

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
June 7, 2022
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 June 7, 2022 at 6:00 p.m.

2. Roll.

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

Elected Official Absent: Council Member Darryl Albritton

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

Departmental Staffing: Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Bryan Wood – Director of Community Development, Chief Steve Lynn – Police Department, Chief Lee Parker - Fire and Emergency Services Department, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Holly Wharton – Community Planner, Ashley Hardin – Economic Development Administrator, Amber Garrett – Communications Specialist, and Tabitha Clark – Communications Administrator.

Media: William Oliver – Houston Home Journal

Guest(s)/Speaker(s): Bonnie Sexton – Chamber of Commerce, Darrien Woolfolk, and Ryan Snodgrass

3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker

Council Member Jones rendered the invocation and Council Member Peterson led the pledge of allegiance to the flag.

4. Recognition(s) / Presentation(s): Mayor Randall Walker

4a. Introduction of Devin McCracken, PT Logistics Technician – Chief S. Lynn.

Chief Lynn introduced Mr. McCracken to Mayor and Council. Mayor and Council welcomed Mr. McCracken to the City of Perry.

4b. Recognition of Annie Warren for 15 years of service – Mr. L. Gilmour.

Mr. Gilmour recognized Ms. Warren for 15 years of service and presented to her a service pin. Ma. Warren thanked Mayor, Council and Mr. Gilmour.

4c. Special Events Application:

1. Perry Chamber of Commerce's request for the City's support for its Freedom Fireworks event on July 4, 2022 – Ms. B. Sexton.

Ms. Sexton requested city's support from the fire and police departments for the 10th Annual Freedom Fireworks event on July 4, 2022. Mayor Pro Tempore King motioned approved the application as submitted, Council Member Jones seconded the motion and it carried unanimously.

4d. New Business Announcement – Ms. A. Hardin
- Keith and Mary Wilcots

Ms. Hardin introduced Keith and Mary Wilcots who will be opening up a Filipino cuisine restaurant in Perry near the end of September.

5. Citizens with Input.

Darrien Woolfolk, 926 Jeannie Street, provided an update of her travels and thanked staff for the good they do for the city.

6. PUBLIC HEARING CALLED TO ORDER AT 6:15 P.M. Mayor Randall Walker called to order a public hearing at 6:15 p.m. 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 and 36-81-5.

- 6a. RZNE-0056-2022. Applicant, Curtis D. Harris, request the rezoning of property from M-2, General Industrial to C-2, General Commercial. The property is located at 1829 Macon Road; Tax Map No. 0P0400 009000 – Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval of the application with no conditions.

Public Input: Mayor Walker called for any public input for or against the application.

For: Mr. Curtis Harris, 104 Turtle Dove Court, spoke in favor of the application.

Against: none

- 6b. SUSE-0057-2022. Applicant, Anjebhai Patel, request a Special Exception to allow multi-family development. The property is located at 200 and 200A Valley Drive; Tax Map No. 0P0380 016000 and 0P0380 077000 – Ms. H. Wharton.

Ms. Wharton reviewed the Special Exception request to allow a multi-family development. The Planning Commission and staff recommends approval with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, 2) the buildings and site of the proposed development must comply with all applicable building codes, fire codes, and stormwater regulations, 3) maximum density shall not exceed 29.1 units per acre, and 4) Special Exceptions SUSE-0170-2020 and SUSE-0171-2021 are voided.

Public Input: Mayor Walker called for any public input for or against the application.

For: Marc Makwana, 400 Galleria Pkwy, Atlanta, GA, spoke in favor of the application.

Against: none

- 6c. RZNE-0058-2022. Applicant, Wingate Custom Homes, request the rezoning of property from R-AG, Residential Agricultural District to PUD, Planned Unit Development. The property is located at 1824 Houston Lake Road and 1904 Hwy 127; Tax Map No. 0P0490 062000 and 0P0490 061000 – Ms. H. Wharton.

Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval with the following conditions: 1) The applicant's Zoning Plan shall be the approved PUD Plan for the property, 2) The Zoning Plan shall be revised prior to final approval by the City Council to remove the 20' buffers. These buffer areas shall be incorporated into the adjacent lots, 3) The zoning standards applied to the PUD shall be revised in the following way prior to final approval by City Council: a. Rear setbacks for front-loaded single-family lots 146-161 and lots 215-219 shall be 35 feet, b. Street rights-of-way shall be a minimum of 60 feet wide, c. Street widths shall be at least 20 feet wide for two-way travel lanes and 8 feet for parallel on-street parking spaces, d. Alleys shall have a minimum 20-foot right-of-way and pavement width, and e. Signs shall comply with standards established in the Land Management Ordinance for the C-3, Central Business District, 4) within the open space, the developer shall construct and furnish a pocket park(s) consistent with plans approved by the Planning Commission, 5) ADA-compliant sidewalks shall be installed as indicated on the Zoning Plan, 6) street trees shall be installed as indicated on the Zoning Plan, standards not specifically addressed for the commercial portion of the plan shall comply with C-3 requirements; townhouse areas shall comply with RTH requirements; and single-family residential areas shall comply with R-3 requirements, and 8) the zoning plan shall be revised to address the Brock family's concern along their east property line. Ms. Wharton advised that conditions 2, 3, and 8 have been addressed by the applicant.

Public Input: Mayor Walker called for any public input for or against the application.

For: Alonzo Brock, 1914 Hwy 127, spoke in favor of the application.

Ryan Snodgrass, 1447 Peachtree Steet, Atlanta, GA, spoke in favor of the application.

Against: none

- 6d. TEXT-0049-2022. Applicant, The City of Perry, request text amendment to the LMO Sections 3-2.2, 4-1.2, 4-3.1, 5-1.1, 5-1.2, 5-2.1 and 5.5 to establish a townhouse zoning district and to modify townhouse development standards – Mr. B. Wood.

Staff Report: Mr. Wood reviewed the proposed text amendment and stated the Planning Commission and staff recommends approval of the proposed text amendment.

Public Input: Mayor Walker called for any public input for or against the application.

For: none

Against: none

- 6e. Public Hearing for FY 2023 Operating Budget for the City of Perry – Mr. L. Gilmour.

Mr. Gilmour reviewed with the Mayor and Council the FY 2023 Operating Budget for the City of Perry.

Public Input: Mayor Walker called for any public input for or against the application.

For: None

Against: None

PUBLIC HEARING CLOSED AT 6:36 P.M. Mayor Walker closed the public hearing at 6:18 p.m.

7. Review of Minutes: Mayor Randall Walker

- 7a. Council's Consideration – Minutes of the May 17, 2022 pre council meeting,

May 17, 2022 council meeting and May 23, 2022 special called meeting.
(Council Member Bynum-Grace was absent from the May 23, 2022 meeting;
Mayor Pro Tempore King was absent from the May 17 and May 23, 2022
meetings.)

Council Member Hunt motioned to approve the minutes as submitted. Council
Member Jones seconded the motioned and it carried with Council Member
Bynum-Grace abstaining from May 23, 2022 meeting and Mayor Pro Tempore
King abstaining from the May 17 and May 23, 2022 meeting.

8. Old Business: Mayor Randall Walker

8a. Ordinances for Second Reading(s) and Adoption:

1. **Second Reading** of an amended ordinance to amend Code Section
2-2.2 of the LMO by revising the Public Notice Requirements –
Mr. B. Wood.

Adopted Ordinance No. 2022-18 to amend Code Section 2-2.2 of the
LMO by revising the Public Notice Requirement. Council Member Jones
motioned to adopt the ordinance as submitted. Council Member
Peterson seconded the motion and it carried unanimously. (*Ordinance
No. 2022-18 has been entered into the City's official book of record*).

