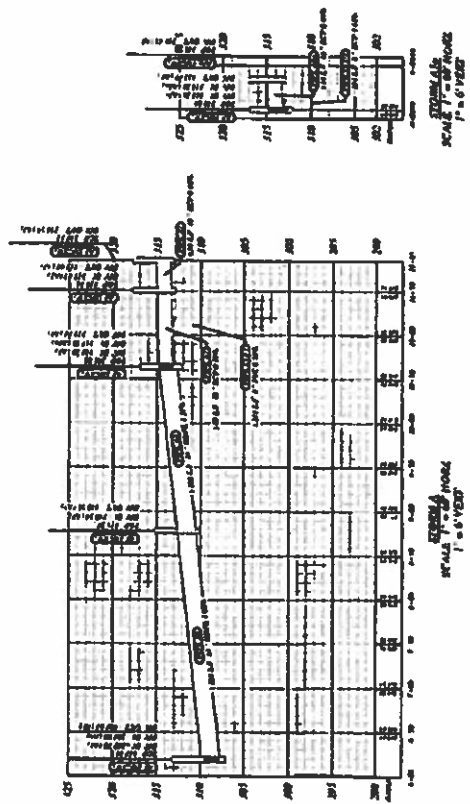
**W. L. God**  
 SURVEYING

DATE	10/15/11
BY	W. L. God
PROJECT	1000 10th Street
DESCRIPTION	CONCRETE
SCALE	AS SHOWN

1000 10th Street  
 Ferry, Oregon 97101  
 1000 10th Street  
 Ferry, Oregon 97101

NO.	1
DATE	10/15/11
BY	W. L. God
PROJECT	1000 10th Street
DESCRIPTION	CONCRETE
SCALE	AS SHOWN

C-3.3





WWW.MSLSOCIETY.ORG  
 1000 17th Street, N.W.  
 Washington, D.C. 20036  
 (202) 462-1000

**AcLeod SURVEYING**

DATE	1/15/11
PROJECT	AS SHOWN ON PLAN FOR
CLIENT	1100 S. 11th St. & 11th St.
SCALE	AS SHOWN ON PLAN FOR
BY	ACLEOD SURVEYING
CHECKED	
APPROVED	

AS SHOWN ON PLAN FOR  
 1100 S. 11th St. & 11th St.  
 WASHINGTON, D.C. 20005  
 1/15/11  
 ACLEOD SURVEYING

NO.	1
DATE	1/15/11
BY	ACLEOD SURVEYING
CHECKED	
APPROVED	

C-4.1

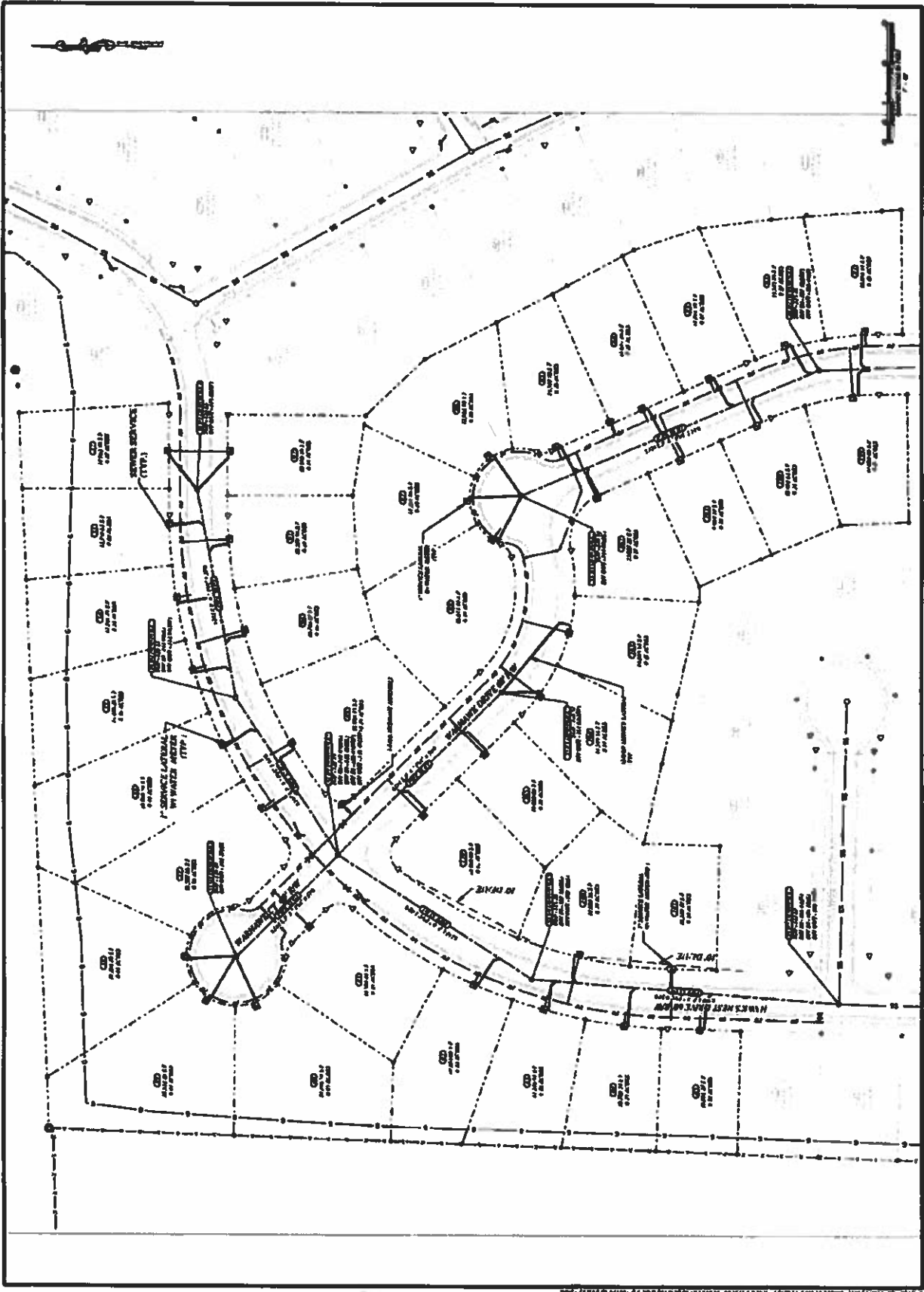


EXHIBIT D



WWW.MELEDONLINE.COM  
 1000 W. 10th Street  
 Suite 100  
 Fargo, ND 58102  
 701.785.1234

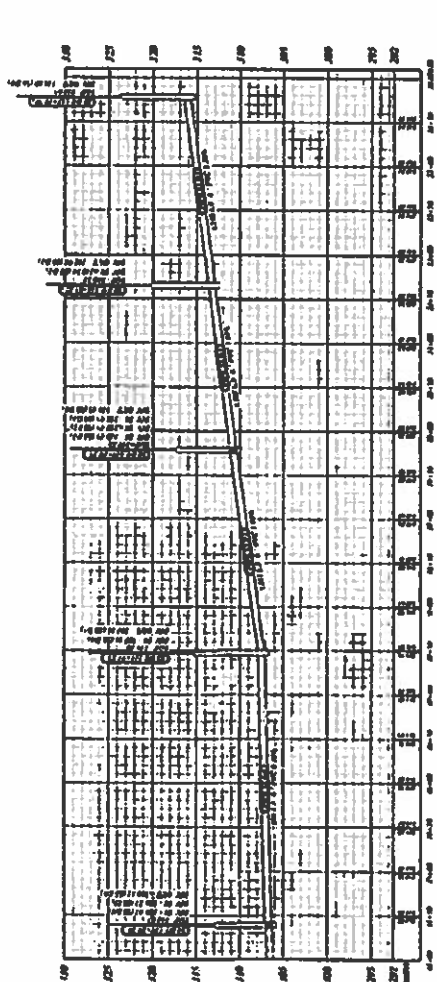
**MeLeod**  
 SURVEYING

DATE	08/11/11
PROJECT	MELOD SURVEYING
CLIENT	MELOD SURVEYING
DESCRIPTION	MELOD SURVEYING
SCALE	1" = 40' HORIZ.
BY	J. MELOD
CHECKED	J. MELOD
APPROVED	J. MELOD
DATE	08/11/11

