

SHORT-TERM WORK PROGRAM FOR CITY OF PERRY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2012	2013	2014	2015	2016			
ECONOMIC DEVELOPMENT									
1	Explore State and Federal grants and programs for economic development funding opportunities.	X	X	X	X	X	City of Perry, Houston County Development Authority	Staff Time	General Fund
2	Aggressively market for redevelopment and infill opportunities.	X	X	X	X	X	City of Perry, Houston County Development Authority	Varies	Varies
3	Develop a marketing strategy to attract new businesses to diversify the local economy.	X	X	X	X	X	City of Perry, Houston County Development Authority	Varies	Varies
4	Recruit more commercial and retail businesses to keep pace with the residential growth.	X	X	X	X	X	Perry Area Chamber of Commerce, City of Perry, Houston County Development Authority	Staff Time	Varies
5	Develop a Downtown Business Attraction and Retention Plan	X					City of Perry	Staff Time	General Fund
6	Develop a Citywide Business Attraction and Retention Plan			X			City of Perry	Staff Time	General Fund
HOUSING									
1	Review and monitor rezoning proposals for consistency with housing policies.	X	X	X	X	X	City of Perry	Staff Time	General Fund

2	Enforce Existing housing and property maintenance codes.	X	X	X	X	X	City of Perry	Staff Time	General Fund
3	Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families.	X	X	X	X	X	City or Perry, Perry Housing Authority	Varies	General Fund, Grants
4	Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families.	X	X	X	X	X	City of Perry	Varies	General Fund
5	Work in partnership with non-profit groups to examine and demonstrate project(s) relative to the provision of affordable housing options.	X	X	X	X	X	City of Perry Non-Profit Organizations	Varies	General Fund, Grants
NATURAL AND CULTURAL RESOURCES									
1	Identify and obtain greenspace corridors in the City of Perry, including buffers along area streams.	X	X	X	X	X	City of Perry	Varies	Varies
2	List districts and individual properties in the National Register as are added.	X	X	X	X	X	City of Perry	Staff Time	General Fund
3	Create advertising campaign to promote water conservation to citizens.	X	X	X	X	X	City of Perry	Staff Time	Water/Sewer Fund
4	Create a stormwater utility.	X					City of Perry	\$340,000	User Fees
5	Partner with Perry Tree Board and/or Master Gardeners to develop a City of Perry Landscaping Policy		X				City of Perry, Perry Tree Board	Staff Time	General Fund
COMMUNITY FACILITIES AND SERVICES									
1	Identify and replace the inadequate and/or inoperable street lights in the community's neighborhoods.	X	X	X	X	X	City of Perry	Varies	General Fund
2	Resurface city streets as needed.	X	X	X	X	X	City of Perry	Varies	Varies

3	Construct and equip two new fire stations in the City of Perry.			X	X	X	City of Perry	\$2,000,000	SPLOST
4	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.			X	X	X	Perry-Houston County Airport Authority	\$500,000	Varies
5	Require construction of neighborhood parks in new residential subdivisions at rate of one per 85 acres.	X	X	X	X	X	City of Perry	Staff Time	Varies
6	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.		X	X	X	X	City of Perry	Varies	General Fund
7	Correct stormwater infiltration into city sewer system.	X	X	X	X	X	City of Perry	Varies	Water/Sewer Fund
8	Construct parks in high-growth area.	X	X	X	X	X	City of Perry	Varies	General Fund
9	Extend St. Patrick's Drive and realign northbound I-75 Exit 136 off ramp with St. Patrick's Drive					X	City of Perry, GDOT	\$7,500,000	TSPLOST
10	Review and replace water systems within older neighborhoods as needed.	X	X	X	X	X	City of Perry	Varies	Water/Sewer Fund
11	Increase water supply capabilities to serve a growing population by adding an additional well and storage tank.			X			City of Perry	\$950,000	SPLOST Water/Sewer Fund
INTERGOVERNMENTAL COORDINATION									
1	Communicate regularly with school board officials to discuss future school sites and growth issues in Perry Service Area.	X	X	X	X	X	City of Perry, Houston County Board of Education	Staff Time	Varies
2	Develop common, countywide zoning districts	X					City of Perry, City of Warner Robins, City of Centerville, Houston County	Staff Time	General Fund

