

MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
January 4, 2022  
**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held January 4, 2022 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: none

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

Departmental Staffing: Mitchell Worthington – Finance Director, Bryan Wood – Director of Community Development, Chief Lee Parker - Fire and Emergency Services Department, Chief Ephraim Wheeler – Fire Prevention, Ansley Fitzner – Public Works Superintendent, Sedrick Swan – Director of Leisure Services, Ashley Harden – Economic Development Administrator, Chad McMurrian – Engineering Services Manager, Jazmin Thomas – Downtown Manager, Holly Wharton – Community Planner, and Tabitha Clark – Communications Administrator.

Media: William Oliver – Houston Home Journal and Thomas Brooks – WGXA News

Guest(s)/Speaker(s): Matthew King – Crown Real Estate

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of January 4, 2022 council meeting agenda.

6a. Recognition of Mr. Bryan Wood for 5 years of service. Mr. Gilmour will recognize Mr. Wood for his years of service and present him with a service pin.

6b. Introduction of new firefighters Patrick Watson, Will Kersey and Nathan Hershberger. Chief Parker will present the new firefighters to Mayor and Council.

7a. Mayor and Council appointment to the Perry Planning Commission and Perry Public Facilities Authority. Mayor Walker and Council will make their joint appointments to the Perry Planning Commission and the Perry Public Facilities Authority this evening.

\* Mayor Walker asked Mr. Woods if items 10a, 10b, 10c, and 10d could be covered as one item. Mr. Wood stated he would present the staff report for the first item and then provided the specifics for each additional item.

Mr. Wood reported items 10a, 10b, 10c, and 10d are special exceptions for short-term residential rentals (bed and breakfast). In August 2021 Council adopted amendments to the Land Management Ordinance making short-term residential rental (accommodations for periods less than 30 days) a use that may be allowed in residential district only by special exception. Staff identified eleven short-term residential rentals in Perry and notified those property owners of the requirements to obtain a special exception. Several of them have closed their accounts. Four special exceptions for short-term rentals will be presented to Council this evening.

10a. SUSE-229-2021. Mr. Wood stated the owner is renting the entire 3-bedroom/2-bath house for up to 6 guests and it meets the definition of short-term residential. The property is located at 606 Amherst Street and the city has not received any complaints regarding any of the identified short-term rentals. The Planning Commission and staff recommends approval of the special exception with the following conditions: 1) The special exception is limited to the current owners of the subject property, Rodney P. and Nomi McDaniel, and is not transferable, 2) the special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time, 3) the property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental, 4) the property owner shall remit all required taxes and fees associated with the short-term rental as required by law, and 5) failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

10b. SUSE-301-2021. Mr. Wood stated the property owner is offering 2 guest bedrooms in the 4-bedroom/2-bath house for short-term rental for up to 4 guests. The owner maintains residence at the subject property. Because only a portion of the house is rented on a short-term basis and the property is owner-occupied this short-term rental meets the definition of "bed and breakfast inn." The property is located at 205 Avington Chase and the city has not received any complaints regarding any of the identified short-term rentals. The Planning Commission and staff recommends approval of the special exception with the following conditions: 1) The special exception is limited to the current owners of the subject property, Peggy S. Baker, and is not transferable, 2) the special exception is limited to short-term rental of up to two (2) guest bedrooms for up to four (4) total guests at any given time, 3) the property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which portions of the subject property are offered for short-term rental, 4) the property owner shall remit all required taxes and fees associated with the short-term rental as required by law; and 5) failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

10c. SUSE-317-2021. Mr. Wood reported the property owner is offering 3 bedrooms and 1.5 bathrooms in his 4-bedroom/2.5-bathroom house for short-term rental for up to 7 guests. Each bedroom of the home is offered using separate listings. Because only a portion of the house is rented on a sort-term basis and the property is owner-occupied, this short-term rental meets the definition of “bed and breakfast inn.” The property is located at 117 Sutton Drive and the city has not received any complaints regarding any of the identified short-term rentals. The Planning Commission and staff recommends approval of the special exception with the following conditions: 1) The special exception is limited to the current owners of the subject property, Victor R. Lozano, and is not transferable, 2) the special exception is limited to short-term rental of up to 3 bedrooms for up to seven (7) guests at any given time, 3) the property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property are offered for short-term rental, 4) the property owner shall remit all required taxes and fees associated with the short-term rental as required by law; and 5) failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

10d. SUSE-319-2021. Mr. Wood reported the property owner is offering 2 guest bedrooms in the 3-bedroom/3-bath house for short-term rental for up to 4 guests. The owner maintains residence at the subject property. Because only a portion of the house is rented on a short-term basis and the property is owner-occupied this short-term rental meets the definition of “bed and breakfast inn.” The property is located at 2047 Northside Road and the city has not received any complaints regarding any of the identified short-term rentals. The Planning Commission and staff recommends approval of the special exception with the following conditions: 1) The special exception is limited to the current owners of the subject property, Patricia M. Akins, and is not transferable, 2) the special exception is limited to short-term rental of up to two (2) guest bedrooms for up to four (4) total guests at any given time, 3) the property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property are offered for short-term rental, 4) the property owner shall remit all required taxes and fees associated with the short-term rental as required by law; and 5) failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

