



Where Georgia comes together.

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October 5, 2021

COUNCIL AGENDA

6:00 PM

PERRY EVENTS CENTER

1121 MACON ROAD, PERRY, GA 31069

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

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Recognition(s)/Presentation(s):
 - 4a. Recognition of Mr. Alton Ellis for 30 years of service – Ms. S. Swan.
 - 4b. Introduction of Police Officers Steven Whitaker, Hunter Flynn, and Luke Smith – Chief S. Lynn.
 - 4c. Proclamation recognizing Hispanic Heritage Month – Mayor R. Walker.
5. Community Partner(s) Update(s):
6. Citizens with Input.
7. Public Hearing: Mayor Randall Walker

The purpose of this public hearing is to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

 - 7a. ANNX-243-2021 and ANNEX-244-2021. Applicant, Chad Bryant of Bryant Engineering, on behalf of Perry Capital, LLC, requests the annexation and zoning of property from R-AG (County), Residential-Agricultural District to R-2A (City), Single-family Residential District. The properties are located at 2315 Marshallville Road and South Perry Parkway; Tax Map Numbers 000180 018000 and 000190 10A000 – Ms. H. Wharton.
8. Review of Minutes: Mayor Randall Walker
 - 8a. Council's Consideration – Minutes of the September 20, 2021 work session, September 21, 2021 pre council meeting, and September 21, 2021 council

meeting. (Council Member Hunt was absent from September 20 & 21, 2021 meetings.)

9. Old Business:

9a. 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 433 Langston Road; Tax Map No. 005500 196000 – Mr. B. Wood.
2. **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

10. Any Other Old Business: Mayor Randall Walker

- 10a. Mayor Randall Walker
- 10b. Council Members
- 10c. City Attorney Brooke Newby
- 10d. City Manager Lee Gilmour
- 10e. Assistant City Manager Robert Smith

11. New Business: Mayor Randall Walker

11a. Matters referred from October 4, 2021 work session and October 5, 2021 pre council meeting.

11b. 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 properties are located at 2315 Marshallville Road and South Perry Parkway; Tax Map Numbers 000180 018000 and 000190 10A000– Mr. B. Wood. (No action required by Council)
2. **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 properties are located at 2315 Marshallville Road and South Perry Parkway; Tax Map Numbers 000180 018000 and 000190 10A000. – Mr. B. Wood. (No action is required by Council)

11c. Resolution(s) for Consideration and Adoption:

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

11d. Request for road closure relative to the Georgia National Fair Farm/City Days Parade, October 9, 2021 – Chief S. Lynn.

- 11e. Request authorization to block Carroll Street from Washington Street to Ball Street for November 9, 2021 – Mayor R. Walker.
12. Council Members Items:
13. Department Heads/Staff Items.
14. General Public Items:
15. Mayor Items:
16. Adjourn.

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired and/or in need of a wheelchair. The Perry City Council Agenda and supporting material for each item is available on-line through the City's website at www.perry-ga.gov.



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~ Proclamation ~

Recognizing

Hispanic Heritage Month
September 15- October 15

WHEREAS, the City of Perry, Georgia, celebrates the Hispanic community and highlights its countless contributions and achievements; and

WHEREAS, The Hispanic Heritage observance began in 1968 as Hispanic Heritage Week under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988 to cover a 30-day period starting on September 15 and ending on October 15. It was enacted into law on August 17, 1988, on the approval of Public Law 100-402.; and

WHEREAS, according to the US Census Bureau, as of 2020, the Hispanic population in the US was 18.7% of the nation's population of 331,449,281; and, as of 2020, an estimated 7.4% of Houston County's population is Hispanic; and

WHEREAS, Hispanic Heritage Month celebrates the histories, cultures, and contributions of those whose ancestors were indigenous to North America as well as Spain, Mexico, the Caribbean, and Central and South America; and

WHEREAS, the purpose of Hispanic Heritage Month is to create awareness of the contributions of people of Hispanic Heritage to the American culture. Many people of Hispanic Heritage serve as civil rights leaders and community organizers, in our military, politicians, teachers, journalists, first responders, artists, healthcare professionals, athletes, inventors, entertainers, and more.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY PROCLAIMS HISPANIC HERITAGE MONTH as a special time to recognize our residents of Hispanic family roots and express the community's appreciation for their numerous contributions to Perry's economic vitality and cultural diversity.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Perry on this 5th day of October in the year of our Lord two thousand twenty-one.

Randall Walker, Mayor
City of Perry, Georgia



Where Georgia comes together.

STAFF REPORT

From the Community Development Department
September 3, 2021

CASE NUMBER: ANN-243-2021
APPLICANT: Chad Bryant
REQUEST: Annexation and Rezone from R-AG (County) to R-2A (City)
LOCATION: 2315 Marshallville Road; Tax Map No. 000180 018000

BACKGROUND INFORMATION: The subject property includes a 33.78-acre parcel located at 2315 Marshallville Road. The subject property is currently zoned R-AG in Houston County and is currently used as farmland. 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 198-lot single-family residential subdivision on this parcel and the parcel adjacent to the south, Tax Map No. 000190 10A000. The proposed density of the development is 2.54 units per acre. 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.

	Zoning Classification	Land Uses
North	County R-1	Single-family residential uses
South	County RAG	Undeveloped; subject of ANN-0244-2021
East	County RAG	Single-family residential uses; undeveloped
West	County RAG and South Perry Parkway	Single-family residential uses

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 2.54 units per acre is significantly less dense than the nearby Preserve at Agricultural Village which has an approved density of up to 4.7 units per acre. The R-2A zoning district has a permitted density of up to 2.7 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 proposed zoning is similar to nearby residential subdivisions and will not adversely impact the use of surrounding properties.
4. **Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The subject property is located in the "Suburban Residential" and the "Gateway Corridor" character areas 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 and homes, shops, small businesses, and institutions grouped in attractive mixed-use centers. This is particularly relevant due to the proposed development's proximity to the commercial development at Agricultural Village.
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** – The subject property must be evaluated through the City of Perry's Sewer Master Plan to determine whether the existing infrastructure has the necessary capacity to serve the proposed development. Water service will need to be established at the subject property. All applicable local, state, and federal regulations shall be met.
 - **Roads** – The primary road impacted as a result of the proposed development is South Perry Parkway. South Perry Parkway has been identified as an arterial road 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 the proposed development will serve as an appropriate transition between surrounding farmlands and existing subdivisions.

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:

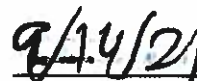
1. No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property.
2. The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes.
3. Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads.

PLANNING COMMISSION RECOMMENDATION

1. No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property.
2. The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes.
3. Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads.

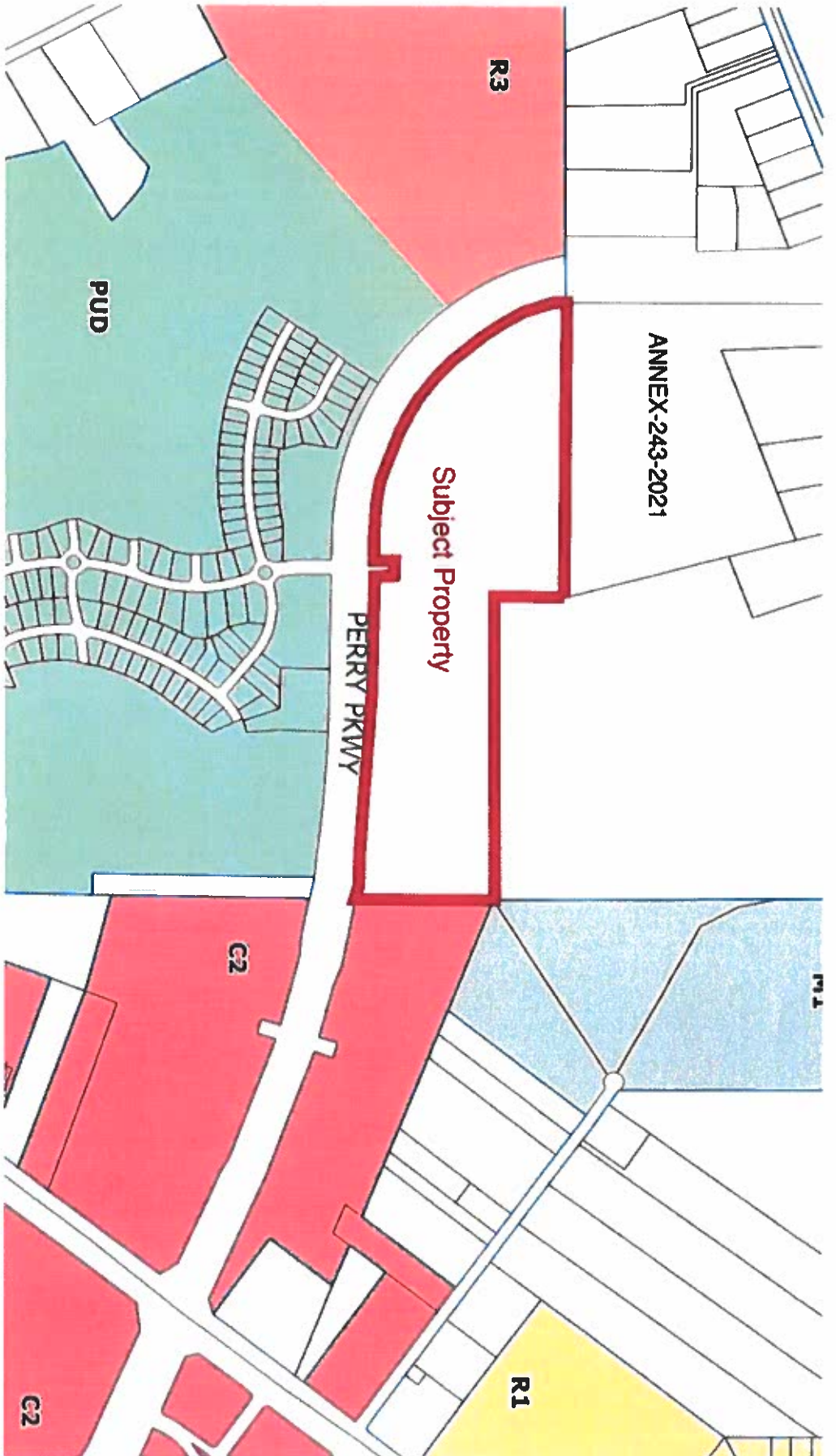


Eric Z. Edwards, Chairman of the Planning Commission



Date





R3

PUD

ANNEX-243-2021

Subject Property

PERRY PKWY

G2

R1

R1

G2



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Application # Annex 243-
2021

