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December 6, 2021

WORK SESSION AGENDA

5:00 PM

PERRY EVENTS CENTER  
1121 MACON ROAD, PERRY, GA 31069

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

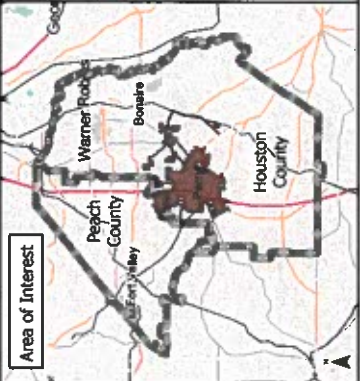
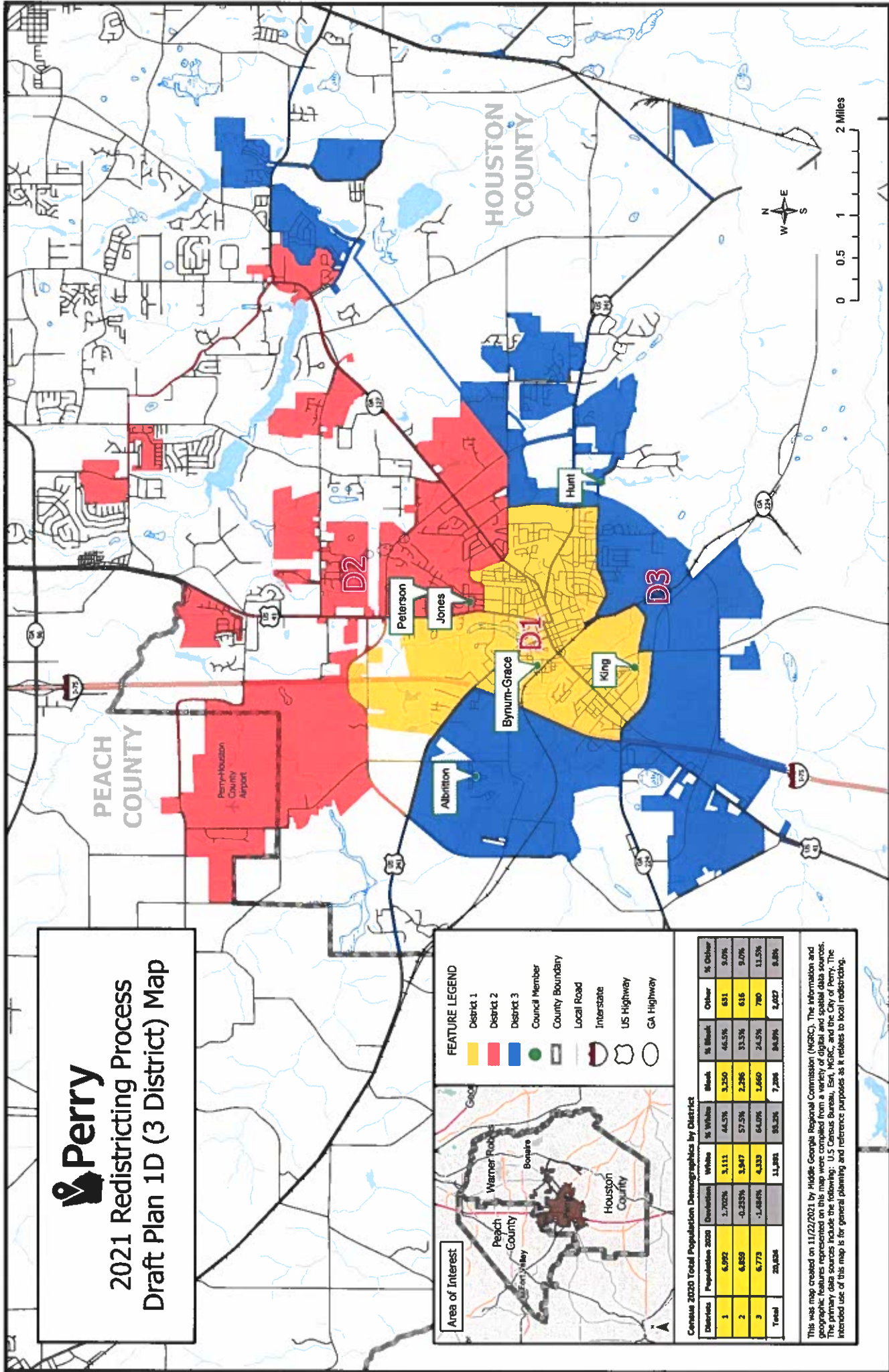
1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor Randall Walker
  - 3a. Appearance
    1. Discussion of the revised redistricting plan, Plan 1D – Ms. L. Mathis.
  - 3b. Community Development Department
    1. Housing Success Presentation – Ms. H. Wharton.
    2. Discussion of the draft updates to the Comprehensive Plan and Character Areas Map – Mr. B. Wood.
  - 3c. Fire and Emergency Services Department
    1. Assistance to Firefighters Grant – Chief K. Crumpton.
  - 3d. Office of the City Manager
    1. Traffic control adjustment – Mr. L. Gilmour.
    2. Peaches to Beaches event – Mr. L. Gilmour.
    3. Review speed bumps at Northside Road/Cedar Ridge Drive – Mr. L. Gilmour.
    4. Consider installing sidewalks on a portion of Langston Road – Mr. L. Gilmour.
    5. DDA project update and financing – Mr. R. Smith.
4. Council Member Items.