9. Any Other Old Business:

9a. Mayor Randall Walker - none

9b. Council Members

Council Member Peterson

- inquired about the grant application for DCA. Mr. Smith stated grant
application was submitted.

- asked Ansley if the contractor/engineer had worked out the drainage
ditch issue near Pine Needle. Ansley advised she had spoken to Chad and
Brad and they are waiting on a response from the contractor.

9c. City Attorney Brooke Newby – none

9d. City Manager Lee Gilmour – none

9e. Assistant City Manager Robert Smith - none

10. Community Partner(s) Update(s): none

11. New Business: Mayor Randall Walker

11a. Matters referred from June 6, 2022 work session and June 7, 2022 pre council
meeting. None

11b. Special Exception Application 0057-2022 – Mr. B. Wood.

Mayor Pro Tempore King motioned to approve with the conditions outlined by
the Planning Commission; Council Member Bynum-Grace seconded the motion
and it carried unanimously.

11c. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance to rezone property from M-2, General Industrial to C-2, General Commercial. The property is located at 1829 Macon Road; Tax Map No. oPo400 009000 – Mr. B. Wood. *(No action required by Council)*
2. **First Reading** of an ordinance to rezone property from R-AG, Residential Agricultural District to PUD, Planned Unit Development. The property is located at 1824 Houston Lake Road and 1904 Hwy 127; Tax Map No. oPo490 062000 and oPo490 061000 – Mr. B. Wood. *(No action required by Council)*
3. **First Reading** of an ordinance to amend Sections 3-2.2, 4-1.2, 4-3.1, 5-1.1, 5-1.2, 5-2.1, and 5-5 of the LMO relative to Townhouse Districts and Development Standards - Mr. B. Wood. *(No action required by Council)*
4. **First Reading** of an ordinance adopting the FY 2023 Operating Budget for the City of Perry – Mr. L. Gilmour. *(No action required by Council)*

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

1. Resolution approving the P-Card credit limit increase and designating persons of power with Synovus Bank – Mr. M. Worthington.

Adopted Resolution No. 2022-32 approving the P-Card credit limit increase and designating persons of power with Synovus Bank. Council Member Peterson motioned to adopt the resolution as presented; Council Member Jones seconded the motion and it carried unanimously. *(Resolution No. 2022-32 has been entered into the City's official book of record).*

- 11e. Approval of the Purchase and Sale Agreement for 1524 Houston Lake Road – Ms. B. Newby.

Council Member Jones motioned to approve the Purchase and Sale Agreement for 1524 Houston Lake Road as presented; Council Member Peterson seconded the motion and it carried unanimously.

12. Other Business – Supplemental Agenda Item(s):

- 12a. Appointment of committee members for the Sports Complex Committee – Mr. L. Gilmour.

Council Member Bynum-Grace motioned to approve the appointments to the Sports Complex Committee as outlined. Council Member Peterson seconded the motion, and it carried unanimously.

13. Council Members Items:

Council Member Bynum-Grace reminded everyone of the Juneteenth event on June 18 at Rozar Park.

14. Department Heads/Staff Items: none

Chief Lynn advised Captain Everidge and his crew were out at 6am this morning getting the bicyclists crew off.

Ms. Fitzner advised the contractor is starting preliminary construction for Crossroads Park.

15. General Public Items:

Ryan Snodgrass, 1447 Peachtree Street, Atlanta, GA, reiterated the development style for RZNE-0058-2022 application.

16. Mayor Items:

- June 20, Federal Holiday
- June 21, pre council and council meetings
- June 18, Juneteenth event at Rozar Park

17. Adjournment: There being no further business to come before Council in the regular meeting held on June 7, 2022, Mayor Pro Tempore King motioned to adjourn the meeting at 6:55 p.m. Council Member Hunt seconded the motion, and it carried unanimously.