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Chad Bryant	Perry Capital, LLC
*Title	owner / owner	
*Address	906 Ball Street Perry, GA 31069	309 E. Paces Ferry Rd NE Atlanta, GA 30305
*Phone	(478) 224-1070	
*Email	chad@bryantengllc.com	

Property Information

*Street Address or Location	2315 Marshallville Rd
*Tax Map #(s)	000180 018000
*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	R2A
*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.			
existing use: agricultural farm land			
proposed use: 198 residential lots as shown on proposed site plan			

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. A public notice sign 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 1
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 	*Date 8/13/21
*Property Owner/Authorized Agent 	*Date 8/13/21

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.



Chad R. Bryant, P.E.
President-Perry

Jennie S. Barfield, P.E.
Forsyth Branch Manager

Casey Graham, P.E.
Perry Branch Manager

August 16, 2021

Mr. Bryan Wood
Community Development Director
City of Perry
741 Main Street
Perry, GA 31069
478-988-2720
bryan.wood@perry-ga.gov

**Subject: Application for Rezoning
33.78 Acres- Agricultural Estates**

Dear Mr. Wood,

Please see attached application and plat for rezoning for approximately 66-acre tract located on South Perry Parkway between US Hwy 41 and Marshallville Rd. Below is the Standards for Granting a Rezoning (Page 2 of application).

1. Properties surrounding the tract are mostly farmland. To the west are some larger tract residential lots and to the south is the existing subdivision, The Preserve at Agricultural Village.
2. The proposed zoning is for residential use and the property is within a transitional area from farmland to higher density residential.
3. The proposed zoning is like kind with its surrounding zonings and meets similar lot sizes in neighboring subdivision.
4. This area is planned for residential development in the Comprehensive Plan.
5. The proposed subdivision should not have adverse impact on city structures. Traffic counts are very low so there will not be an overburden on transportation infrastructure.
6. The proposed development will serve as an appropriate transition between surround farmlands and existing subdivisions.

We would like to be placed on the next available agenda for the Perry Planning Commission. Please let me know if you have any questions or concerns.

Sincerely,

Chad Bryant, P.E.
President
Bryant Engineering



Doc ID: 01489710002 Type: OLA
Recorded: 10/27/2017 at 01:08:58 PM
Fee Amt: \$28.50 Page 1 of 2
Transfer tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
OK 7668 PO 281-282

(Above space for recording officer use.)

After recording return to:

File No.: P'17-8526

WHGM 76338

WALKER HULBERT GRAY & MOORE, LLP
P. O. Box 1770 / 909 Bull Street
Perry, Georgia 31069
Attorney: LARRY WALKER

STATE OF GEORGIA
COUNTY OF HOUSTON

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 26th day of October, in the year two thousand seventeen (2017),
between

PATRICIA C. NELSON

of the County of Houston and the State of Georgia, as party or parties of the first part, hereinafter
called Grantor,

and

PERRY CAPITAL, LLC
a Georgia limited liability company

duly organized and existing under the laws of the State of Georgia, as party or parties of the second
part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs,
successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Good and Valuable
Considerations and Ten (\$10.00) and NO/100-----DOLLARS, before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell,
alien, convey or confirm unto the said Grantee, ALL OF THE FOLLOWING DESCRIBED
PROPERTY, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 17 of the
14th Land District of Houston County, Georgia, and being known and
designated as TRACT "A", comprising 33.78 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
October 5, 2017 and recorded in Plat Book 79, Page 252, 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.

The above described property being the same property as Tract III in a
Warranty Deed from Charles C. Nelson to Patricia C. Nelson dated September
28, 1995 and recorded in Deed Book 1171, Page 100, Clerk's Office, Houston
Superior Court.

The above described property is also known as 2315 MARSHALLVILLE
ROAD, PERRY, HOUSTON COUNTY, GEORGIA, 31069 according to the
present system of numbering in said city and county.

AW

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, warrants and will, forever defend the right and title to said tract or parcel of land unto Grantee and its successors and assigns against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Patricia C. Nelson (Seal)
PATRICIA C. NELSON

Signed, sealed and delivered
in the presence of:

Lynnwood Bennett
Witness

Larry Walker
Notary Public
My Commission Expires: _____

[Notary Seal]





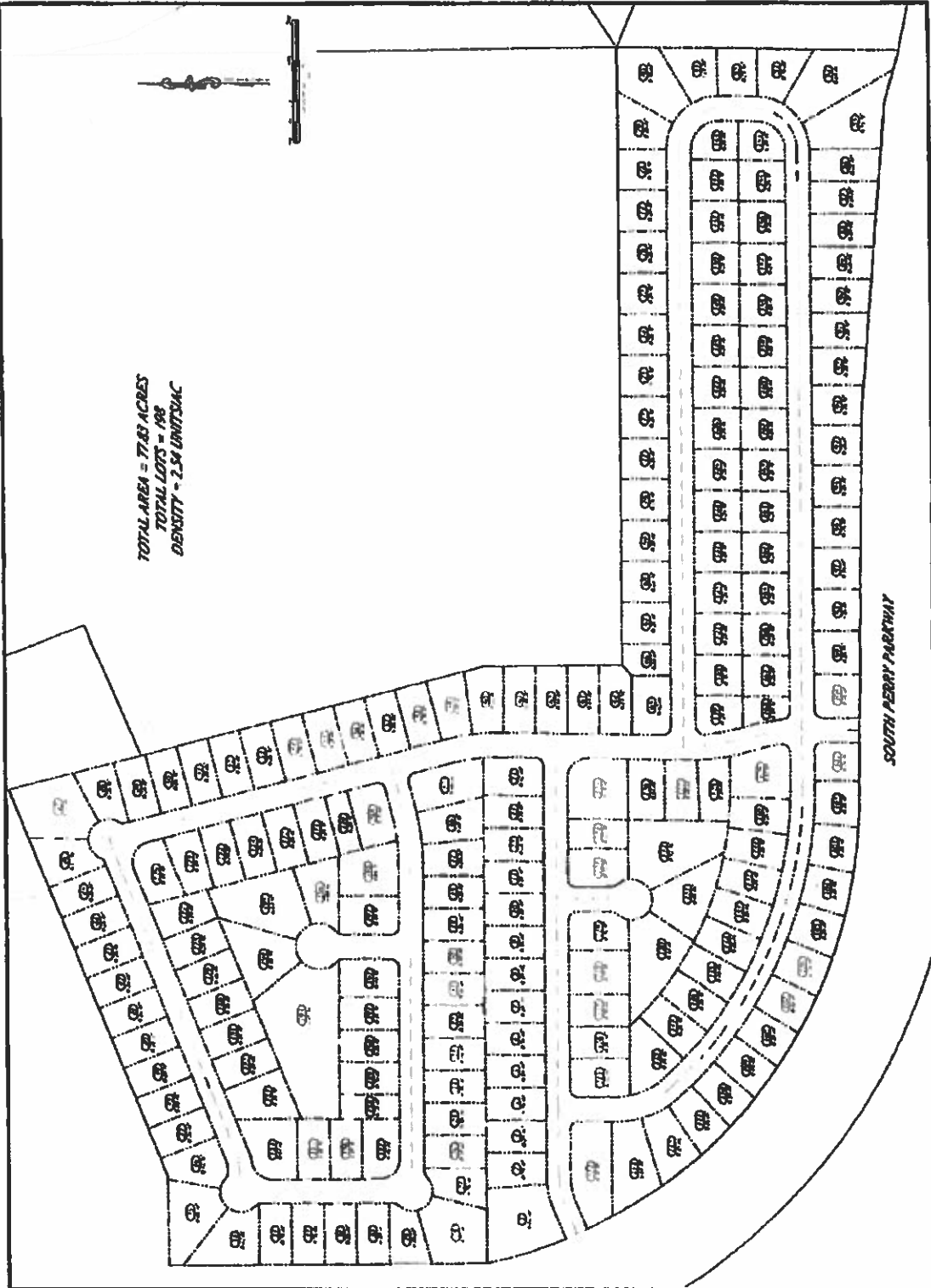
J. P. BRYANT
ENGINEERING

Professional Engineer
State of Florida
License No. 12456
Exp. 12/31/2024

AGRICULTURAL ESTATES

C-11

TOTAL AREA = 71.61 ACRES
TOTAL LOTS = 198
DENSITY = 2.54 UNITS/AC





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STAFF REPORT

From the Community Development Department
September 3, 2021

CASE NUMBER: ANN-244-2021
APPLICANT: Chad Bryant
REQUEST: Annexation and Rezone from R-AG (County) to R-2A (City)
LOCATION: South Perry Parkway; Tax Map No. 000190 10A000

BACKGROUND INFORMATION: The subject property includes a 48.37-acre parcel located on South Perry Parkway. The subject parcel is located directly across from the Preserve at Agricultural Village. The subject property is currently zoned R-AG in Houston County and is currently used as farmland. 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 198-lot single-family residential subdivision on this parcel and the parcel adjacent to the north, Tax Map No. 000180 018000. The proposed density of the development is 2.54 units per acre. 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.