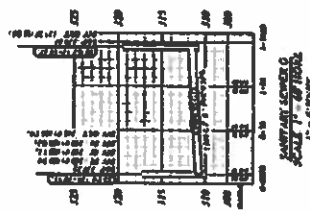
AS BUILT SURVEY FOR MELOD SURVEYING  
 LOTS 45-49, 51, 52, 53 & 54  
 17TH ST SW  
 FARGO, ND 58102  
 MELOD SURVEYING

SCALE	1" = 40' HORIZ.
DATE	08/11/11

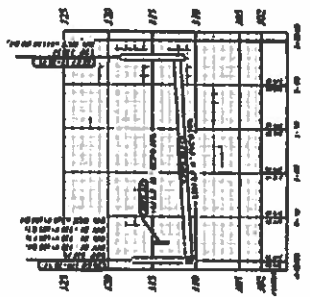
C-45



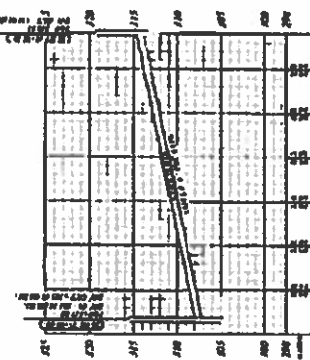
COMPUTER GENERATED  
 SCALE 1" = 40' HORIZ.  
 1" = 40' VERT.



COMPUTER GENERATED  
 SCALE 1" = 40' HORIZ.  
 1" = 40' VERT.



COMPUTER GENERATED  
 SCALE 1" = 40' HORIZ.  
 1" = 40' VERT.



COMPUTER GENERATED  
 SCALE 1" = 40' HORIZ.  
 1" = 40' VERT.



www.melbournsurveying.com  
 Tel: 01223 224 787  
 Fax: 01223 224 788  
 100, Longwalk Road  
 Melbourn, Cambs, CB23 7BQ  
 UK

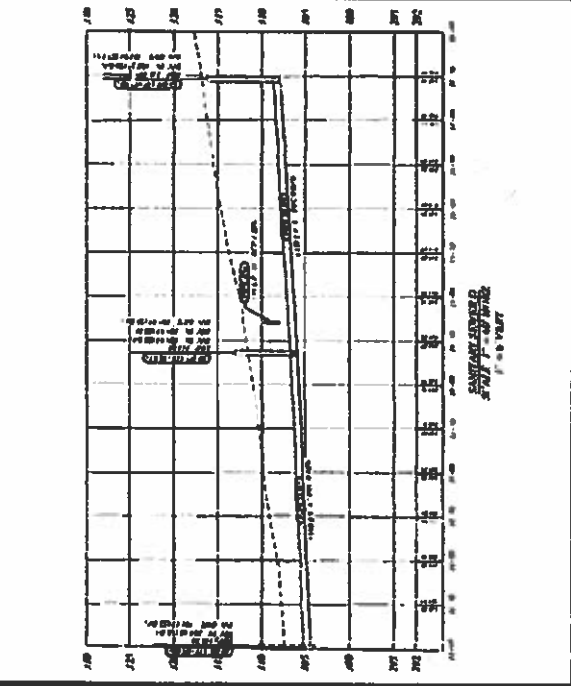
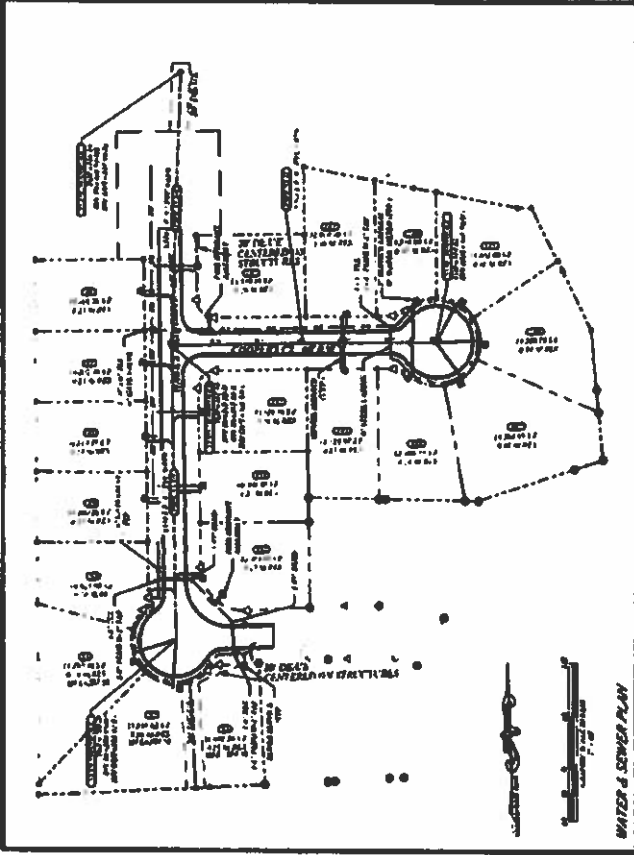
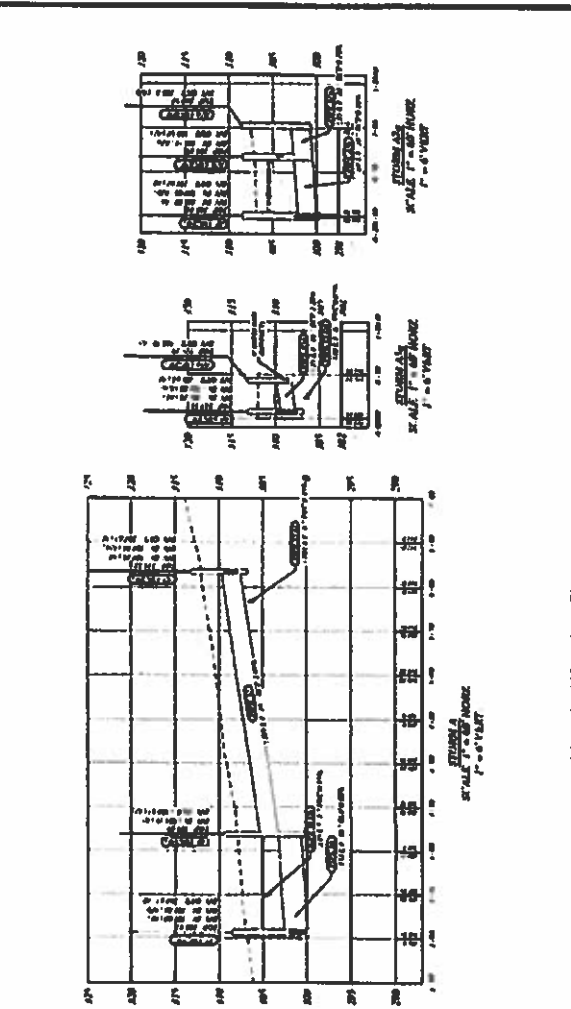
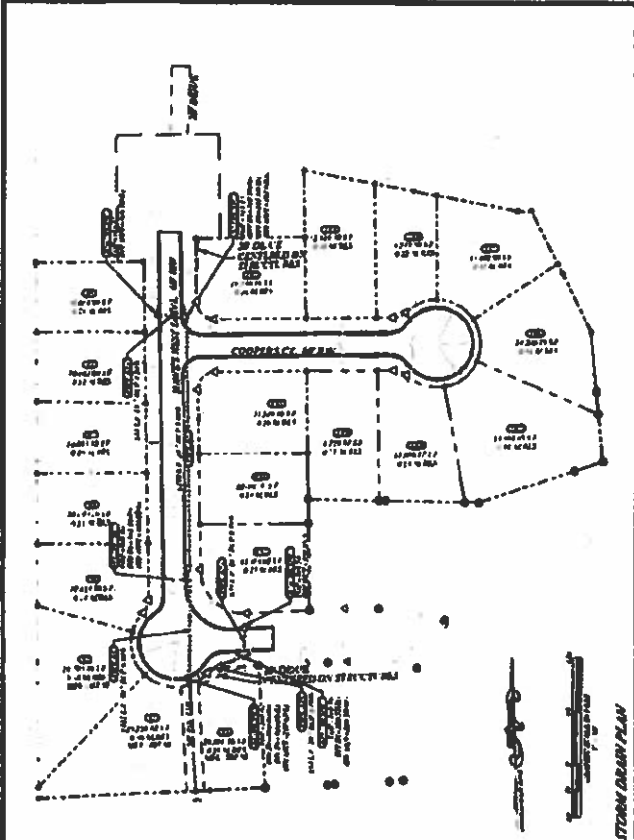
**AsLead**  
 SURVEYING