5. Department Head/Staff Items:
6. 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](http://www.perry-ga.gov).



# 2021 Redistricting Process Draft Plan 1D (3 District) Map



**FEATURE LEGEND**

- District 1
- District 2
- District 3
- Council Member
- County Boundary
- Local Road
- Interstate
- US Highway
- GA Highway

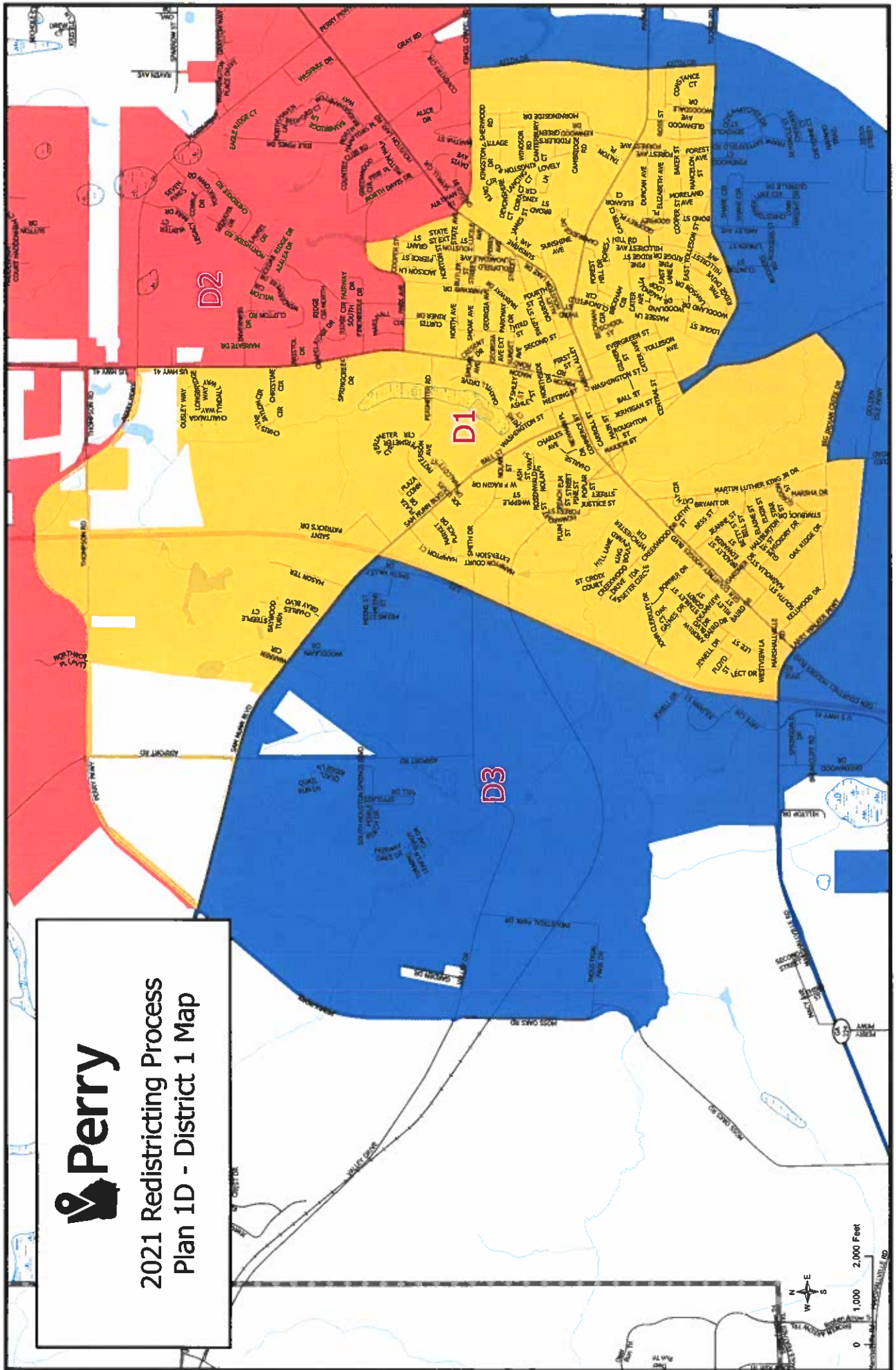
**Census 2020 Total Population Demographics by District**

District	Population 2020	Deviation	White	% White	Black	% Black	Other	% Other
1	6,992	-1,702%	3,111	44.5%	3,250	46.5%	631	9.0%
2	6,859	-0.25%	3,947	57.5%	2,296	33.3%	616	9.0%
3	6,773	-1.68%	4,333	64.0%	1,660	24.5%	780	11.5%
<b>Total</b>	<b>20,624</b>		<b>11,391</b>	<b>55.2%</b>	<b>7,206</b>	<b>34.9%</b>	<b>2,027</b>	<b>9.8%</b>

This was map created on 11/22/2021 by Middle Georgia Regional Commission (MGRC). The information and geographic features represented on this map were compiled from a variety of digital and spatial data sources. The primary data sources include the following: U.S. Census Bureau, Esri, MGRC, and the City of Perry. The intended use of this map is for general planning and reference purposes as it relates to local redistricting.