	Zoning Classification	Land Uses
North	County RAG	Undeveloped; subject of ANN-0243-2021
South	PUD	South Perry Parkway and The Preserve at Agricultural Village
East	C-2, General Commercial	Undeveloped
West	PUD and R-3, Multi-Family Residential	Single family residential uses and undeveloped (planned future phases of Preserve at Agricultural Village)

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 2.54 units per acre is significantly less dense than the nearby Preserve at Agricultural Village which has an approved density of up to 4.7 units per acre. The R-2A zoning district has a permitted density of up to 2.7 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 proposed zoning is similar to nearby residential subdivisions and will not adversely impact the use of surrounding properties.
4. **Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The subject property is located in the "Suburban Residential" and the "Gateway Corridor" character areas 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 and homes, shops, small businesses, and institutions grouped in attractive mixed-use centers. This is particularly relevant due to the proposed development's proximity to the commercial development at Agricultural Village.
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** – The subject property must be evaluated through the City of Perry's Sewer Master Plan to determine whether the existing infrastructure has the necessary capacity to serve the proposed development. Water service will need to be established at the subject property. All applicable local, state, and federal regulations shall be met.
 - **Roads** – The primary road impacted as a result of the proposed development is South Perry Parkway. South Perry Parkway has been identified as an arterial road 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 the proposed development will serve as an appropriate transition between surrounding farmlands and existing subdivisions.

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. No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property.
2. The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes.
3. Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads.

PLANNING COMMISSION RECOMMENDATION

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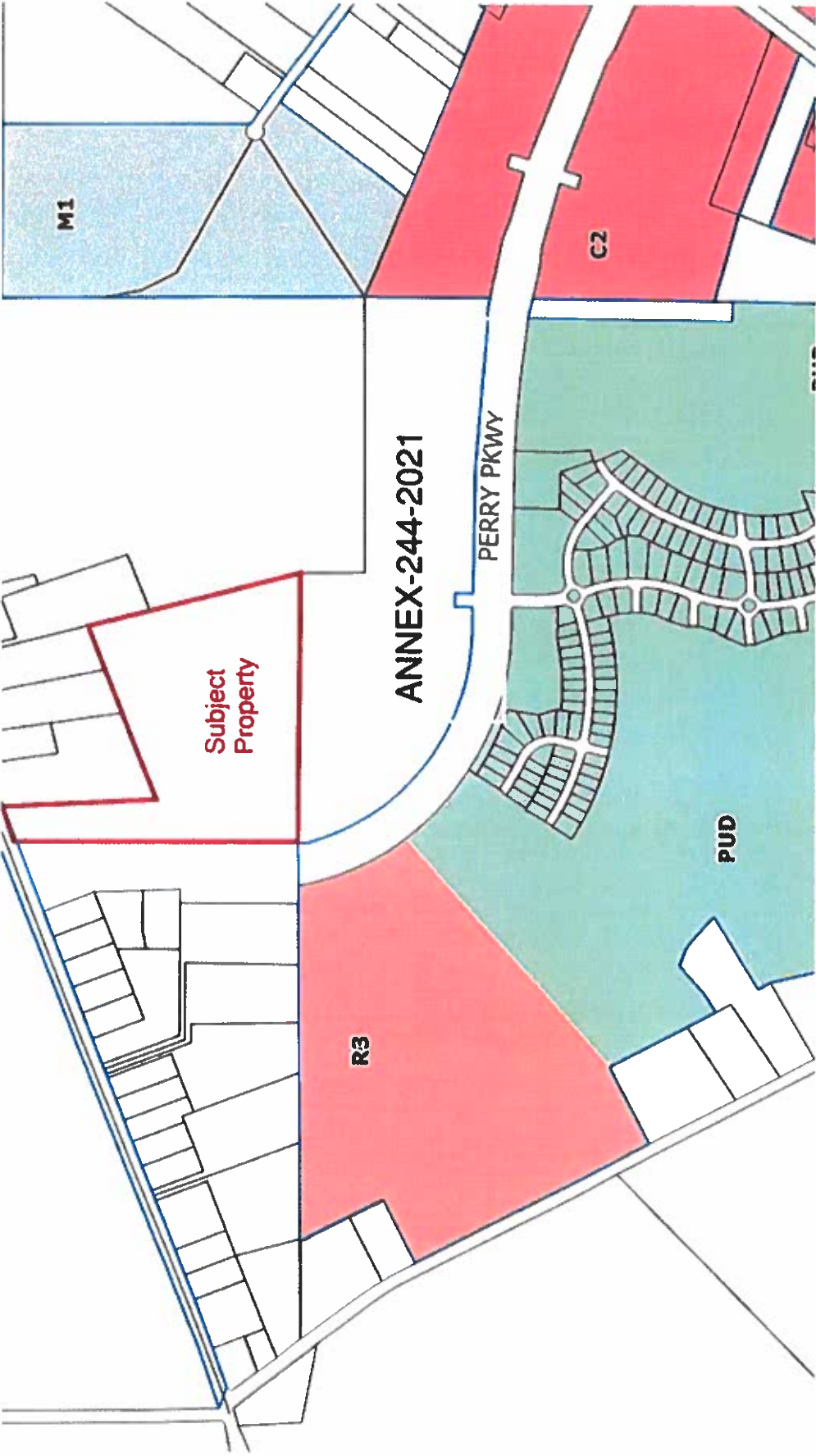


Eric Z. Edwards, Chairman of the Planning Commission

9/14/21

Date





M1

C2

ANNEX-244-2021

PERRY PKWY

Subject Property

PUD

R3



Where Georgia comes together.

Application # Annex244-
2021

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

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Chad Bryant	Perry Capital, LLC
*Title	engineer/owner	
*Address	901 Ball Street Perry, GA 3109	309 E. Paces Ferry Rd NE Atlanta, GA 30305
*Phone	(478) 224-7070	
*Email	chad@bryantengllc.com	

Property Information

*Street Address or Location Perry Pkwy

*Tax Map #(s) 000190 10A000

*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 RA6 | *Proposed City Zoning District R2A

*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.

existing use: agricultural farmland

proposed use: 198 residential lots as shown in the attached site plan

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)
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- 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. A public notice sign 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
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 	*Date 8/13/21
*Property Owner/Authorized Agent 	*Date 8/13/21

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.



Chad R. Bryant, P.E.
President-Perry

Jennie S. Barfield, P.E.
Forsyth Branch Manager

Casey Graham, P.E.
Perry Branch Manager

August 16, 2021

Mr. Bryan Wood
Community Development Director
City of Perry
741 Main Street
Perry, GA 31069
478-988-2720
bryan.wood@perry-ga.gov

**Subject: Application for Rezoning
48.37 Acres- Agricultural Estates**

Dear Mr. Wood,

Please see attached application and plat for rezoning for approximately 66-acre tract located on South Perry Parkway between US Hwy 41 and Marshallville Rd. Below is the Standards for Granting a Rezoning (Page 2 of application).

1. Properties surrounding the tract are mostly farmland. To the west are some larger tract residential lots and to the south is the existing subdivision, The Preserve at Agricultural Village.
2. The proposed zoning is for residential use and the property is within a transitional area from farmland to higher density residential.
3. The proposed zoning is like kind with its surrounding zonings and meets similar lot sizes in neighboring subdivision.
4. This area is planned for residential development in the Comprehensive Plan.
5. The proposed subdivision should not have adverse impact on city structures. Traffic counts are very low so there will not be an overburden on transportation infrastructure.
6. The proposed development will serve as an appropriate transition between surround farmlands and existing subdivisions.

We would like to be placed on the next available agenda for the Perry Planning Commission. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad R. Bryant'.

Chad Bryant, P.E.
President
Bryant Engineering

906 Ball Street, Suite A, Perry, GA 31069
48 N Jackson Street, Forsyth, GA 31029



Website: bryantengllc.com
Office: 478-224-7070



Doc ID: 01474410002 Type: OLS
Recorded: 04/24/2017 at 04:10:53 PM
Fee Amt: \$714.00 Page 1 of 2
Transfer Tax: \$00.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
7484 pg 128-129

After recording return to:

File No.: P17-#053

WHGM 68336

WALKER HULBERT GRAY & MOORE, LLP
P. O. Box 1770 / 909 Ball Street
Perry, Georgia 31069
Attorney: LARRY WALKER

STATE OF GEORGIA
COUNTY OF HOUSTON

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 20th day of April, in the year two thousand seventeen (2017),
between

**FRANK SHELTON, LARRY WOOD, AND JIM MILLER, AS SUCCESSOR
TRUSTEES OF THE PERRY AREA COMMUNITY TRUST
AND THEIR SUCCESSORS IN OFFICE**

duly organized and existing under the laws of the State of Georgia, as party or parties of the first part,
hereinafter called Grantor,

and **PERRY CAPITAL, LLC**
a Georgia limited liability company

duly organized and existing under the laws of the State of Georgia, as party or parties of the second
part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs,
successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Good and Valuable
Considerations and Ten (\$10.00) and NO/100-----DOLLARS, before the
scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell,
alien, convey or confirm unto the said Grantee, ALL OF THE FOLLOWING DESCRIBED
PROPERTY, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 48 of the
14th Land District of Houston County, Georgia, and being known and
designated as TRACT "A", comprising 48.37 acres and having such shapes,
metes, bounds, courses and distances as are shown on a plat of survey prepared
by Marty A. McLeod, Registered Land Surveyor No. 2991, dated April 17, 2017
and recorded in Plat Book 79, Page 91, 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.