DATE	15/05/2017
BY	AS/ML
CHECKED	AS/ML
SCALE	AS SHOWN
PROJECT	AS SHOWN
CLIENT	AS SHOWN
LOCATION	AS SHOWN
DESCRIPTION	AS SHOWN

APPROXIMATELY 15000 SQ YARDS FOR  
 PARTITIONING OF PLOTS NO. 1-17  
 LOTS 65-111 & LOTS NO. 1-17  
 THE HAWK'S NEST SUBURBAN  
 ESTATE

DATE	15/05/2017
BY	AS/ML
CHECKED	AS/ML
SCALE	AS SHOWN
PROJECT	AS SHOWN
CLIENT	AS SHOWN
LOCATION	AS SHOWN
DESCRIPTION	AS SHOWN

115



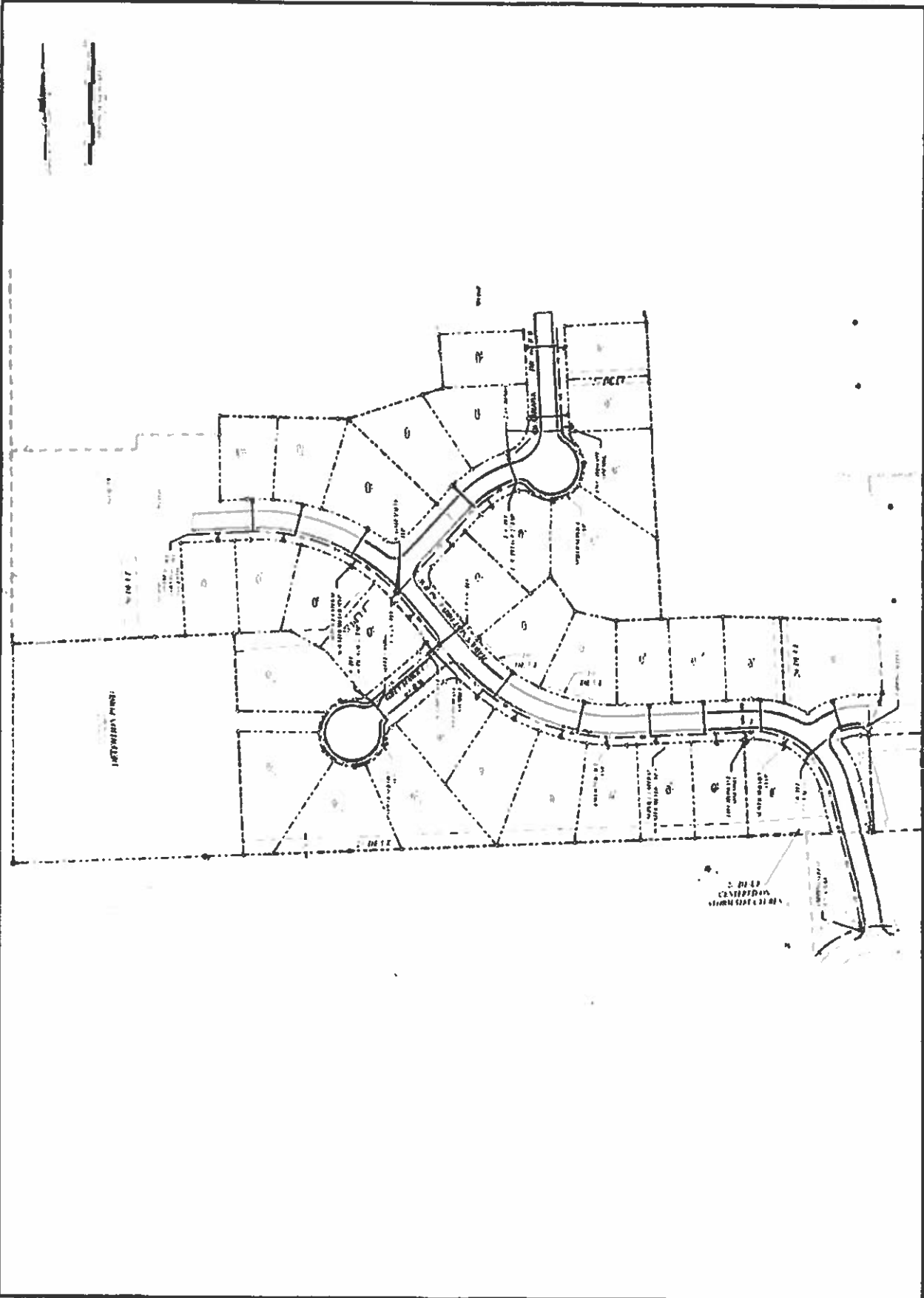


**cmulgee**  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: (404) 525-1100  
 Fax: (404) 525-1101

DATE	11/11/03
BY	J. M. [unclear]
CHECKED BY	[unclear]
APPROVED BY	[unclear]
SCALE	AS SHOWN
PROJECT	THE HAWAIIAN WEST WINDFARM