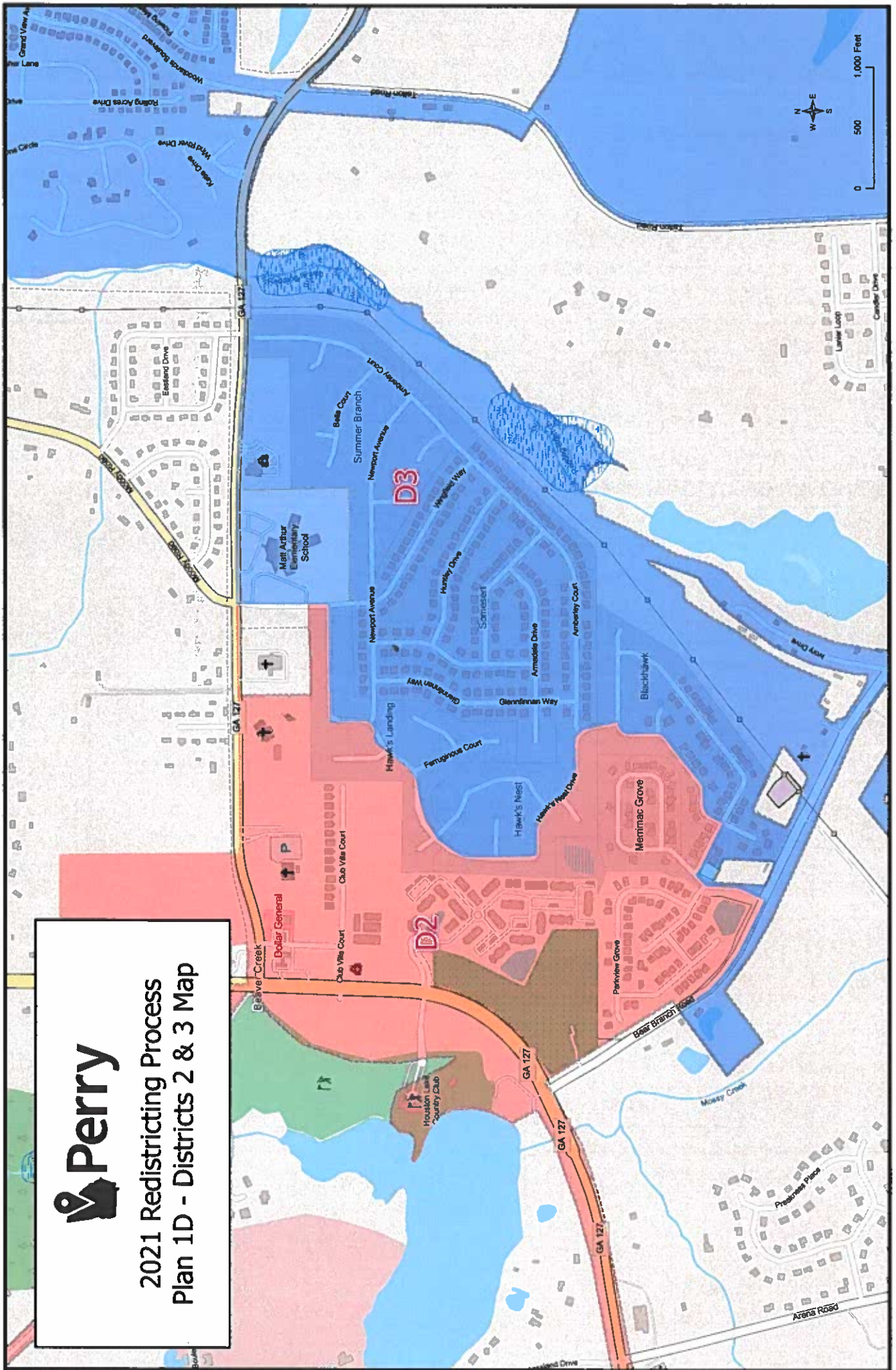


# 2021 Redistricting Process Plan 1D - District 1 Map





# 2021 Redistricting Process Plan 1D - Districts 2 & 3 Map



# Perry Housing Success Presentation

<https://storymaps.arcgis.com/stories/938a5c1e5c4b437595dfd6941a824264>



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**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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# **2022 JOINT COMPREHENSIVE PLAN UPDATE**



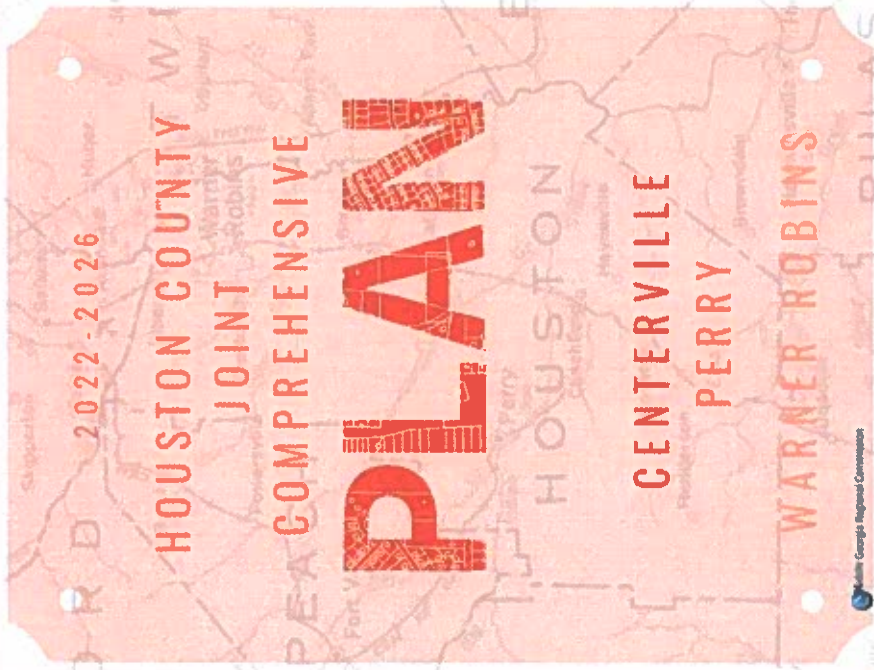
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# Comprehensive Plan Update Status