L. Wood

BOOK 718 PAGE 129

The above described property being a portion of the property conveyed by Warranty Deed from Frank Shelton to Riley Hunt, Brian Reed, Freddy Baldwin, Charles Lamb and Frank Shelton as Trustees of the Perry Area Community Trust and their successors in office dated February 28, 2003 and recorded in Deed Book 2458, Pages 231-233, Clerk's Office, Houston Superior Court.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FREE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, warrants and will, forever defend the right and title to said tract or parcel of land unto Grantee and its successors and assigns against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of: Frank Shelton (Seal)
FRANK SHELTON, Trustee of the Perry Area Community Trust

[Signature]
Witness

Heather M. Jordan
Notary Public
My Commission Expires: _____

(Notary Seal)

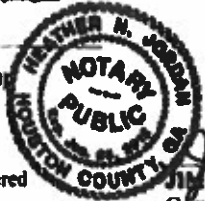


Signed, sealed and delivered in the presence of: Larry Wood (Seal)
LARRY WOOD, Trustee of the Perry Area Community Trust

[Signature]
Witness

Heather M. Jordan
Notary Public
My Commission Expires: _____

(Notary Seal)

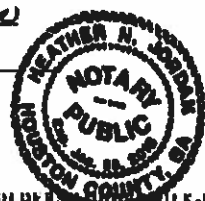


Signed, sealed and delivered in the presence of: Jim Miller (Seal)
JIM MILLER, Trustee of the Perry Area Community Trust

[Signature]
Witness

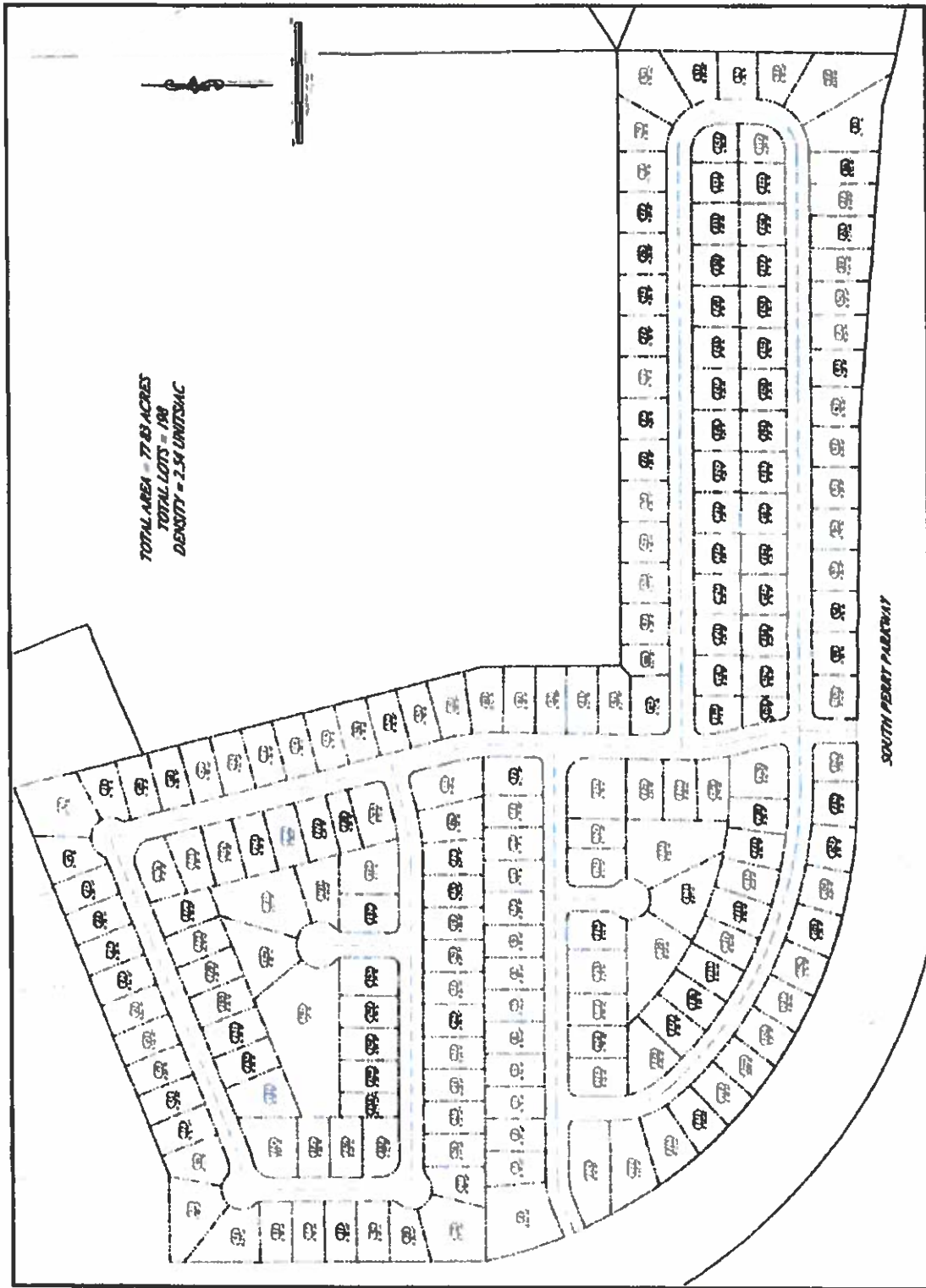
Heather M. Jordan
Notary Public
My Commission Expires: _____

(Notary Seal)



LEGEND

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- 226. 1/215679573616093197747830002934204547911152" = 100' (AS SHOWN)
- 227. 1/431359147232186395495660005868409099822304" = 100' (AS SHOWN)
- 228. 1/862718294464372790991320011736818199644608" = 100' (AS SHOWN)
- 229. 1/172543658892874558198264002347636399329312" = 100' (AS SHOWN)
- 230. 1/345087317785749116396528004695272768658624" = 100' (AS SHOWN)
- 231. 1/690174635571498232793056009390545537317248" = 100' (AS SH



TOTAL AREA = 77.83 ACRES
 TOTAL LOTS = 198
 DENSITY = 2.54 UNITS/AC

Planning Commission
Minutes- September 13,2021

1. Call to Order: Chairman Edwards called the meeting to order at 6:00pm.
2. Roll Call: Chairman Edwards; Commissioners Clarington, Coody, Butler, Kemp and Mehserle were present. Commissioner Jefferson was absent.

Staff: Bryan Wood – Community Development Director, Holly Wharton – Community Planner, and Christine Sewell – Recording Clerk

Guests: Kyle Snell – Bryant Engineering

3. Invocation: was given by Commissioner Clarington
4. Approval of Minutes from meeting on August 09, 2021- Commissioner Clarington motioned to approve as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.
5. Announcements – Chairman Edwards 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.
6. Discussion of Capital Improvement Projects - Chad McMurrian, Engineering Services Manager – provided an update on current City projects which included the top priority projects under the sewer master plan, LMIG paving and the CDBG block grant.
7. Old Business – None
8. New Business
 - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on October 5, 2021)
 - **ANNX-243-2021.** Annexation and designation of R-2A, Single Family Residential District zoning of property at 2315 Marshallville Road. The property is zoned R-AG in Houston County. The applicant is Chad Bryant, Bryant Engineering.

Ms. Wharton read the applicants' request which was for the annexation and designation of R-2A, Single Family Residential District zoning of property at 2315 Marshallville Road. The property includes a 33.78-acre parcel located and is currently zoned R-AG in Houston County and currently used as farmland. 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 198-lot single-family residential subdivision on this parcel and the parcel adjacent to the south. The proposed density of the development is 2.54 units per acre. The minimum lot

size for the R-2A zoning classification is 12,000 square feet. There are no covenants or restrictions on the property which would preclude the uses permitted in the proposed zoning district. Ms. Wharton also reviewed the standards for establishing a zoning classification as listed in the staff report, along with responses. It was staffs' recommendation of approval of the application with the following conditions:

1. No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property.
2. The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes.
3. Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads.

Chairman Edwards opened the public hearing at 6:17pm and called for anyone in favor or opposed to the application. Mr. Kyle Snell for Bryant Engineering reiterated the request and agreed with the staff conditions. There being no further public comment the public hearing was closed at 6:18pm.

Commissioner Butler motioned to recommend approval of the application as submitted to Mayor and Council with the following conditions: 1). No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property, 2). The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes. 3). Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads; Commissioner Clarrington seconded; all in favor and was unanimously recommended for approval.

- **ANNX-244-2021.** Annexation and designation of R-2A, Single Family Residential District zoning of property on South Perry Parkway. The property is zoned R-AG in Houston County. The applicant is Chad Bryant, Bryant Engineering.