**PHASES OF PHASE 1 & 2  
 LOTS 1 & 2 OF LOT 14  
 THE HAWAIIAN WEST WINDFARM**

C-41





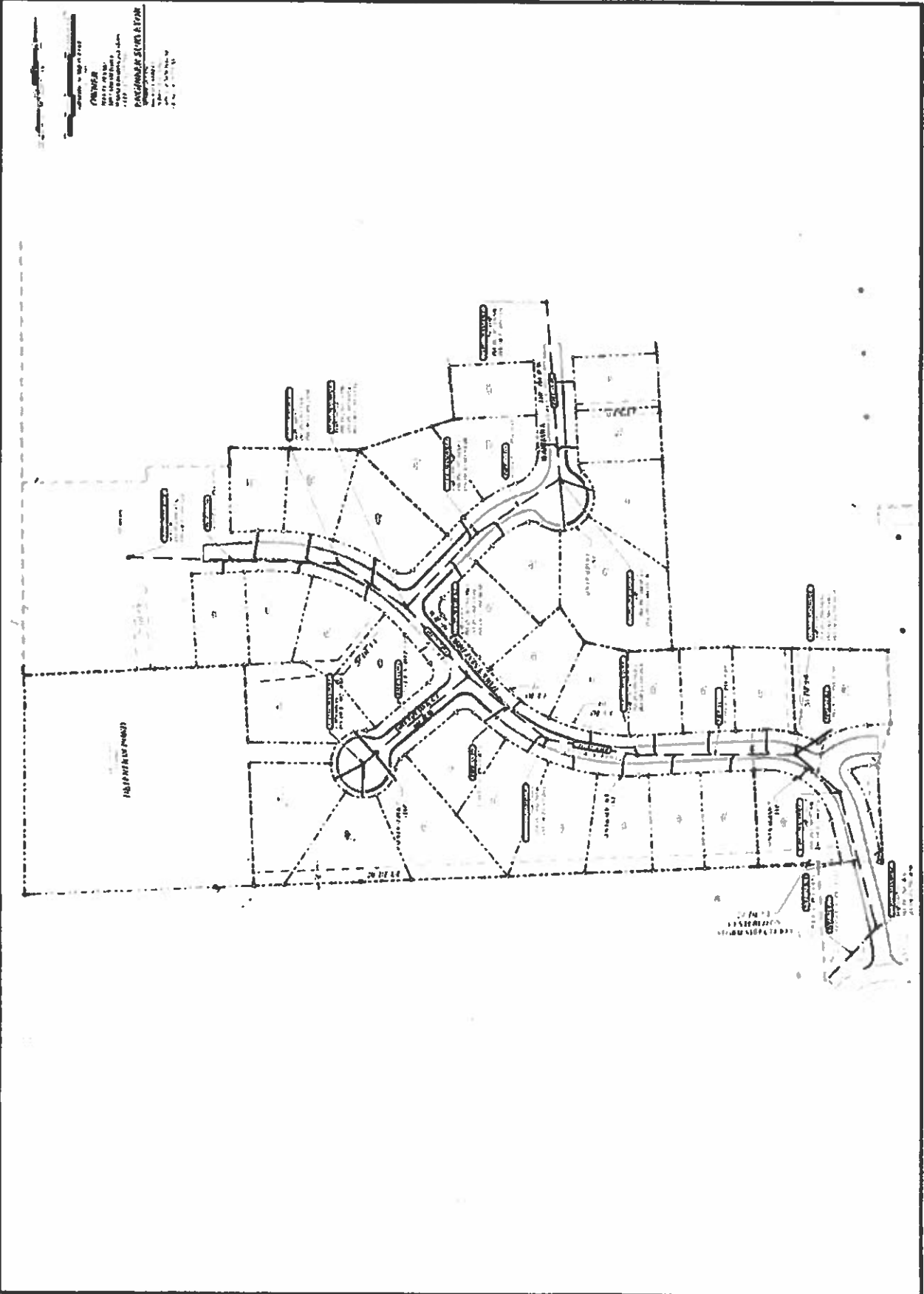


**Emulgee Inc.**

1500 EAST AVENUE, SUITE 100  
DENVER, CO 80202  
303-733-1111  
FAX 303-733-1112  
WWW.EMULGEE.COM

1500 EAST AVENUE, SUITE 100  
DENVER, CO 80202  
303-733-1111  
FAX 303-733-1112  
WWW.EMULGEE.COM

C-4.3



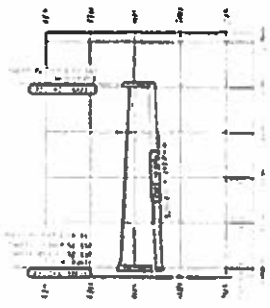


**Emulgee**  
 THE HANNA S. WEST & COMPANY  
 1000 W. 10TH ST. S. MINNAPOLIS, MINN.  
 TEL. 452-1111

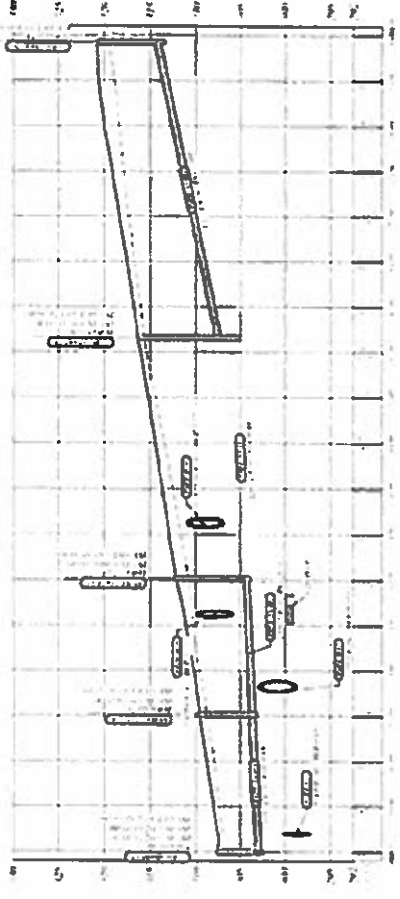
NO.	1000
DATE	10/10/50
BY	J. H. WEST
FOR	THE HANNA S. WEST & COMPANY
PROJECT	THE HANNA S. WEST & COMPANY
DESCRIPTION	THE HANNA S. WEST & COMPANY
REVISIONS	
1	10/10/50
2	10/10/50
3	10/10/50
4	10/10/50
5	10/10/50
6	10/10/50
7	10/10/50
8	10/10/50
9	10/10/50
10	10/10/50

**THE HANNA S. WEST & COMPANY**  
 ARCHITECTS  
 1000 W. 10TH ST. S. MINNAPOLIS, MINN.  
 TEL. 452-1111

C-4.5



STANDARD SECTION  
 OF TANK  
 1 - 1/4" DIA.



STANDARD SECTION  
 OF TANK  
 1 - 1/4" DIA.



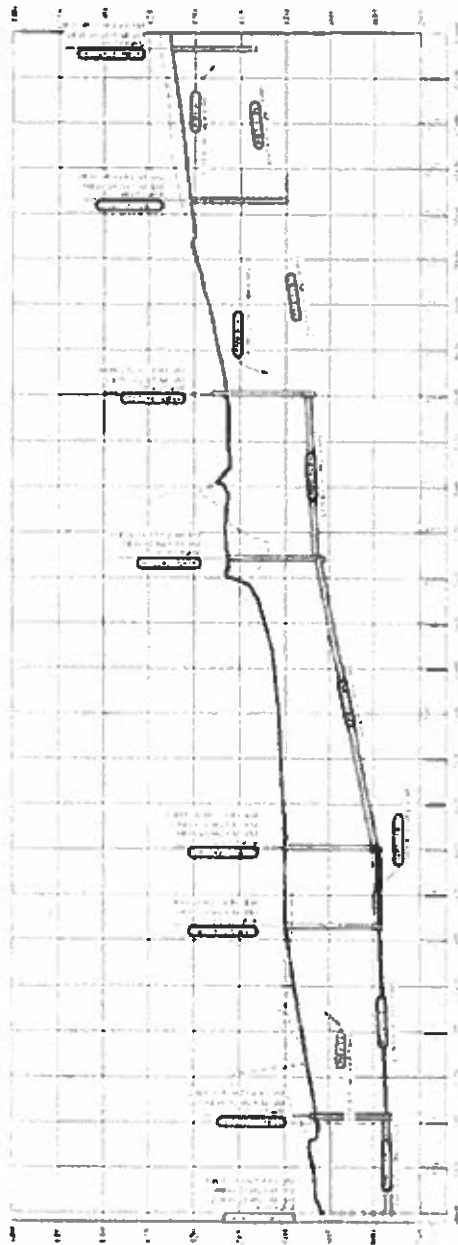
**cmulgee**  
 CIVIL ENGINEERS AND ARCHITECTS  
 1400 S. GARDEN STREET  
 ANAHEIM, CALIF. 92805  
 PHONE (714) 771-1100

DATE	11/11/77
PROJECT	STATE ROUTE 100
DESCRIPTION	CONSTRUCTION
SCALE	AS SHOWN
DRAWN BY	J. W. WILSON
CHECKED BY	J. W. WILSON
APPROVED BY	J. W. WILSON

**THE STATE OF CALIFORNIA**  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROJECT NO. 100-100  
 SHEET NO. 100-100-100

