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January 4, 2022

**COUNCIL AGENDA**

6:00 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. Elected Officials Swearing In Ceremony: City Attorney Brooke Newby  
  
Mayor Randall Walker  
Council Member Phyllis Bynum-Grace  
Council Member Robert Jones  
Council Member Darryl Albritton
  
3. Roll.
  
4. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
  
5. Selection of 2022 Mayor Pro-Tempore. Mayor Randall Walker
  
6. Recognition(s) / Presentation(s): Mayor Randall Walker
  - 6a. Recognition of Mr. Bryan Wood for 5 years of service – Mr. L. Gilmour.
  - 6b. Introduction of new Firefighters Patrick Watson, Will Kersey and Nathan Hershberger – Chief L. Parker.
  
7. Appointments to Boards/Commissions/Authorities: Mayor Randall Walker
  - 7a. Mayor and Council Post 1 – Districts 1, 2, 3 Appointments.
    - Perry Planning Commission
    - Perry Public Facilities Authority
  
8. Community Partner(s) Update(s):
  
9. Citizens with Input.
  
10. 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. 36-66-4.

- 10a. SUSE-299-2021. Applicant, Rodney P. McDaniel, request a Special Exception to allow short-term residential rental. The property is located at 606 Amherst Street; Tax Map No. oPo570 087000 – Ms. H. Wharton.
  - 10b. SUSE-301-2021. Applicant, Peggy S. Baker, request a Special Exception to allow bed and breakfast inn (short-term rental). The property is located at 205 Avington Chase; Tax Map No. oPo650 095000 – Ms. H. Wharton.
  - 10c. SUSE-317-2021. Applicant, Victor R. Lozano, request a Special Exception to allow bed and breakfast inn (short-term rental). The property is located at 117 Sutton Drive; Tax Map No. oPo700 029000 – Ms. H. Wharton.
  - 10d. SUSE-319-2021. Applicant, Patricia Akins, request a Special Exception to allow bed and breakfast inn (short-term rental). The property is located at 2047 Northside Road; Tax Map No. oP16Bo 046000 - Ms. H. Wharton.
  - 10e. SUSE-320-2021. Applicant, Matthew King – Crown Real Estate, request a Special Exception to allow multi-family development. The property is located at 2141 Hwy 127; Tax Map No. oPo610 028000 – Ms. H. Wharton.
  - 10f. SUSE-323-2021. Applicant, Ilde Robles, Boardwalk Development Group, LLC, request a Special Exception to expand a self-service storage facility. The property is located at 1910 Macon Road; Tax Map No. oPo400 16A000 – Ms. H. Wharton.
  - 10g. ANNX-316-2021. Applicant, ASIL Group, LLC, request to de-annex property from the City Boundary. The property is located at 308 Woodlands Boulevard; Tax Map No. oP64Ao 223000 – Mr. B. Wood.
  - 10h. ANNX-325-2021. Applicant, Tom Hall, Houston County Attorney for the Houston County Development Authority, request the annexation and rezoning of property from M-2 (County) to M-2 (City). The property is located at North Highway 341 and Perry Parkway; Tax Map No. 000160 025000 – Mr. B. Wood.
  - 10i. TEXT-324-2021. Applicant, the City of Perry, request modifications to Land Management Ordinance Section 5-1.2 to authorize City Council to grant multi-family residential density greater than those established in Table 5-1-1 by special exception and only for the adaptive re-use of existing buildings – Mr. B. Wood.
11. Review of Minutes: Mayor Randall Walker
    - 11a. Council’s Consideration – Minutes of the December 21, 2021 pre council meeting and December 21, 2021 council meeting. (*Council Member Phyllis Bynum-Grace was absent from the December 21, 2021 meetings.*)

12. Old Business: Mayor Randall Walker

12a. 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 on Houston Lake Road; Tax Map No. 000810 10A000 – Mr. B. Wood.
2. **Second Reading** of an ordinance for the rezoning of property from R-AG (County), Agricultural Residential District to R-1 (City), Single-family Residential District. The property is located on Houston Lake Road; Tax Map No. 000810 10A000 – Mr. B. Wood.

13. Any Other Old Business:

- 13a. Mayor Randall Walker
- 13b. Council Members
- 13c. City Attorney Brooke Newby
- 13d. City Manager Lee Gilmour
- 13e. Assistant City Manager Robert Smith

14. New Business: Mayor Randall Walker

14a. Matters referred from January 4, 2022 pre council meeting.

- 14b. Special Exception Application 299-2021 - Mr. B. Wood.
- 14c. Special Exception Application 301-2021 – Mr. B. Wood.
- 14d. Special Exception Application 317-2021 – Mr. B. Wood.
- 14e. Special Exception Application 319-2021 – Mr. B. Wood.
- 14f. Special Exception Application 320-2021 – Mr. B. Wood.
- 14g. Special Exception Application 323-2021 – Mr. B. Wood.

14h. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance to de-annex property from the City of Perry. The property is located at 308 Woodlands Boulevard; Tax Map No. 0P64A0 223000 – Mr. B. Wood. *(No action required by Council)*
2. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at North Highway 341 and Perry Parkway; Tax Map No. 000160 025000 – Mr. B. Wood. *(No action required by Council)*

3. **First Reading** of an ordinance for the rezoning of property from M-2 (County) to M-2 (City). The property is located at North Highway 341 and Perry Parkway; Tax Map No. 000160 025000 – Mr. B. Wood. *(No action required by Council)*
4. **First Reading** of an ordinance to amend Section 5-1.2 of the Land Management Ordinance relative to increasing maximum density for adaptive reuse of existing buildings – Mr. B. Wood. *(No action required by Council)*

14i. Award of Bid(s):

1. Bid No. 2022-19 Splash Pad Concrete Additions – Mr. M. Worthington

15. Council Members Items:

16. Department Heads/Staff Items:

17. General Public Items:

18. Mayor Items:

19. Adjourn.