Ms. Wharton read the applicants' request which was for the annexation and designation of R-2A, Single Family Residential District zoning of property at South Perry Parkway. The property includes a 48.37-acre parcel and is located directly across from the Preserve at Agricultural Village and is currently zoned R-AG in Houston County and is currently used as farmland. The applicant proposes to develop a 198-lot single-family residential subdivision on this parcel and the parcel adjacent to the north. The proposed density of the development is 2.54 units per acre. 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. Ms. Wharton also reviewed the standards for establishing a zoning classification as listed in the staff

report, along with responses. It was staffs' recommendation of approval of the application with the following conditions

1. No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property.
2. The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes.
3. Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads.

Chairman Edwards opened the public hearing at 6:21pm and called for anyone in favor or opposed to the application. Mr. Kyle Snell for Bryant Engineering reiterated the request and agreed with the staff conditions. There being no further public comment the public hearing was closed at 6:22pm

Commissioner Mehserle motioned to recommend approval of the application as submitted to Mayor and Council with the following conditions: 1). No building permits will be issued for the proposed development until the subject property has adequate sewer capacity as identified in the City of Perry's Sewer Master Plan Capacity Assessment of the subject property, 2). The developer/builder shall install landscaping along South Perry Parkway in accordance with the requirements of Article 6 of the Land Management Ordinance and establish a landscape maintenance easement in favor of the City to support corridor enhancement, particularly along arterial roads near commercial nodes. 3). Access to the parcels adjacent to South Perry Parkway shall only be via internal subdivision roads. There shall be no direct access to South Perry Parkway except for subdivision roads; Commissioner Kemp seconded; all in favor and was unanimously recommended for approval.

B. Public Hearing (Planning Commission decision)

- **PLAT-245-2021.** Preliminary Plat for 122 single-family lots; Planned Unit Development subdivision Perry Preserve Phase 3. The applicant is Chad Bryant

Mr. Wood advised the applicant proposes to develop 122 residential lots as part of Phase 3 of the Preserve at Agricultural Village. The proposal is consistent with the approved PUD Plan. Mr. Wood further noted, as part of City Council's policy to provide pocket parks in residential subdivisions, the City may want to purchase lots equaling approximately 21,300 square feet in size, and/or require the subdivision be adjusted to create pedestrian access to the open space located south of the subdivision.

Commissioner Clarrington motioned to approve the preliminary plat as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

9. Other Business

- Commission questions or comments – None

- Discuss staff report format – Mr. Wood advised he had spoken with the City Attorney, regarding her concern with the staff reports and the inclusion of the staff recommendations. Mr. Wood felt the staff recommendation should be included as it provides the staff's professional opinion and is to be included with the decision-making process of an application along with information provided by the applicant and informational hearing. Chairman Edwards would like for Ms. Newby to be present to further discuss and provide her input. The Commission agreed to table to the October meeting.
- Information regarding Fall Community Planning Institute – Ms. Wharton provided information regarding the upcoming retreat, and anyone interested in attending to please advise her.

Mr. Wood reminded the Commission of the upcoming Planning & Zoning training on October 12th.

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:38pm.

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
September 20, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held September 20, 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, *Darryl Albritton, and Joy Peterson.

* Council Member Albritton arrived at 5:21 p.m.

Elected Officials Absent: Council Member Hunt

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, Anya Turpin – Special Events Manager, Chad McMurrin – Engineering Services Manager, Holly Wharton – Community Planner, Matt White – Senior Personnel Technician, Karen Bycenski – Personnel Manager, Jazmin Thomas – Downtown Manager, and Tabitha Clark – Communications Administrator.

Guest(s)/Speaker(s): Burke Murph – GWES, LLC, Trish Cossart, Bill Loudermilk, Andrew Presswood, and Jim Lay – Perry Main Street Advisory Board, Sergeant Ike Wilcox, Captain Heath Dykes, and Sergeant Brian Mixon.

Media: Ashton Akins – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

3a. Employee Hearing:

1. Input from city employees relative to proposed paid time off policy – Mayor R. Walker.

Mr. White reviewed the PTO Proposal and answered questions from members of Council.

Mayor Walker asked if there were any employees present who wanted to address Mayor and Council relative to the PTO Proposal.

Sergeant Ike Wilcox stated he not opposed to the PTO Proposal but did have some concerns relative to restrictions of the leave. Sergeant Wilcox asked for additional clarification of catastrophic sick leave.

Captain Heath Dykes stated he is not against the PTO Proposal but is against some of the proposed restrictions. Captain Dykes asked Council to raise the cap for sick leave and discussed using the remaining money and the City match at 4% to be placed in a 401k.

Sergeant Brian Mixon stated the greatest asset the city has is its staff and stated the city's current leave program is good but with change comes apprehension of the unknown. Sergeant Mixon suggested coming up with creative ways for those who have 1000 hours of sick leave and using catastrophic sick leave for COVID-19 required leave instead of personal leave.

3b. Strategic Planning Session presentation.

1. Special Events.

Ms. Turpin presented to Mayor and Council the strategic plan for the Special Events Department. Ms. Turpin outlined the mission of the Special Events Department and discussed quality vs. quantity, timelines vs. deadlines and diversity and inclusion. Ms. Turpin discussed future areas of growth, adapting events to function, planning to reduce time, workforce energy and expenses and venue requests.

3c. Office of the City Manager

1. Consider proposal from Perry Fire and Emergency Services Department for shift from part-time to full-time positions. Administration stated this is a request from the Perry Fire and Emergency Services Department. Administration recommended Council concur to make this change. Council concurred with Administration's recommendation to hire three additional full-time firefighters and close out the eighteen part-time positions.

2. Main Street Advisory Board request for additional monies for the Façade Grant. Ms. Cossart presented a PowerPoint of the Façade Grant program and requested an additional \$10,000 in funding for the Façade Grant program. Mr. Loudermilk strongly asked Council to consider this request for funding.

3d. Department of Economic Development

1. Electric vehicle charging station. Ms. Hardin presented the Electric Vehicle Make Ready Infrastructure Program to Mayor and Council. Council concurred to revisit this item in six months.

3e. Department of Community Development

1. Consider proposal for sewer main concept. Mr. Murph reviewed the engineering and planning concept for the new wastewater treatment in the eastern portion of the city. Council concurred to move forward with the study (2021 Perry Sewer Master Plan) and bring back before Council.
2. Modify the Perry Service Area. Ms. Wharton presented the proposed boundary adjustment to the southern service area. The current boundary ends at Fire Tower Road, the proposed boundary would end at Flat Creek and follow Larry Walker Parkway to US 341. The goals of the proposed changes will control future growth to the South and align with Perry water and sewer planning initiative. Council concurred with the proposed boundary adjust to the southern service area.

4. Council Member Items.

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

Council Member King reported the manhole cover needs to be replaced on Gordon Street.

Mr. Gilmour reported on the lighting for Hendrix Bridge. The City has been advised that GDOT does not like the city lighting option. Administration recommended Council back out of the agreement with GDOT. Council concurred with Administration's recommendation.

Mr. Gilmour advised Council that he was contacted by an individual about the cost for an irrigation meter. Mr. Gilmour stated all charges for water connections are based on three factors, 1)cost of the meter, 2)prorated amount of EGS crew, and 3)proration out of Debt Service cost for the new water treatment plant.

Mr. Smith and Ms. Newby had no reports.

5. Department Head/Staff Items:

Mr. Wood reported the Carl Vinson Institute will be on site to October 12 to host Planning and Zoning Training 101.

Chief Parker thanked Mayor and Council for adding the three positions

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

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

6. Executive Session entered at 7:05 p.m.: Council Member Albritton moved to adjourn the work session and enter into executive session for the purpose of real estate acquisition. Council Member King seconded the motion and it carried unanimously.
7. Executive Session adjourned at 7:47 p.m.; Council work session reconvened. Council adjourned the executive session held September 20, 2021 and reconvened into the council work session.
8. Adopted Resolution No. 2021-43 stating the purpose of the executive session held on August 16, 2021, was to discuss real estate acquisition. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on September 20, 2021, was to discuss real estate acquisition; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. No action was taken. (*Resolution No. 2021-43 has been entered in the City's official book of record*).
9. Adjournment: There being no further business to come before Council in the work session held September 20, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 7:48 p.m. Council Member Albritton seconded the motion and it carried unanimously.

MINUTES
PRE-COUNCIL MEETING
OF THE PERRY CITY COUNCIL
September 21, 2021
5:00 p.m.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held September 21, 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 Joni Ary.

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

Media: None.

Guest(s): None.

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of September 21, 2021 council meeting agenda.

8a. (1). Second Reading of an ordinance for the annexation of the property to the City of Perry. The property is located at 315 Langston Road; Tax Map No.005500198000. Mr. Wood stated that this property is the Langston Elementary School and the future site of the new Middle School. It is recommended for approval by the Planning Commission and staff.

8a (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. Wood stated that this property is the Langston Elementary School and the future site of the new Middle School. Since the property is requested to be annexed into the City, the zoning will need to be changed. Mr. Wood stated that the Planning Commission and staff recommend approval.

8a. (3) and (4) Second Reading of an ordinance for the annexation of property to the City of Perry. Second Reading of an ordinance for rezoning 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. Newby stated that with the following amended reading of an ordinance, these items would need to be changed to an Amended Second Reading due to the updated conditions for the property. The updated condition reads, "The applicant shall bear the cost to provide connection to the Langston Place pump station." Ms. Newby stated that Council requires no action on this item, and the Second Amended Reading will be on October 5, 2021.