DATE	11/11/77
PROJECT	STATE ROUTE 100
DESCRIPTION	CONSTRUCTION
SCALE	AS SHOWN
DRAWN BY	J. W. WILSON
CHECKED BY	J. W. WILSON
APPROVED BY	J. W. WILSON

**C-4.6**



STATE ROUTE 100  
 CROSS SECTION



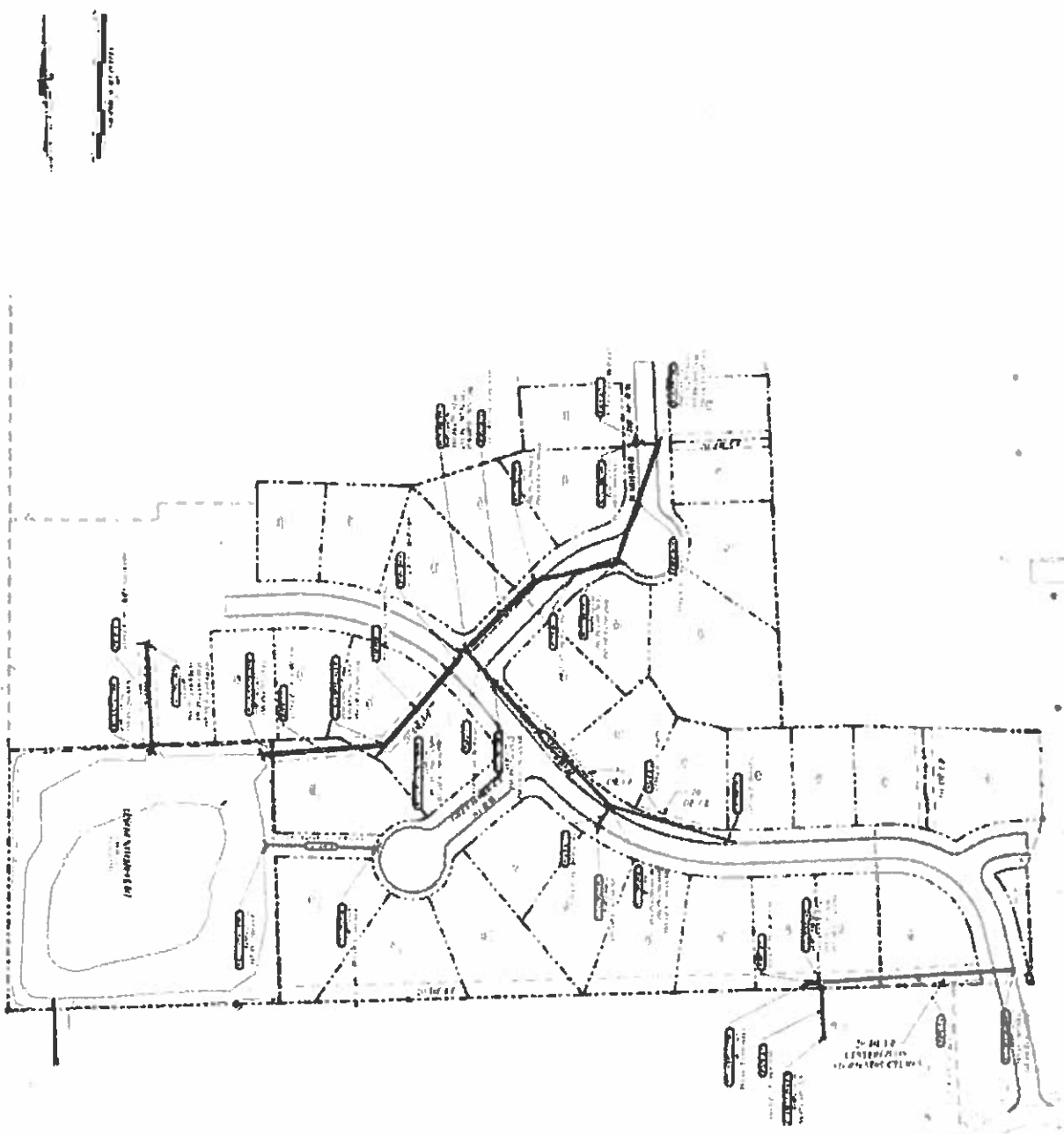
**cmulgee**  
 ENGINEERS & ARCHITECTS  
 1100 N. W. 10th St., Suite 100  
 Ft. Lauderdale, Florida 33304  
 Phone: (305) 555-1100  
 Fax: (305) 555-1101

DATE	11/11/03
PROJECT	PHASES I, II & III
CLIENT	THE H.W.S. WEST SUBDIVISION
SCALE	AS SHOWN
DRAWN BY	CM
CHECKED BY	CM
APPROVED BY	CM
DATE	11/11/03

**PHASES I, II & III**  
**THE H.W.S. WEST SUBDIVISION**  
 PHASES I, II & III  
 LOTS 1-10 & 11-15  
 1100 N. W. 10th St., Suite 100  
 Ft. Lauderdale, Florida 33304  
 Phone: (305) 555-1100  
 Fax: (305) 555-1101

NO.	14
DATE	11/11/03

C-3.1



**CMULGEE**  
 ENGINEERS & ARCHITECTS  
 1100 N. W. 10th St., Suite 100  
 Ft. Lauderdale, Florida 33304  
 Phone: (305) 555-1100  
 Fax: (305) 555-1101



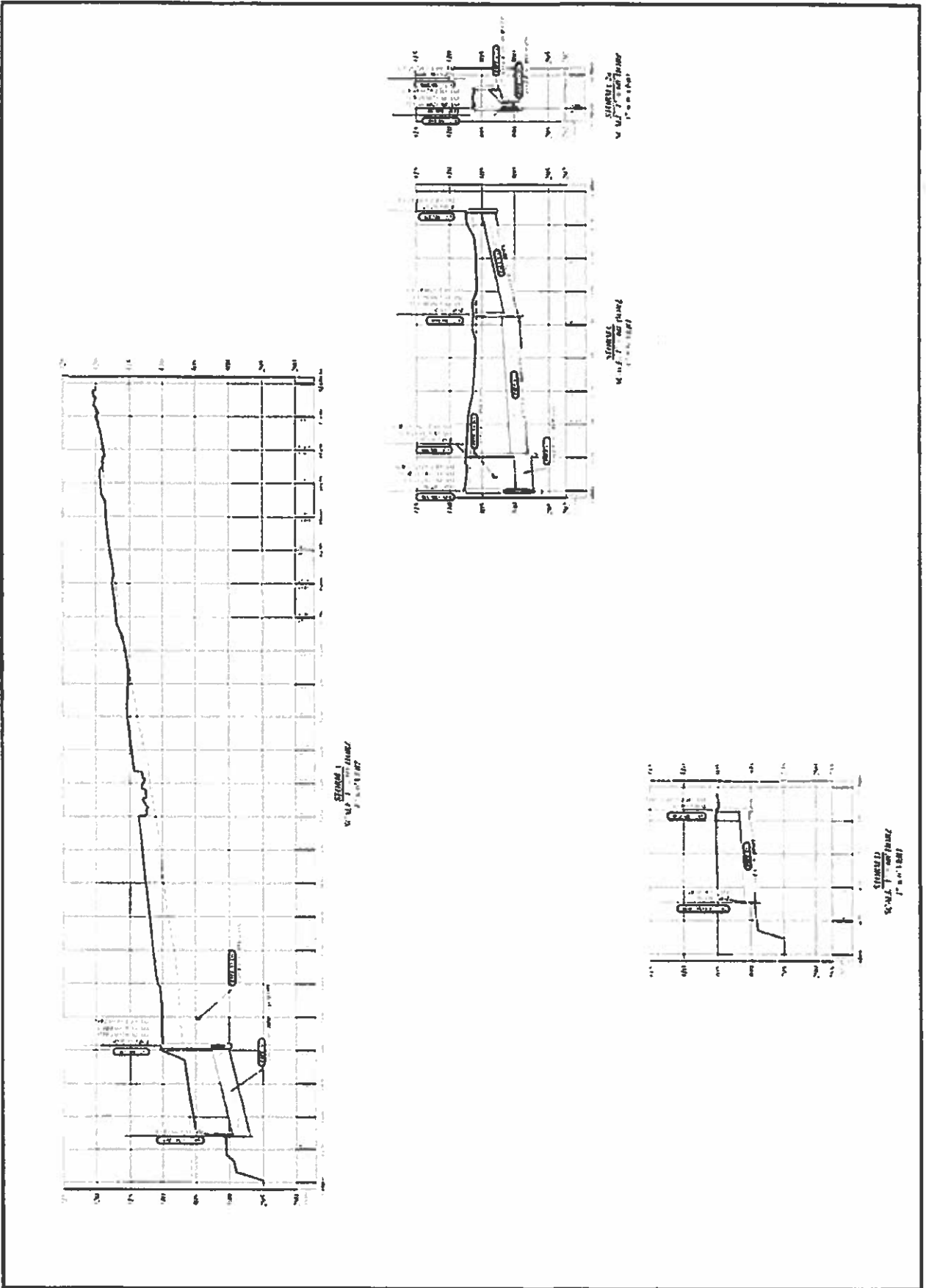
**Schlumberger**  
 5500 West 12th Avenue  
 Denver, Colorado 80202  
 Schlumberger Electric  
 Schlumberger Electric