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- COMPLETED REVIEW OF DRAFT PLAN
- PROVIDED TEXT EDITS TO MGRC
- PROVIDED CHARACTER AREA MAP EDITS TO MGRC
- FINAL PUBLIC HEARING SCHEDULED FOR 12/16/21

AT 5:30 PM - HOUSTON COUNTY ANNEX





# Overview of Text Edits - Plan Sections

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<b>ECONOMIC DEVELOPMENT - DOWNTOWN</b>	<b>HOUSING -</b>	<b>BROADBAND -</b>	<b>LAND USE -</b>
<ul style="list-style-type: none"><li>• Provided language regarding economic development opportunities in Downtown Perry</li></ul>	<ul style="list-style-type: none"><li>• Provided language regarding the need for housing of various sizes and types</li></ul>	<ul style="list-style-type: none"><li>• Provided language regarding the need to establish Wi-Fi hub in core downtown area</li></ul>	<ul style="list-style-type: none"><li>• Provided additional land use goals specific to Perry<ul style="list-style-type: none"><li>◦ Development where infrastructure capacity allows</li><li>◦ Design standards</li><li>◦ Standards for redevelopment of under-utilized properties</li></ul></li></ul>

# Overview of Text Edits - Character Areas

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## NEIGHBORHOOD AND COMMERCIAL NODES

- Added definition of neighborhood and commercial nodes based on their relevance for Perry

## SUBURBAN RESIDENTIAL

- Added suggested development patterns:
  - support a mix of housing types
  - development to align with neighborhood and commercial nodes

## TRADITIONAL NEIGHBORHOOD

- Updated description for consistency with Perry
- This area is only relevant for Perry.

## GATEWAY CORRIDOR

- Added suggested development patterns:
  - sidewalks and streetscape amenities
  - residential use
- Added implementation measure:
  - access control

# Overview of Text Edits - Character Areas

## IN-TOWN CORRIDOR

- Added suggested development patterns:
  - sidewalks and streetscape amenities
  - residential use
- Added implementation measure:
  - retrofitting parking lots with landscaping

## REDEVELOPMENT

- Added description of Perry's redevelopment areas
- Added suggested development pattern of brownfield and industrial site redevelopment
- Added suggested implementation of using brownfield grants

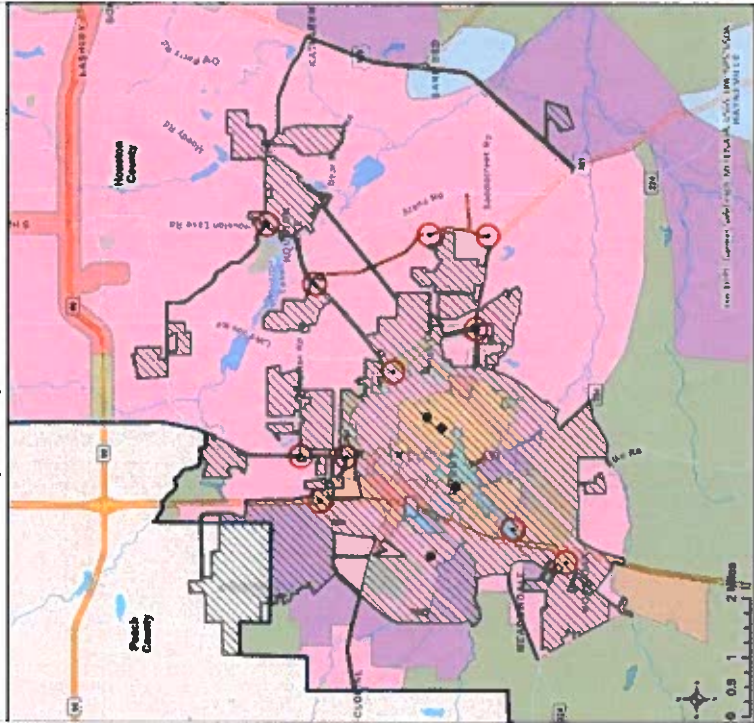
## DOWNTOWN

- Updated description as it relates to Perry
- Added suggested development patterns:
  - infill development
  - mixed-use development reflecting character
  - building/parking location
  - complete streets

## INDUSTRIAL

- Added suggested land use designation for waste services

## City of Perry Character Areas



**Perry**  
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**Legend**

- Commercial Node
- Neighborhood Node
- Langston Rd Extension
- Perry Old Lands
- City of Perry
- Appalachian Area
- South Perry
- Commercial Area
- Neighborhood Area
- Georgian Character Area
- Historic-Cultural Area
- North Perry Area
- Neighborhood Area
- Year-Center Area
- Neighborhood Area
- Neighborhood Area

**MGRC**  
Metropolitan Government Regional Council of Governments

Map prepared by the Georgia Regional Council (MGRC) for the City of Perry. The map shows the City of Perry's jurisdiction and the MGRC's jurisdiction. The map is for informational purposes only and does not constitute a contract or warranty of any kind. The MGRC is not responsible for any errors or omissions on this map. The MGRC is not responsible for any damages or liabilities arising from the use of this map. The MGRC is not responsible for any changes or updates to this map. The MGRC is not responsible for any legal consequences arising from the use of this map.

