

MINUTES  
PRE-COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
March 15, 2022  
5:00 p.m.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held March 15, 2022 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None.

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, 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, Tabitha Clark – Communications Administrator, Ashley Hardin – Economic Development Administrator, Annie Warren – City Clerk, and Holly Wharton – Community Planner.

Media: William Oliver – Houston Home Journal.

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of March 15, 2022 council meeting agenda.

4b. Dogwood Festival – Alcohol permit request. Ms. Turpin stated this is an amended application to include an alcohol permit request from Bodega Brew relative to the sale of alcohol. Ms. Turpin stated the Perry Chamber supports this request and the sale of alcohol would be for the time of the event.

7a. (1). **Second Reading** of an ordinance for the rezoning of property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at 1803 Houston Lake Road. Mr. Wood reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the outlined two (2) conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an

easement in favor of the City of Perry for landscape installation and/or maintenance along Houston Lake Road in support of the City of Perry's green corridor initiative.

**7a.(2) Second Reading of an ordinance rezoning of the property from R-1, Single-Family Residential, to C-2, General Commercial. The property is located at Houston Lake Road and Gray Road.** Mr. Wood reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the outlined two (2) conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Houston Lake Road in support of the City of Perry's green corridor initiative.

**7a (3) . Second Reading of an ordinance for the annexation of property to the City of Perry. The property is located at Kings Chapel Road and Gurr Road; Tax Map No. 000830 062000.** Mr. Wood reviewed the request and stated the applicant had not submitted preliminary site plans for the property. This item has been reviewed by the Planning Commission and staff and recommends approval with the three (3) outlined conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Kings Chapel Road and Gurr Road in support of the City of Perry's green corridor initiative and (3). Sidewalks within the neighborhood shall be installed in addition to sidewalks along King Chapel Road and Gurr Road as reflected in the City of Perry Pathways Plan.

**7a. (4). Second Reading of an ordinance for the rezoning of property from RAG (County) to R-2.A, Single-family Residential (City). The property is located at Kings Chapel Road and Gurr Road.** Mr. Wood reviewed the request and stated that the applicant had not submitted preliminary site plans for the property. This item has been reviewed by the Planning Commission and staff and recommends approval with the three (3) outlined conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Kings Chapel Road and Gurr Road in support of the City of Perry's green corridor initiative and (3). Sidewalks within the neighborhood shall be installed in addition to sidewalks along King Chapel Road and Gurr Road as reflected in the City of Perry Pathways Plan.

7a. (5). **Second Reading** of an ordinance for the rezoning of property from R-2, Two-family residential, to PUD, Planned Unit Development (residential). The property is located on Gurr Road. Mr. Wood reviewed the request and stated the Planning Commission and staff recommends approval of the proposed rezoning classification to PUD, Planned Unit Development with the following conditions: (1).Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, and (2). The applicant's conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

Mr. Wood stated the recommendation from the Administration would be to include access to US Hwy 341/SR 11. Ms. Newby stated that the City Code stated that any additions/modifications to an ordinance would have to be tabled and sent back to Council for another First Reading.

7a. (6) **Second Reading** of an ordinance for the rezoning of property from C-2, General Commercial, to PUD, Planned Unit Development (Residential). The property is located on US Hwy 41 South at Holly Hills subdivision. Mr. Wood reviewed the request and stated the Planning Commission and staff recommends approval with the following conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, and (2). The applicant's conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

Mr. Wood stated the recommendation from the Administration would be to include access to US Hwy 341/SR 11 and removal of the buffer. Ms. Newby stated that the City Code stated that any additions/modifications to an ordinance would have to be tabled and sent back to Council for another First Reading.

7a. (7) **Second Reading** of an ordinance for rezoning of the property from R-2, Two Family Residential to C-2, General Commercial. The property is located at 613 and 615 Martin Luther King Jr. Drive. Mr. Wood reviewed the request and stated that the Planning Commission and staff recommends approval.

7a. (8) **Second Reading** of an ordinance for the rezoning of the property from C-1, Highway Commercial, to PUD, Planned Unit Development (Residential). The property is located at 1004, 1004a, and 1006 St. Patrick's Drive. Mr. Wood reviewed the request and stated the Planning Commission and staff recommend approval with the following condition: (1) The applicant conceptual site plan and staff-recommended PUD standards shall constitute the approval PUD Plan and Standards for the subject property.

Mr. Wood stated the Administration request the property to remain commercial property. Ms. Newby stated following up on a question, yes, the owner could sell the individual units.

7a. (9) **Second Reading** of an ordinance for rezoning the property from OC, Office-Commercial District, to C-3, Central Business District. Mr. Wood reviewed the request and stated the Planning Commission and staff recommends approval.

Mr. Wood stated the recommendation of the Administration would be to require paved parking on the property as a condition. Ms. Newby stated that the City Code stated that any additions/modifications to an ordinance would have to be tabled and sent back to Council for another First Reading.

7a. (10) **Second Reading** of an ordinance to amend the City Code re Meter Specifications. Ms. Brooke reviewed the ordinance to amend the City Code relative to re Meter specifications and recommended approval.

10a. (1). Approval of Household Water Supplier Agreement between the City of Perry and the Georgia Department of Human Services, pending review by the City Attorney. Mr. Worthington stated this agreement would provide low-income household water assistance for citizens of Perry and recommends approval subject to review by the City Attorney.

10a. (2) Approval of Participation in the National Opioid Settlements with distributors Amerisource Bergen, Cardinal Health and McKesson and with Manufacturer Janssen Pharmaceuticals and parent company Johnson and Johnson; and approval of the MOU with the State of Georgia relative to settlements. Ms. Newby recommends approval and would be able to execute the settlement documents.

10b. (1) Resolution to amend the Service Delivery Strategy for the City of Perry. Ms. Wharton stated this resolution is to amend the national gas provider from Jointly Owned to Mid-State Energy Commission.

10b. (2) Resolution amending the City of Perry Personnel Management System relative to Paid Time Off (PTO). Ms. Newby reviewed resolution that would provide for transitioning to Paid Time Off and recommends approval.

10b. (3) Resolution Opposing HB 1093 & SB 494 and opposing limitations on a City's Authority to make Housing, Land Use and Zoning decisions within a local Government's geographical boundaries. Mayor Walker reviewed the resolution and recommended approval stating HB 1093 & SB 494 would restrict a municipality and moving it forward to support GMA.

10c. Approval of the lease agreement with Norfolk Southern. Ms. Newby reviewed the lease agreement with Mayor and Council stating that this agreement would provide space for paved public parking.

#### 4. Council Member Items.

Council Member Jones stated he received a call from a citizen relative to the dumping of furniture near the apartment complex on Hwy 41. Mr. Gilmour stated the Public

Works department will pick up those items and the nearest apartment complex will be charged. This helps deter the illegal dumping.

Mr. Smith stated there will be a Called City Council meeting on March 22<sup>nd</sup> at 5:00 p.m. to discuss the Strategic Plan.

5. Adjournment: There being no further business to come before Council in the pre council meeting held March 15, 2022 , Council Member Hunt motioned to adjourn the meeting at 5:45 p.m. Mayor Pro Tempore King seconded the motion and it carried unanimously.