DATE	10/1/57
PROJECT	THE HUMAN VEST SYSTEM
BY	W. J. ...
CHECKED BY	...
APPROVED BY	...
SCALE	...
DESCRIPTION	...

THE HUMAN VEST SYSTEM  
 PARTIAL PLAN, FRONT VIEW  
 PARTIAL PLAN, FRONT VIEW  
 PARTIAL PLAN, FRONT VIEW



C-33





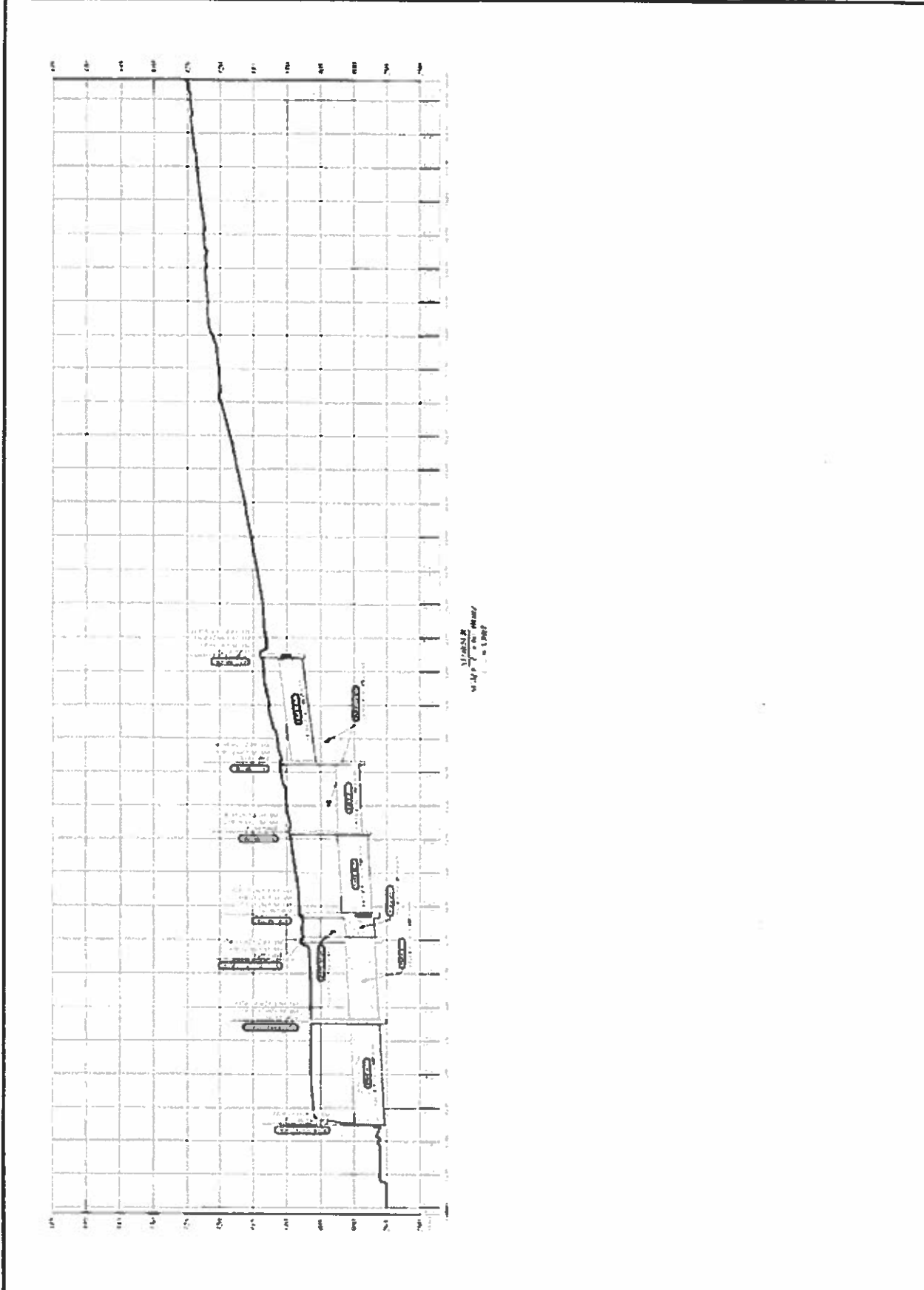
**Smithsonian Institution**  
Geological Survey  
Washington, D.C.

DATE	
BY	
PROJECT	
NO.	
SCALE	
DESCRIPTION	

**PROVINCES OF PHILIPPINES**  
THE HUMAN SETTLEMENTS  
OF  
THE HUMAN SETTLEMENTS



C-34



Scale  
1:50,000

**A RESOLUTION  
ACCEPTING OWNERSHIP AND MAINTENANCE  
OF RIGHTS-OF-WAY AND CERTAIN INFRASTRUCTURE IN  
SOMERSET SUBDIVISION, PHASE 5**

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

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

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

- Water and Sanitary Sewer infrastructure;
- Storm water infrastructure; and
- Street and Right-of-way of **Armada Drive**

as identified on the plat of survey entitled "Somerset Subdivision Phase 5" recorded in the Superior Court Clerk's Office, Houston County in Plat Book 79, Page 111, attached hereto as Exhibit "A", and as shown on the as-built plans for Hawks Landing and Somerset Subdivision Phase 5 consisting of 5 pages and of record in the Department of Community Development, copies of which are attached hereto as Exhibit "B".