# Overview of Character Area Map Edits

- CHANGED TO PARCEL-BASED AREAS
- ADDED NEIGHBORHOOD AND COMMERCIAL NODES
- ADDED LANGSTON ROAD EXTENSION
- <https://tinyurl.com/HoustonCoLandUse>

“

**PLEASE SHARE YOUR THOUGHTS**

**Questions**

**Comments**

**Additional Edits**

Send comments to [holly.wharton@perry-ga.gov](mailto:holly.wharton@perry-ga.gov)  
by December 14th

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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: Mayor/Council  
FROM: Lee Gilmour, <sup>LG</sup>City Manager  
DATE: November 24, 2021  
REFERENCE: Traffic control adjustment

Each time the traffic control signal goes out at the intersection of Carroll Street and Washington Street my office receives calls suggesting the traffic control signal be removed. Based on an observation of traffic patterns the Administration recommends council authorize the removal of the traffic control system at this intersection and replace it with a three (3) way stop.

cc: Mr. R. Smith  
Chief S. Lynn  
Ms. J. Thomas



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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: Mayor/Council  
FROM: Lee Gilmour, City Manager  
DATE: November 24, 2021  
REFERENCE: Peaches to Beaches event

The Perry Lions Club is requesting a number of items from the city for its portion of Peaches to Beaches. The event is the second weekend in March and is a fund raiser for the club. Additionally, the Perry Area Convention and Visitors Bureau Authority received \$ 700.00 for the event. The petitioner is requesting:

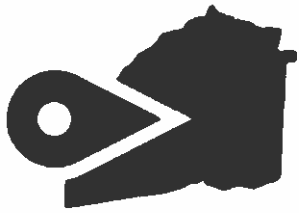
1. Use of the new city hall grounds. Recommend approval.
2. Waiving of the special event fee. Recommend denial. The \$ 72.00 fee should be paid since it is a fund-raising event.
3. Use of the city parking lot of Ball Street/Main Street. Recommend approval.
4. Blocking of Main Street between Jernigan Street and Ball Street. Recommend approval.
5. Blocking of Jernigan Street between Carroll Street and Main Street. Recommend approval.
6. Fire Department emergency response. Recommend handle on- shift as needed.
7. Police Department emergency response. Recommend handle on- shift as needed.
8. Public Works to provide assistance with trash can delivery, set-up and clean-up. Recommend Public Works provide cones for street blocking, dumpster for extra trash. No extra duty. Club responsible for getting trash to dumpster.
9. Block off Carroll Street between Jernigan Street and Ball Street or Ball Street between Carroll Street and Main Street. Recommend

denial.

10. Strong police surveillance between 6:00pm – 8:00pm Thursday – Saturday. Recommend denial. Can pay for extra duty officers if club desires.
11. Safety cones on Walkers Rhodes tractor display site. Recommend denial.
12. Information sign, Recommend approval.
13. Use of drive by Legacy Park for vendors. Recommend denial.
14. Approval of golf car shuttle transportation between Legacy Park and downtown. Recommended denial.