Ms. Newby stated that a new item under the Other Business -Supplemental Agenda would need to be added to the agenda. The article added will be approved to purchase parcels H & J for \$25,000.00 at Grand Reserve Subdivision. This was discussed in Council's Executive Session on Monday, September 20, 2021 meeting.

10b. (1). Resolution to accept property from Utility Services Realty Co., Inc. relative to Creekwood Park Entrance Project. Ms. Newby stated this is for the property donated for the right-of-way for access to Creekwood Park from General Courtney Hodges Blvd.

10b (2). Resolution accepting ownership and maintenance of rights-of-way and certain infrastructure in Hawk's Landing Subdivision. Mr. Wood stated that when approved, the City would take ownership and maintenance of the property.

10b (3). Resolution accepting ownership and maintenance of rights-of-way and certain infrastructure in Hawk's Nest Subdivision. Mr. Wood stated that when approved, the City would take ownership and maintenance of the property.

10b (4). Resolution accepting ownership and maintenance of rights-of-way and certain infrastructure in Somerset Subdivision, Phase 5. Mr. Wood stated that when approved, the City would take ownership and maintenance of the property.

4. Council Member Items:

Council Members – No reports.

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

5. Department Heads/Staff:

Mr. Worthington, Mr. Wood, Chief Lynn, Chief Parker, Mr. Swan, and Ms. Fitzner had no items to report.

Ms. King reminded Mayor and Council that the mandate for the 10-digit dialing would go into effect on October 24, 2021.

Ms. Clark stated that she had ordered the new microphone system for the Event Center, which is estimated to be delivered in 6 to 8 weeks.

6. Adjournment: There being no further business to come before Council in the pre council meeting held September 21, 2021, Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:17 p.m. Council Member King seconded the motion, and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
September 21, 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 on September 21, 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(s) Absent: Council Member Riley Hunt.

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Ansley Fitzner – Public Works Superintendent, Official, Tabitha Clark – Communications Administrator, Sedrick Swan – Director of Leisure Services, Detective Sergeant Justin West - Perry Police Department, Detective Sergeant Ike Wilcox - Perry Police Department, Sergeant Aaron Conner - Perry Police Department, and Sergeant Brenna Banks - Perry Police Department.

Media: None.

Guest(s): Scott Cox, Perry Chamber of Commerce.

3. Invocation and Pledge of Allegiance to the Flag:

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

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

- 4a. 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.

Chief Lynn presented to Mayor and Council the newly promoted Det. Sgt

Wilcox and Det. Sgt West to Council, they started their new positions in the Criminal Investigations Division yesterday. Chief Lynn stated they have done an outstanding job for the City and the citizens. Det. Sgt. Wilcox and Det.Sgt.West thanked Mayor and Council for their continued support.

3. Cpl Aaron Conner promoted to Sergeant, Patrol Division.
4. Cpl Brenna Banks promoted to Sergeant, Patrol Division.

Chief Lynn presented the newly promoted Sgt. Conner and Sgt. Banks to the Mayor and Council. Chief Lynn stated they have done an outstanding job representing the City and the citizens.

Mayor and Council thanked the newly promoted Detective Sergeants Wilcox and West and Sergeants Aaron and Banks for their hard work and dedication and wished them the best of luck in their new positions.

5. Community Partner(s) Update(s):
Mr. Cox of the Perry Chamber of Commerce stated that the Perry Youth Leadership 25th team class of 27 students would be held at City Hall on October 19, 2021.
6. Citizens with Input. None.
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 Riley Hunt was absent from the September 7, 2021 meetings).*
Council Member Bynum-Grace motioned to accept the minutes as submitted, and Mayor Pro Tempore Jones seconded the motion, and it carried unanimously.
8. Old Business:
 - 8a. Ordinance(s) for Second Reading(s) and Adoption:
 1. **Second Reading** of an ordinance for the annexation of the property to the City of Perry. The property is located at 315 Langston Road; Tax Map No.005500198000 -Mr. B. Wood.

Adopted Ordinance No. 2021-18 for the annexation of the property to the City of Perry. The property is located at 315 Langston Road; Tax Map No. 005500 198000. Mr. Wood stated that the Planning Commission and staff recommend approval of the annexation. Mayor Pro-Tempore Jones motioned to adopt the ordinance as presented; Council Member Albritton seconded the motion, and it carried unanimously. *(Ordinance No. 2021-18 has been entered into the City's*

official book of record).

2. **Second Reading of an ordinance for the zoning of Land Use to GU, Government Use. The property is located at 315 Langston Road; Tax Map No.005500198000 -Mr. B. Wood.**

Adopted Ordinance No. 2021-19 for the zoning of Land Use to GU, Government Use. The property is located at 315 Langston Road; Tax Map No. 005500 198000. Mr. Wood stated that the Planning Commission and staff recommend approval of the zoning of Land Use to GU, Government Use. Council Member Albritton motioned to adopt the ordinance as presented; Council Member King seconded the motion, and it carried unanimously. (*Ordinance No. 2021-19 has been entered into the City's official book of record).*

3. **Second Reading of an ordinance for the annexation of the property to the City of Perry. The property is located at 433 Langston Road; Tax Map No.005500196000 -Ms. B. Newby.**

Ms. Newby stated that this second reading would be changed to an **Amended Second Reading** due to the change of the second condition for the annexation. The updated condition reads, "The applicant shall bear the cost to provide connection to the Langston Place pump station." Ms. Newby stated that Council requires no action on this item, and the Second Amended Reading will be held on October 5, 2021.

4. **Second Reading of an ordinance for the rezoning of the 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. B. Newby.**

Ms. Newby stated that this second reading would be changed to an **Amended Second Reading** due to the change of the second condition for the annexation. The updated condition reads, "The applicant shall bear the cost to provide connection to the Langston Place pump station." Ms. Newby stated that Council requires no action on this item, and the Second Amended Reading will be held on October 5, 2021.

9. **Any Other Old Business:** Mayor Randall Walker

- 9a. Mayor Randall Walker - none
- 9b. Council Members - none
- 9c. City Attorney Brooke Newby – none
- 9d. City Manager Lee Gilmour – none
- 9e. Assistant City Manager Robert Smith – none

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

- 10a. **Matters referred from September 20, 2021 work session and September 21,**

2021 pre council meeting. None

10b. Resolution(s) for Introduction and Adoption:

1. Resolution to accept property from Utility Services Realty Co., Inc. relative to Creekwood Park entrance project. – Ms. B. Newby.

Adopted Resolution No. 2021-44 to accept property from Utility Services Realty Co., Inc. relative to the Creekwood Park entrance project. Council Member Bynum-Grace motioned to adopt the resolution as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. *(Resolution No. 2021-44 has been entered into the City's official book of record).*

2. Resolution to accept ownership and maintenance of rights-of-way and certain infrastructure in Hawk's Landing Subdivision. – Mr. B. Wood.

Adopted Resolution No. 2021-45 to accept ownership and maintenance of rights-of-way and certain infrastructure in Hawk's Landing Subdivision. Mayor Pro Tempore Jones motioned to adopt the resolution as submitted; Council Member King seconded the motion and it carried unanimously. *(Resolution No. 2021-45 has been entered into the City's official book of record).*

3. Resolution to accept ownership and maintenance of rights-of-way and certain infrastructure in Hawk's Nest Subdivision – Mr. B. Wood.

Adopted Resolution No. 2021-46 to accept ownership and maintenance of rights-of-way and certain infrastructure in Hawk's Nest Subdivision. Mayor Pro Tempore Jones motioned to adopt the resolution as submitted; Council Member King seconded the motion and it carried unanimously. *(Resolution No. 2021-46 has been entered into the City's official book of record).*

4. Resolution to accept ownership and maintenance of rights-of-way and certain infrastructure in Somerset Subdivision, Phase 5 – Mr. B. Wood.

Adopted Resolution No. 2021-47 to accept ownership and maintenance of rights-of-way and certain infrastructure in Somerset Subdivision, Phase 5. Mayor Pro Tempore Jones motioned to adopt the resolution as submitted; Council Member Peterson seconded the motion and it carried unanimously. *(Resolution No. 2021-47 has been entered into the City's official book of record).*

11. Other Business/Supplemental Agenda. Ms. B. Newby.

- 11a. Approve purchase of parcels H & J in the amount of \$25,000.00 at Grand Reserve Subdivision.

Ms. Newby reviewed the request to approve the purchase of parcels H & J in the amount of \$25,000.00 at Grand Reserve Subdivision. Mayor Pro Tempore Jones motioned to approve the request as submitted, and Council Member Albritton seconded the motion and it carried unanimously.

12. Council Members Items:

Council Members had no reports.

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

13. Department Heads/Staff Items:

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

Mr. Wood stated that he would include a map of the location for accepting ownership and maintenance of rights-of-way.

Chief Lynn thanked the Mayor and Council for recognizing the police officers' milestones and is currently working to fill the vacant positions.

14. General Public Items: none.

15. Mayor Items: none.

16. Executive Session entered at 6:34 p.m.: Council Member King moved to adjourn the regular meeting and enter into executive session for the purpose of personnel. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

17. Executive Session adjourned at 7:12 p.m.; Council regular meeting reconvened. Council adjourned the executive session held September 21, 2021, and reconvened into the council regular meeting.

18. Adopted Resolution No. 2021-48, stating the purpose of the executive session held on September 21, 2021, was to discuss personnel. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on September 21, 2021, was to discuss personnel; Council Member Albritton seconded the motion and it carried unanimously. No action was taken. (*Resolution No. 2021-48 has been entered in the City's official book of record*).