**SO RESOLVED this 21<sup>st</sup> day of September, 2021.**

CITY OF PERRY:

BY: \_\_\_\_\_  
Randall Walker, Mayor

ATTEST: \_\_\_\_\_  
Annie Warren, City Clerk

(CITY SEAL)









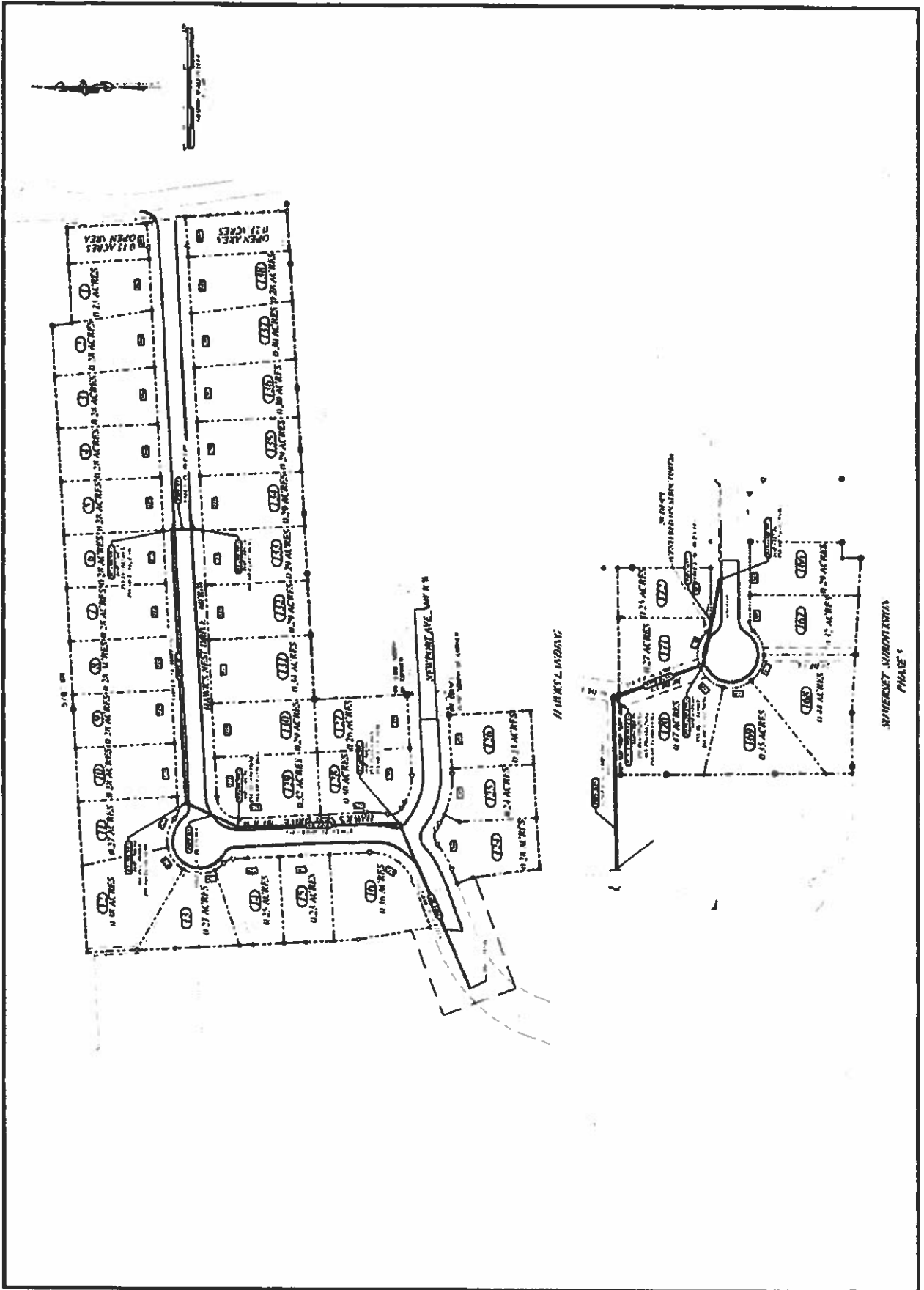
**cmulgee**  
 1100 N. ...  
 ...  
 ...

DATE	1/15/17
BY	...
PROJECT	...
SCALE	...
...	...

**PLANS FOR MARKING AND OPENING FOR PAVING  
 HANETS LANDING  
 &  
 SPANERET SUBDIVISION PHASE 5**

...	...
...	...
...	...

Sheet No. **C-32**



**EXHIBIT B**



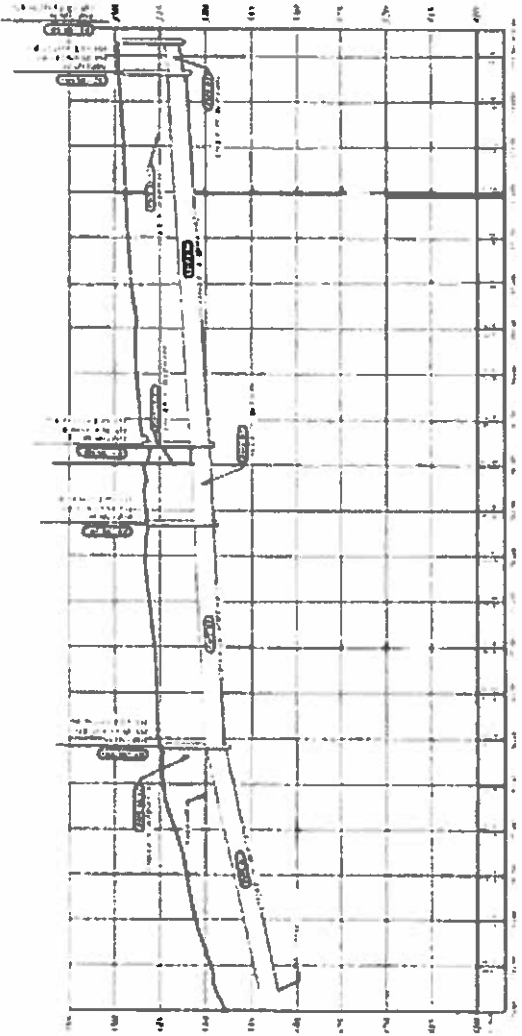
**cmulgee**  
 1500 W. 10th Street  
 Oklahoma City, Oklahoma 73106  
 (405) 555-1100

DATE	11/11/03
BY	J. J. [unclear]
CHECKED BY	[unclear]
SCALE	AS SHOWN
PROJECT	1500 W. 10th Street
DESCRIPTION	CONCRETE

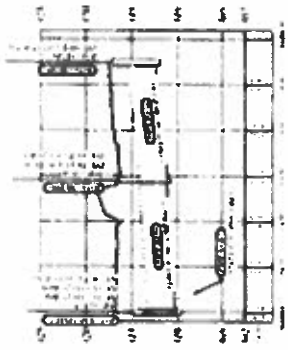
**1500 W. 10th Street FOR  
 HANKS LANDING  
 &  
 SORESET SYMBIONESE  
 PHASE 2**

NO.	01
DATE	11/11/03
BY	J. J. [unclear]
CHECKED BY	[unclear]
SCALE	AS SHOWN
PROJECT	1500 W. 10th Street
DESCRIPTION	CONCRETE