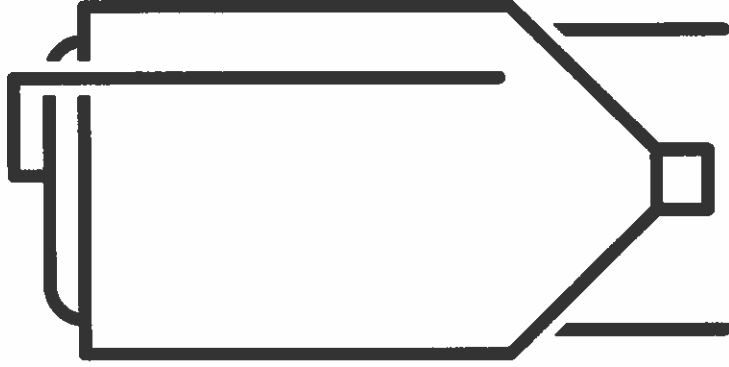
cc: Ms. A. Turpin





**PERRY**

*Downtown*  
Development Authority



## Project “Handle”

December 6, 2021

**DDA Lot – Ball @ Main Public Parking Lot  
Prospective Project Location**

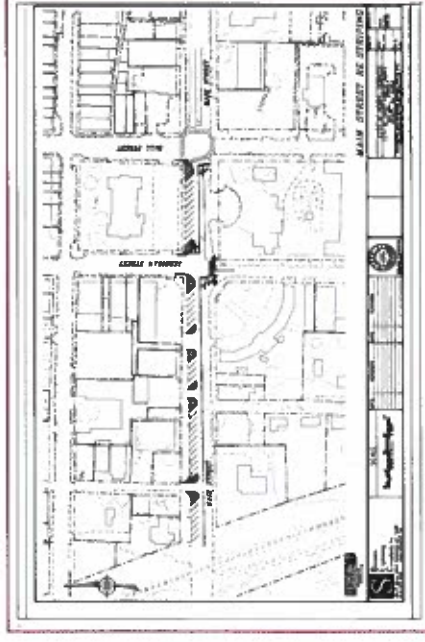


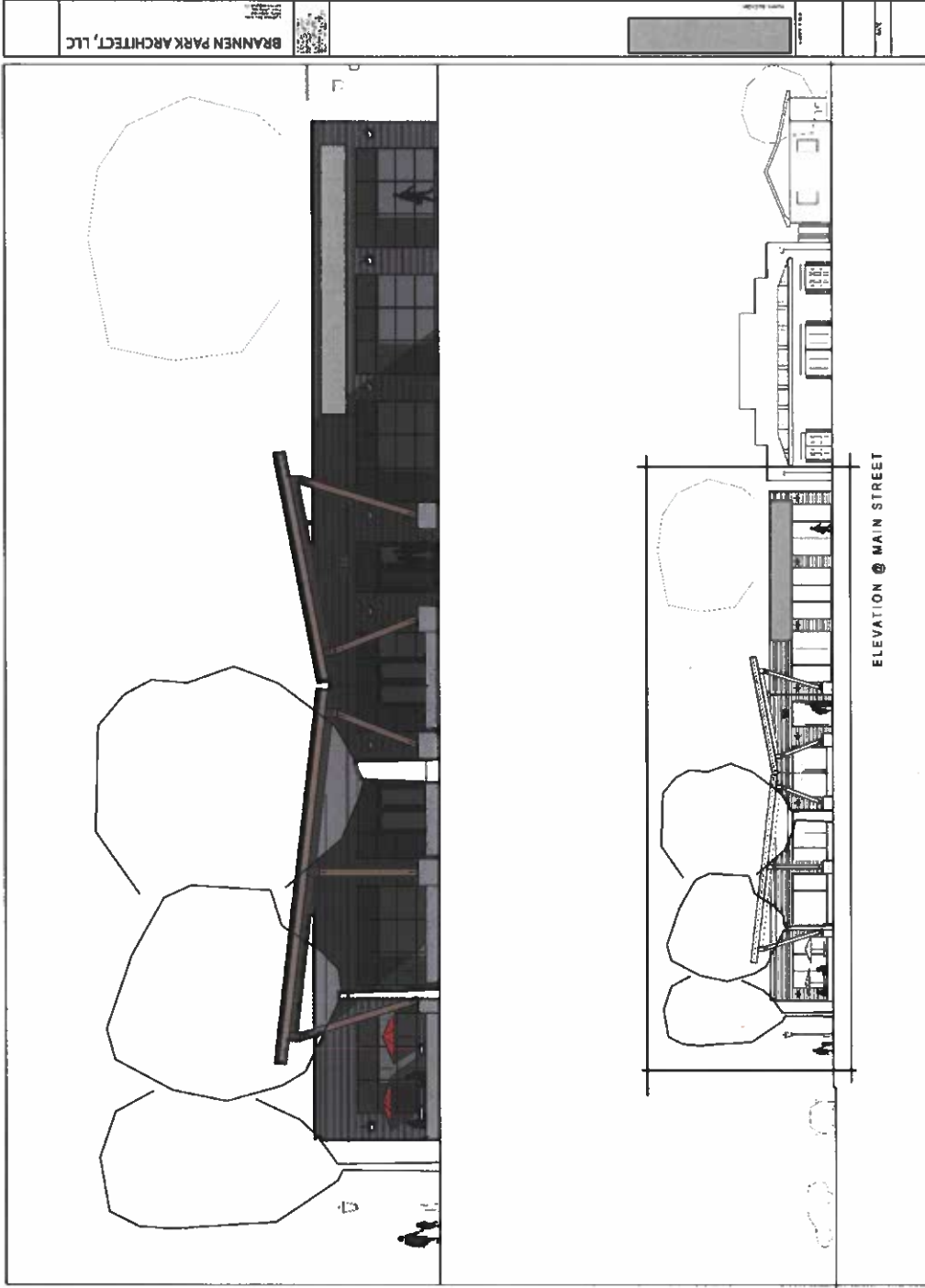


- 2018 Downtown Parking Study**
- ~310 Public Parking Spaces
  - 34% average occupancy
  - 42% occupancy during peak hours

**Downtown Parking Initiatives**

- Main Street Parking Additions: (Complete) +36 Spaces
- Main Street Re-Striping: +4 Spaces
- Perry Events Center Parking Expansion: +35 Spaces
- Railroad ROW Easement for Parking