10e. SUSE-320-2021. Ms. Wharton stated this special exception request is for a multi-family development on 2141 Hwy 127. The proposed development will have 200 units - a mix of duplexes, 1-bed, 2-bed, and 3-bed units. The subject property for this development includes a portion of land required for the City of Perry to construct a regional stormwater detention pond. Mayor Pro Tempore Jones inquired if the property would not be occupied until the regional stormwater pond is completed. Mr. Wood stated the developer has to provide a temporary stormwater detention pond in order to receive a Certificate of Occupancy. Council Member Peterson inquired if the city’s stormwater design plan has been completed. Mr. Wood stated the city’s stormwater design has been completed and identified the amount of property needed. Council

Member Peterson asked Mr. Matthew King if he is offering to do any temporary construction. Mr. King responded his company will not construct until the stormwater pond is completed. The Planning Commission and staff recommends approval of the special exception with the condition, exterior siding used shall be cement fiber material.

10f. SUSE-323-2021. Ms. Wharton stated this a special exception request to demolish and construct a new self-service storage facility at the existing location, 1910 Macon Road. The exterior design and materials of the new building must comply with design standards established in Section 6-6.1 of the Land Management Ordinance. The Planning Commission and staff recommends approve with the following conditions, the applicant shall replace the existing chain-link fence visible from Macon Road with black, vinyl-coated chain-link fence and remove the barbed-wired topper and the applicant shall comply with the street tree and street buffer requirements of Section 6-3 of the Land Management Ordinance along with entire Macon Road frontage of the property.

10g. ANNX-316-2021. Ms. Wharton stated this a de-annexation application by ASIL Group, LLC. The applicant proposes to de-annex the 47-foot-wide lot from the City of Perry and incorporate it with a lot proposed on the Warner Robins side of the development. Staff recommends denial of the request as being inconsistent with policy of City Council. The Planning Commission failed to provide a recommendation. Three Commissioners voted to deny the request based on Council's policy regarding de-annexations; three Commissioners felt the property should be de-annexed because it is inconsistent with the size of surrounding properties and cannot be developed consistent with the established development pattern. Mr. Wood advised Council that staff received a memorandum from Administration recommending the de-annexation.

10h. ANNX-325-2021. Ms. Wharton stated this property is a 572.6-acre parcel located at Perry Parkway and North Highway 341. The property is currently zoned M-2 on Houston County, the applicant is requesting to be annexed into the City of Perry with the zoning classification of M-2, Industrial for future development of industrial property and access to City of Perry utilities. The Planning Commission and staff recommends approval of the annexation request and the proposed zoning classification of M-2, Industrial.

10i. TEXT-324-2021. Mr. Wood advised Council that last year staff began fielding inquiries about converting older motels into multi-family residential uses. It became clear that because of existing design and structure of the existing buildings, converting motel units to residential units would exceed the maximum allowed density in most zoning districts. Staff is recommending that City Council be authorized to consider a density higher than the maximum listed in Table 5-2-1 for the specified zoning district when existing buildings are proposed for adaptive reuse as residential or mixed uses. The Planning Commission and staff recommends approval of the proposed text amendment.

12a (1). Second Reading of an ordinance for the annexation of property to the City of Perry. The property is located on Houston Lake Road. Mr. Wood advised this is the 1.78-acre parcel on Houston Lake Road. The Planning Commission and staff recommended approval of the annexation request with the following conditions: 1) water and sanitary sewer services shall be established at and brought to the subject property at the expense of the owner; 2) based on the letter from Houston County on November 9, 2021, sewer lines to service this property will not be allowed to be located on County-owned properties; and 3) this parcel will be a county water customer. Mayor Pro Tempore Jones, and Council Members Albritton and Peterson had several questions relative to sewer services that Mr. Wood and Mr. Gilmour answered.

12a (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. Mr. Wood stated this is the rezoning of the property from R-AG (County) to R-1 (City).

14i (1). Bid No. 2022-19 – Splash Pad Concrete Additions. Mr. Worthington stated his office did not receive any bids, therefore, his office directly solicited McWright, LLC. Staff recommends awarding the bid to McWright, LLC in the amount of \$40,750.00.

- 3b. Consider obtaining an inflatable fire safety house. Chief Parker presented to Council a proposal for an inflatable fire safety house. Chief Parker described the structure and the importance of the fire safety house with training (the inflatable will be ADA accessible). Funding for this will come from Fire Protection and Administration strongly recommends proceeding with the purchase of the inflatable fire safety house. Council Member Peterson stated from an educational standpoint, “Children with a diminished intellectual capacity learn best in an actual environment in which the skill will be used.” Council Member Bynum-Grace recommended using this tool with members of the Older American Council. Council concurred to proceed with Administration’s recommendation to purchase the inflatable fire safety house.
- 3c. Connectivity Plan presentation – Ms. H. Wharton. Mayor Walker recommended deferring this item until the January 18, 2022 meeting because of limited time. Council concurred with Mayor Walker’s recommendation.

4. Council Member Items:

Council had no reports.

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

5. Adjourn: There being no further business to come before Council in the pre council meeting held January 4, 2022, Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:54 p.m. Council Member King seconded the motion and it carried unanimously.