19. Adjournment: There being no further business to come before Council in the regular council meeting held September 21, 2021, Council Member Peterson motioned to adjourn the meeting at 7:13 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 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 10th 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 bear the cost to provide connection to the Langston Place pump station.**

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 November 1, 2021.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SO ENACTED this 5th day of October, 2021.

CITY OF PERRY, GEORGIA

(SEAL) BY: _____
RANDALL WALKER, MAYOR

ATTEST: _____
ANNIE WARREN, CITY CLERK

1st Reading: September 7, 2021
1st Amended Reading: September 21, 2021
2nd Amended Reading: October 5, 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.

TRACT 2 – 5.035 acres:

All that tract or parcel of land situate lying and being in Land Lot 86 of the 10th 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 November 1, 2021, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 5th day of October, 2021.

CITY OF PERRY, GEORGIA

BY: _____
RANDALL WALKER, Mayor

ATTEST: _____
ANNIE WARREN, City Clerk

1st Reading: September 7, 2021
1st Amended Reading: September 21, 2021
2nd Amended Reading: October 5, 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.

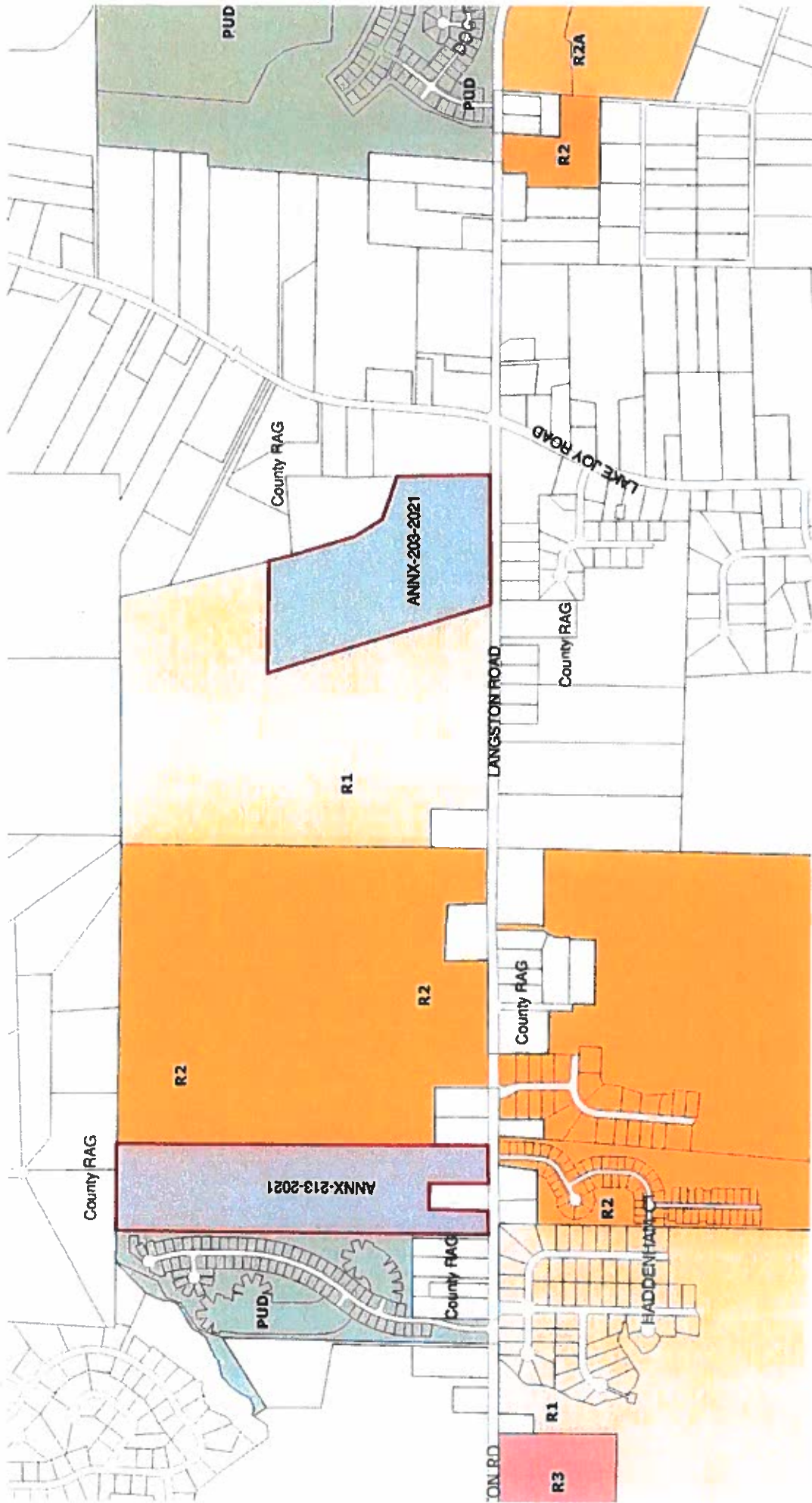
PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the annexation with the requested R-2A, single family residential zoning classification with the following conditions:

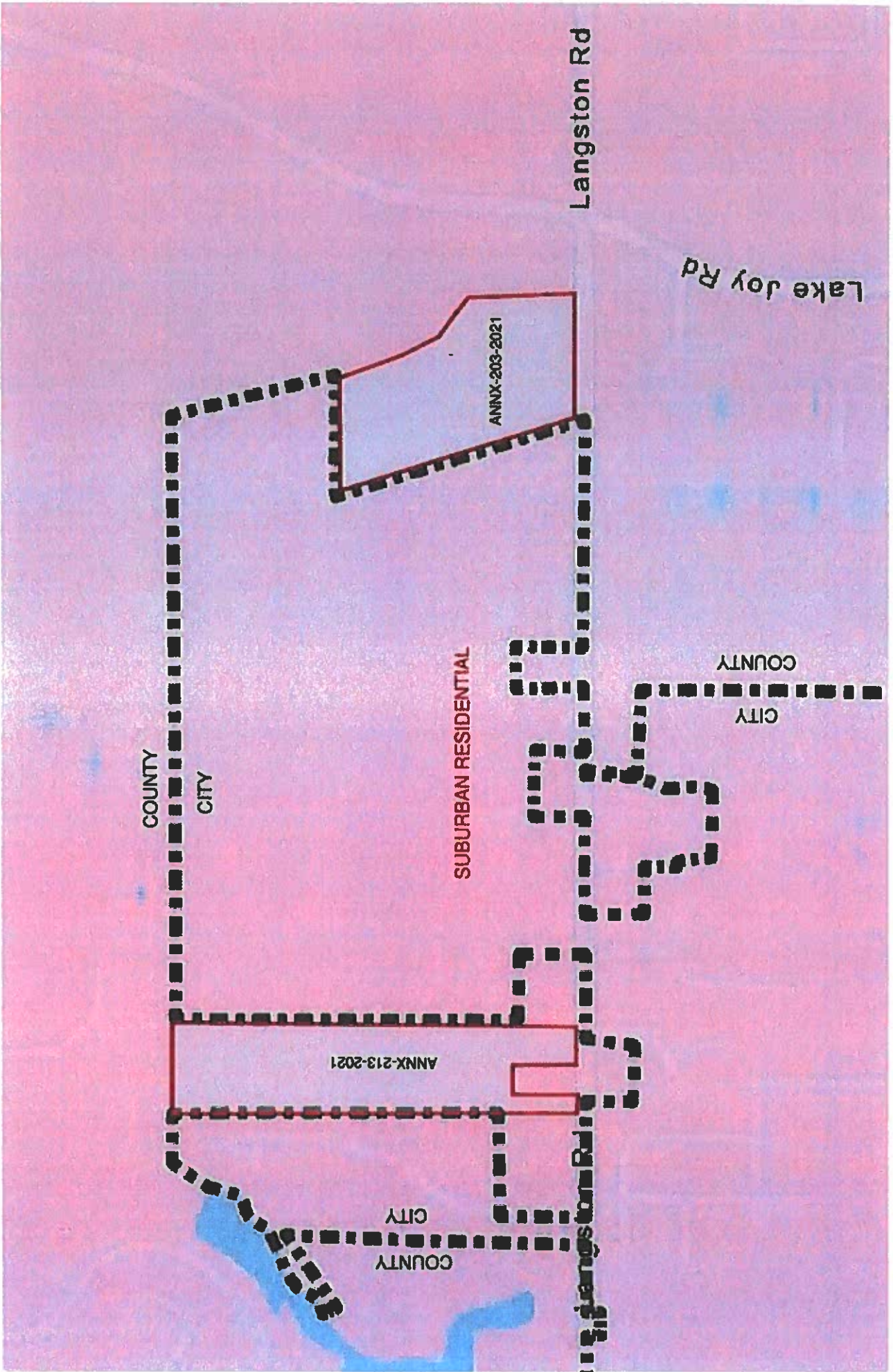
1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense.
2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.