ELEVATION @ MAIN STREET

BRANNEN PARK ARCHITECT, LLC



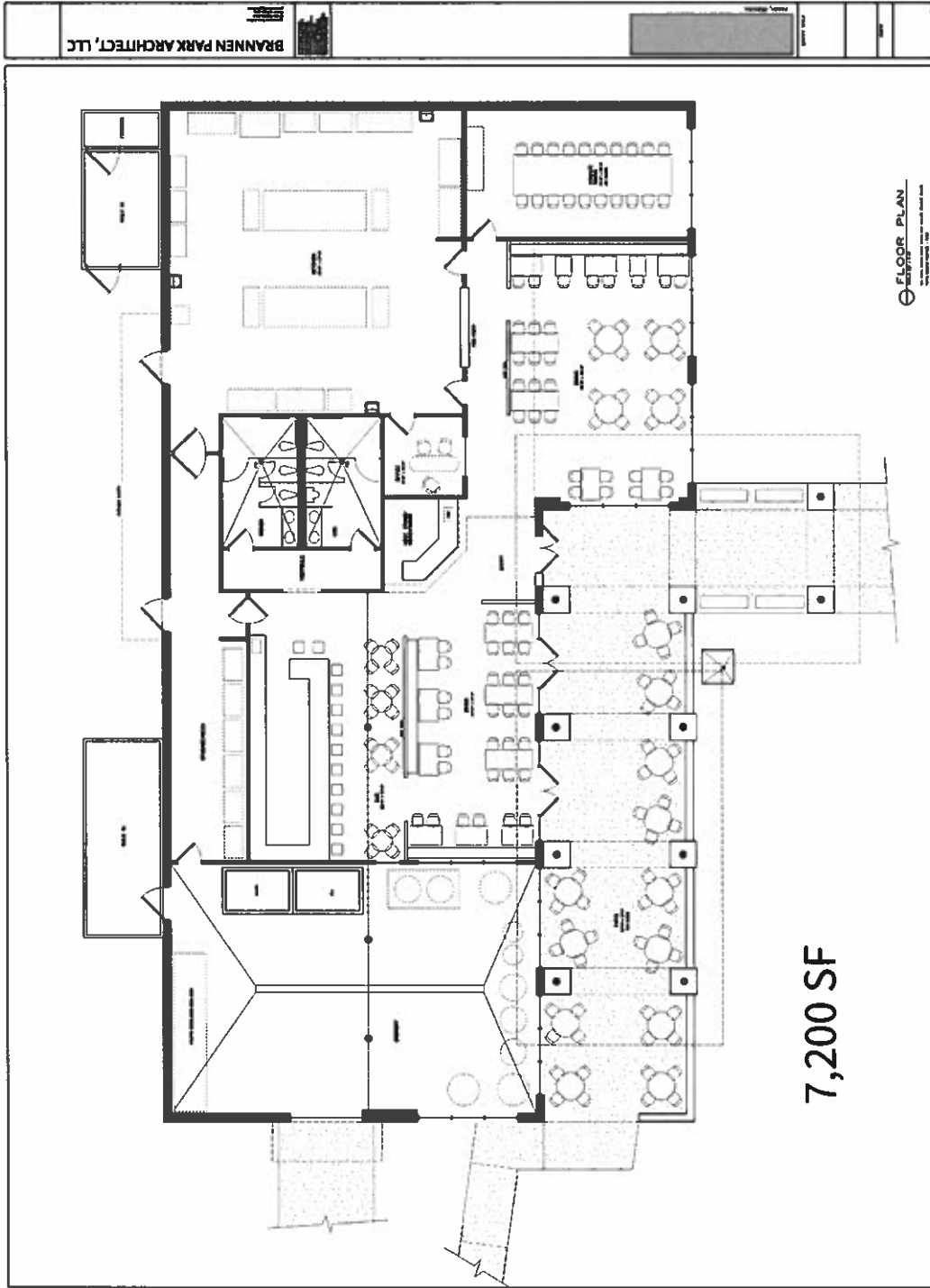
170 Seats



On-Site  
Brewing



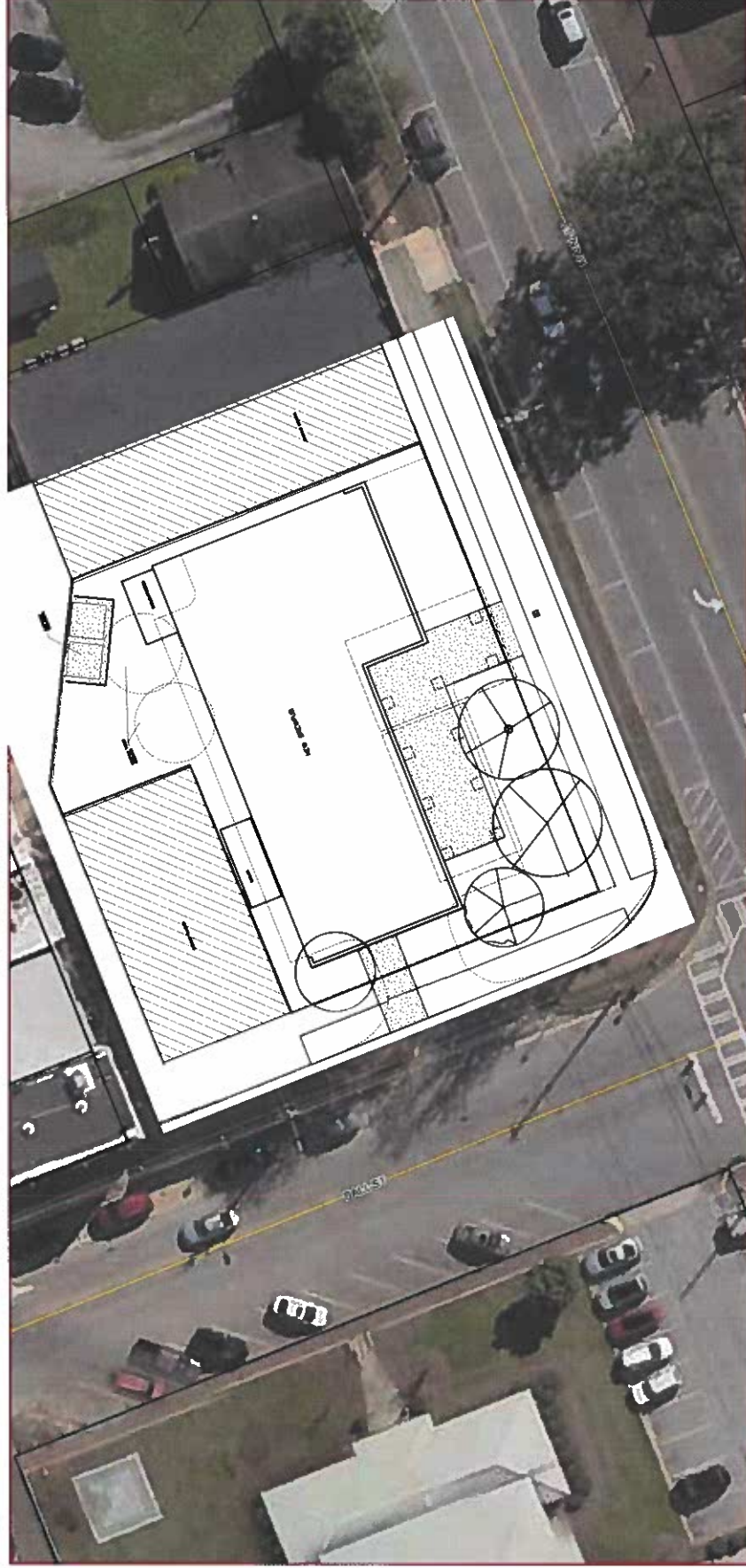
Single  
Story



*Downtown* DEVELOPMENT AUTHORITY



DDA Lot – Ball @ Main Public Parking Lot  
Prospective Project Location

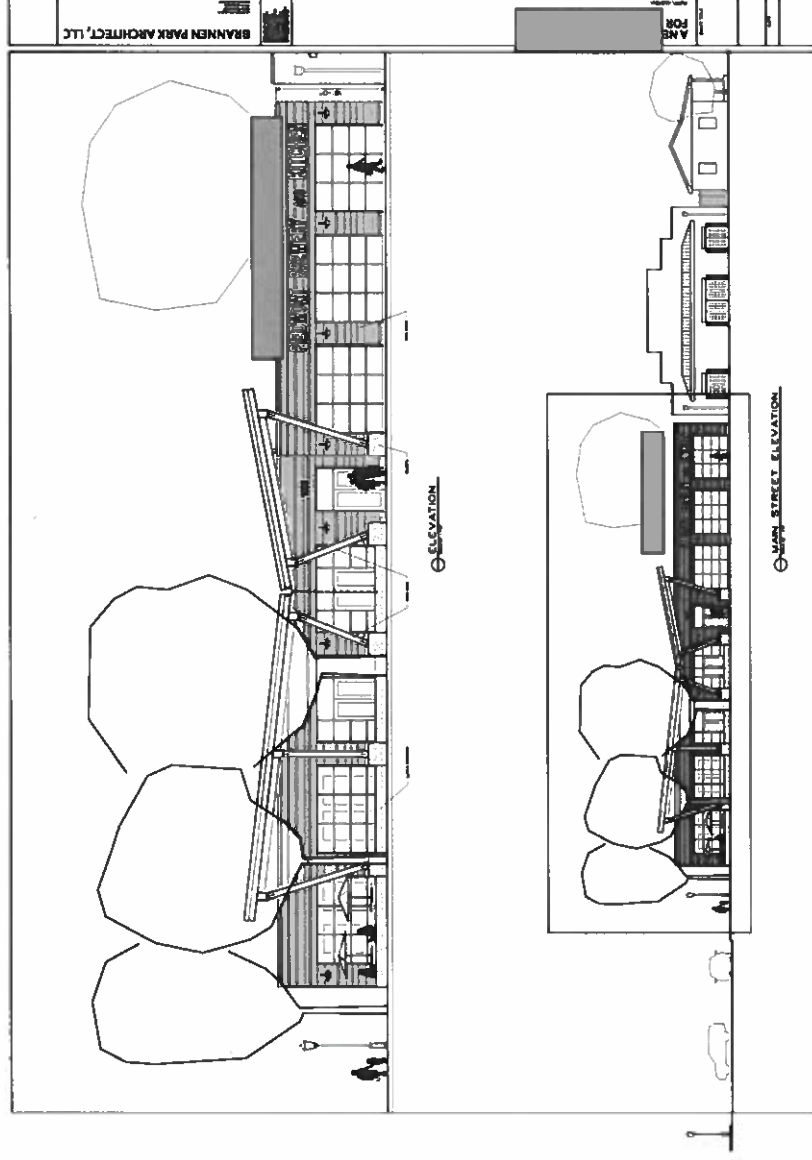


USES		SOURCES
Facility Construction	\$1,404,856.00*	DDA Revenue Bond
FF&E	\$174,000.00	Owner Cash Equity
Kitchen Equipment	\$156,481.00	Natural Gas Incentive
Brewery Equipment	\$392,410.64	
Misc.	\$40,000.00	
* \$193.77 psf	\$2,167,747.64	\$2,347,764.50

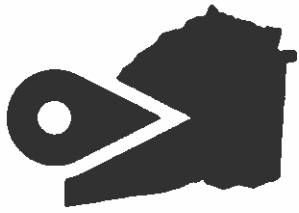
- 30 Year Revenue Bond Issuance
  - To the DDA - Backed by the City via IGA