**C-34**



**1500 W. 10th Street  
 HANKS LANDING**



**1500 W. 10th Street  
 SORESET SYMBIONESE  
 PHASE 2**



**Scmudge**  
 1000 Kalia Road, Suite 1000  
 Honolulu, Hawaii 96813  
 Phone: (808) 551-1111  
 Fax: (808) 551-1112

DATE	10/1/88
BY	J. M. Scmudge
PROJECT	ALAN H. LEVINE GRADUATE CENTER
SCALE	AS SHOWN
REVISIONS	

**ALAN H. LEVINE GRADUATE CENTER  
 &  
 HAWAII LANDING**  
 SOUSSET ST. BLDG. EXHIB. 1  
 10/1/88

NO.	100
DATE	10/1/88
BY	J. M. Scmudge
PROJECT	ALAN H. LEVINE GRADUATE CENTER
SCALE	AS SHOWN
REVISIONS	

Sheet No. **C-44**

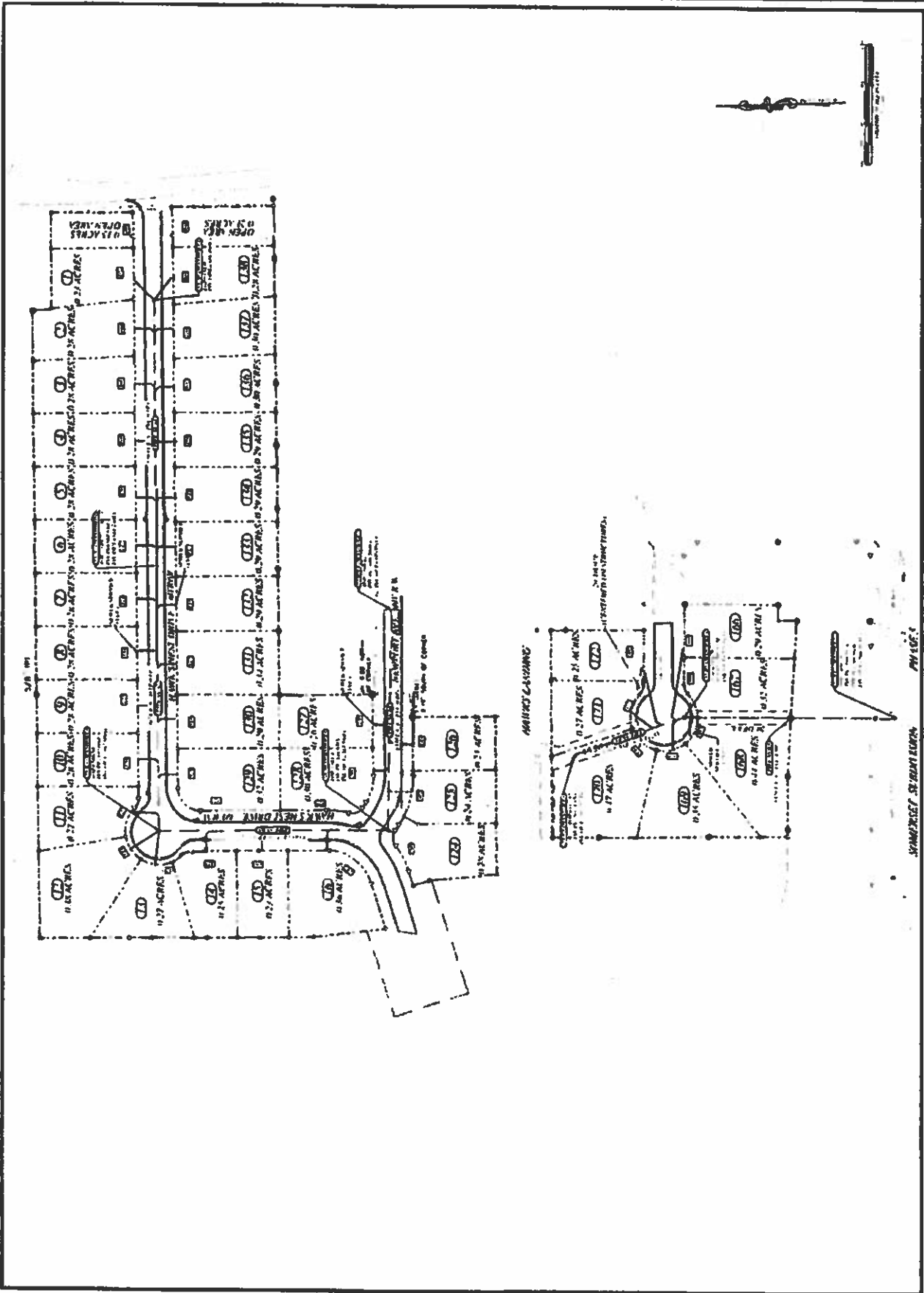


EXHIBIT B



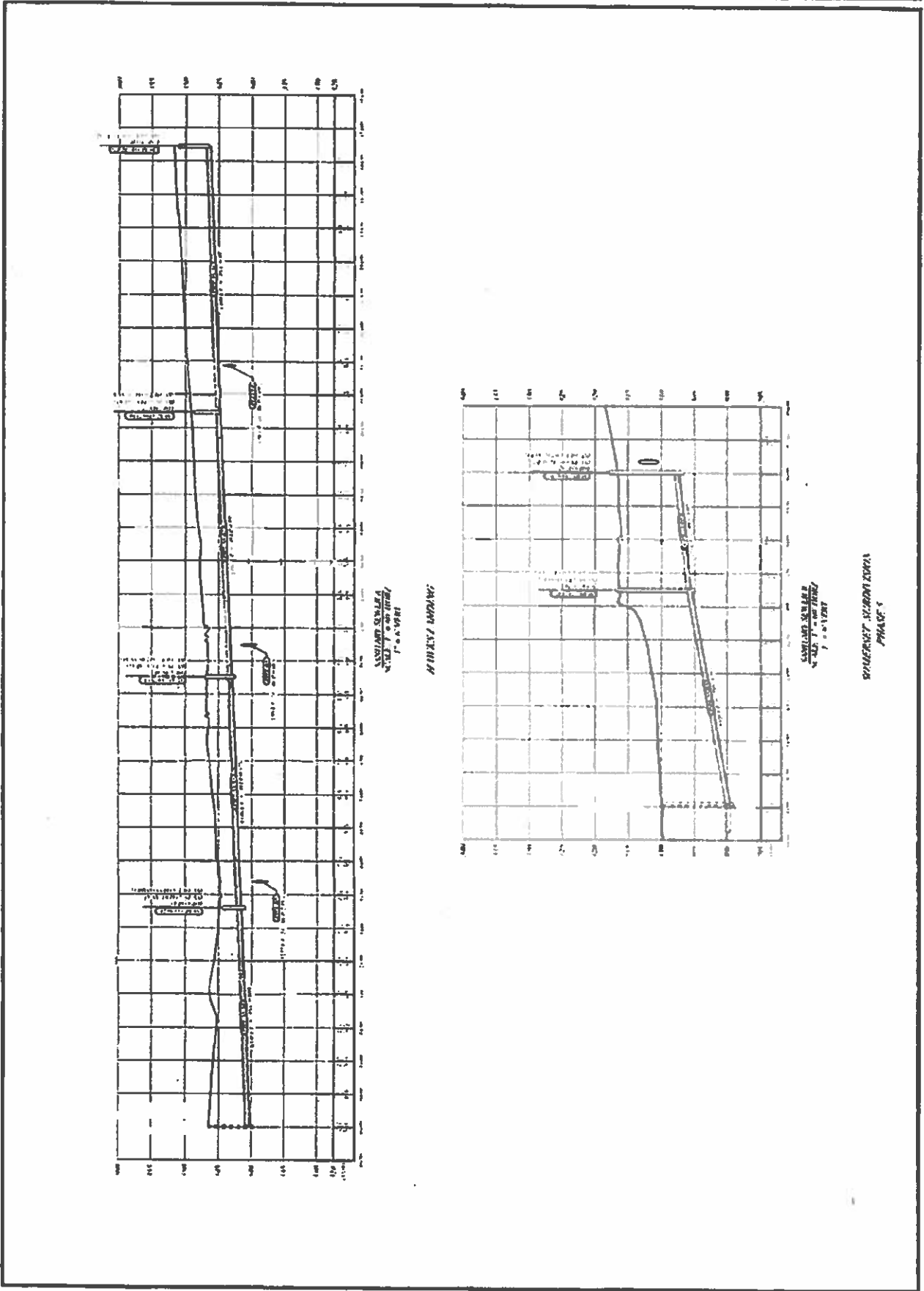
**cmulgee** Inc.  
 1000 E. 12th Street  
 Columbus, GA 31906  
 Phone: (706) 522-1234

DATE	10/1/81
BY	J.M.
CHECKED	
APPROVED	
SCALE	AS SHOWN
PROJECT	SPINNET STATION PHASE 5

**SPINNET STATION PHASE 5**  
**HAYS LANDING**  
 ALLY REGIONAL AIRPORT

NO.	101
DATE	10/1/81
BY	J.M.
CHECKED	
APPROVED	
SCALE	AS SHOWN
PROJECT	SPINNET STATION PHASE 5

**C-4.6**



**EXHIBIT B**