Lawrence Clarington, Vice Chairman of the Planning Commission

8/10/21
Date





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@wchhome.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 <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u>			
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

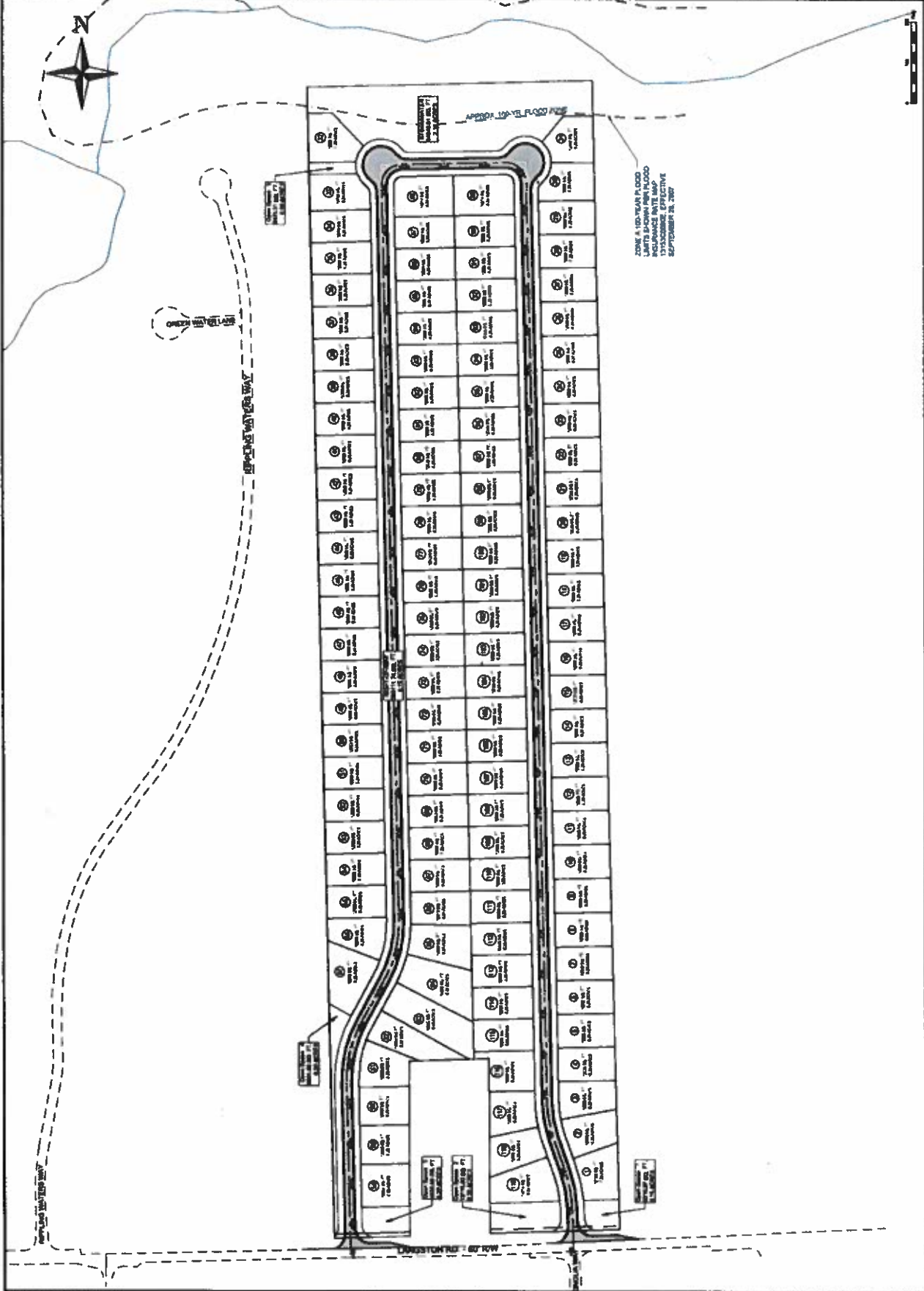
1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed 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. PENNY, GEORGIA 31068
 LAND LOT 88, DISTRICT 10, HOUSTON COUNTY
 WCH HOMES

ROWLAND
 ENGINEERING
 2000 Peachtree Dunwoody Rd. NE
 Suite 100, Atlanta, GA 30328
 Phone: 404.488.8888
 Fax: 404.488.8889
 Email: info@rowlandeng.com

STATE OF GEORGIA
 PROFESSIONAL SEAL
 ENGINEER
 No. 12345
 EXPIRES 12/31/2025





Houston County Commissioners

Serving All of Houston County

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088
478-542-2115
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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 "B. 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.



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor / Council
FROM: Lee Gilmour, City Manager
DATE: September 30, 2021
REFERENCE: Revised Fee schedule amendment

Attached is a resolution to amend the City of Perry Fee Schedule. The purpose of this amendment is:

1. Add a reinspection fee when builder changes original construction plan.
2. Adjust the solid waste container fee to reflect multiple pick-ups per week, and commercial recycling pick-up.
3. Adjust rental rates for Worrall Community Center.
4. Provide for zoning information fees.

**A RESOLUTION TO AMEND
THE CITY OF PERRY
FEE SCHEDULE TO PROVIDE FOR
REQUESTED ADJUSTMENTS**

WHEREAS, various users have suggested changes to the fee schedule; and

WHEREAS, these suggestions are appropriate and timely;

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

Section 1. A. Licenses and Permits. 3. Non-Business Permits. a. Structure Permits is amended by adding:

5. Alteration review fee \$ 150.00/each

Section 2. B. Charge for Service. 4. Sanitation. c. Container Service is amended to read:

1. Container Service	Weekly pick-up	Monthly pick-up fee
a. 2 cubic yard		
	1 pick-up per week	\$ 38.00/billing
	2 pick-up per week	74.00/billing
	3 pick-up per week	112.00/billing
	4 pick-up per week	149.00/billing
	5 pick-up per week	186.00/billing
	6 pick-up per week	223.00/billing
b. 4 cubic yard		
	1 pick-up per week	\$ 75.00/billing
	2 pick-up per week	149.00/billing
	3 pick-up per week	222.00/billing
	4 pick-up per week	297.00/billing
	5 pick-up per week	371.00/billing
	6 pick-up per week	445.00/billing
c. 6 cubic yard		
	1 pick-up per week	\$ 112.00/billing
	2 pick-up per week	223.00/billing
	3 pick-up per week	334.00/billing
	4 pick-up per week	445.00/billing
	5 pick-up per week	556.00/billing
	6 pick-up per week	667.00/billing
d. 8 cubic yard		
	1 pick-up per week	\$ 149.00/billing
	2 pick-up per week	297.00/billing
	3 pick-up per week	444.00/billing
	4 Pick-up per week	593.00/billing
	5 Pick-up per week	740.00/billing
	6 Pick-up per week	889.00/billing

e. Extra pick-up		
2 cubic yard		9.00/each
4 cubic yard		17.00/each
6 cubic yard		25.00/each
8 cubic yard		3.00/each

4. Commercial recycling

a.	8 cubic yard	\$ 79.00/billing
	65 gallon cart	15.00/billing

Section 3. C. Miscellaneous Revenue. 1. Rental Income. a. James E. Worrall Community Center. 1. Community Room/kitchen is amended to read:

1.	Community Room/kitchen	
	a. Monday – Thursday	
	Day	\$ 224.00/each
	Evening	336.00/each
	Full day	560.00/each
	b. Friday – Sunday	
	Day	\$ 300.00/each
	Evening	400.00/each
	Full day	850.00/each

Section 4. B. Charge for Services. 1. General a. Planning and Zoning is amended by adding:

5.	Zoning verification letter fee	
	a. Basic zoning information	\$ 25.00/each
	b. Detailed zoning information	\$ 100.00/each

SO RESOLVED THIS _____ DAY OF OCTOBER 2021.

CITY OF PERRY

By: _____
 RANDALL WALKER, MAYOR

City Seal

Attest: _____
 ANNIE WARREN, CITY CLERK



Where Georgia comes together.

Stephen D. Lynn
Chief of Police

(478) 988-2800
Fax (478) 988-2805

PARADE/ 5K RUN APPLICATION

Date of Application: Sept. 24, 2021

Parade Applicant Information:

Name: John G. Walker o/b/o Kiwanis Club of Perry
Address: 902 Carroll Street
City/State: Perry, Georgia 31069
Home Telephone: 478-987-7076
Work Telephone: 478-224-0224

Organization Information:

Name of Organization: Kiwanis Club of Perry
Address:
City/State: (See Above)
Telephone:

Authorized Leader of Organization:

Name: John G. Walker
Address:
City/State: (See Above)
Home Telephone:
Work Telephone:

Authorized Co-Leader:

Name: Mike Baker – Kiwanis Club of Perry
Address:

City/State: Perry, Georgia 31069
Home Telephone:
Mobile Telephone: 478-224-6516

Parade Motorcade Chairman: (See above)

Date of Parade: October 9, 2021

Parade Route Description (Starting point, street route, ending point):

- Washington Street beginning at its intersection with Commerce Street
- Proceed to Main Street, South
- South on Courtney Hodges Blvd.
- End at designated area outside of the North Gate of the Fairgrounds

Approximate Number of Persons in Parade: 200+

Approximate Number of Vehicles in Parade: 50+

Description of Vehicles: Cars, trucks, floats, horses, etc.

Number and Type of Animals in Parade: Unknown—likely horses, etc.

Parade Hours:

Start: 10:00 a.m.
Finish: 11:00 a.m.

Parade/Motorcade Route Requirements (One lane width or two lane width):

One lane width

Minimum Speed: Approx. 5mph; **Maximum Speed:** approx. 10mph

Location of Assembly Area of Street Address:

Beginning at Washington Street and Commerce Street, back to “five points” at Sam Nunn Blvd.

Parade Assembly Time: 9:00 a.m.