  - ~3% Interest Rate
  - Flexible Purchase Option
  - Annual Debt Service ~\$113,537
  - Estimated Lease Rate ~\$9,461
- Project committed to all overages.

## Moving Forward...

- ✓ Concurrence from DDA
- Finalize negotiations with project
- Complete transfer of property
- Bond issuance process / IGA with City
  - December 27 Bond Parameters Set
  - January Bond Validation Process
  - February Adoption & Purchase
- Architectural plans and review
- Contractor procurement process (RFP)
- February 2022 bond closing and construction starting
- October 2022 open date

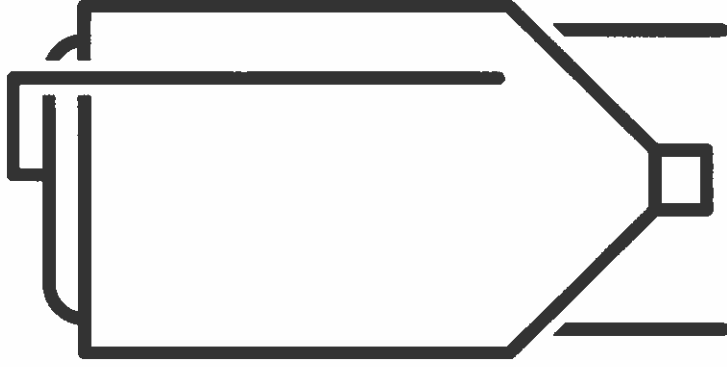






**PERRY**

*Downtown*  
Development Authority



Questions?