TRANSPORTATION SYSTEM									
1	Extend Ball Street to Larry Walker Parkway.	X					City of Perry	\$3,000,000	SPLOST I
2	Construct a citywide multi-use path system.			X	X	X	City of Perry	Varies	General Fund, Grants

LAND USE / CHARACTER AREAS									
1	Explore opportunities to retrofit existing commercial centers with public spaces, such as pedestrian plazas, benches, patio areas, and other amenities that adequately enhance such public spaces.	X	X	X	X	X	City of Perry	Staff Time	General Fund
2	Review and update Perry Land Development Ordinance incorporating latest planning and zoning concepts.				X	X	City of Perry	Staff Time	General Fund

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#	ACTIVITY	STATUS	EXPLANATION
ECONOMIC DEVELOPMENT			
1	Create a development handbook.	Completed	Community Development created book w/ zoning regulations.
2	Aggressively market for redevelopment and infill opportunities.	Underway	HCDA continues recruitment.
3	Develop a marketing strategy to attract new businesses to diversify the local economy.	Underway	City works with HCDA to attract new businesses.
4	Identify and survey the local workforce training available to local residents.	Completed	Completed by HCDA
5	Explore State and Federal grants and programs for economic development funding opportunities.	Underway	City and HCDA monitor possible funding sources.
6	Conduct workforce analysis to determine what type of businesses to recruit.	Not Accomplished	HCDA utilizes analysis of Macon since work forces are similar.
7	Recruit more commercial and retail businesses to keep pace with the residential growth.	Underway	City and HCDA continues recruitment.
HOUSING			
1	Review and monitor rezoning proposals for consistency with housing policies.	Underway	City reviews all rezoning proposals.
2	Identify areas of substandard housing to be addressed by the city's housing maintenance program.	Completed	City had MGRC complete a housing survey.
3	Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families.	Underway	City makes state info available when requested but no formal ads have been sent.
4	Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families.	Underway	City has unsuccessfully pursued housing rehab grants.
5	Enforce Existing housing and property maintenance codes.	Underway	City enforces property and nuisance codes.

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#	ACTIVITY	STATUS	EXPLANATION
6	Create new regulations allowing garage apartments and/or mother-in-law suites as a permitted use in older neighborhoods as a means to create more affordable housing.	Not Accomplished	Planning Commission reviewed this proposal but did not allow them as permitted use only by Special Exception.
NATURAL and CULTURAL RESOURCES			
1	Identify and obtain greenspace corridors in the City of Perry, including buffers along area streams.	Underway	City has acquired some parcels and seeks additional donations.
2	Update Floodplain Maps.	Completed	Floodplain maps were updated in 2007.
3	Complete a basin study for the Langston Road area.	Completed	Langston Road Special District adopted in 2007.
4	Prepare National Register nominations of eligible districts and individual properties and submit them to the DNR-HPD for appropriate review.	Not Accomplished	City does not pursue without owner consent.
5	List districts and individual properties in the National Register as are added.	Underway	Properties will be added when appropriate.
6	Create advertising campaign to promote water conservation to citizens.	Underway	City advertises irrigation rules to promote conservation.
7	Conduct a survey of the environmentally sensitive areas within the city's service area.	Completed	City has floodplain, groundwater recharge, groundwater pollution susceptibility, steep slopes, and wetland maps.
8	Develop and implement incentives to protect farmland from development.	Completed	Proposals were forwarded to selected property owners.
9	Create a stormwater utility.	Postponed	City has not yet enacted a Stormwater Utility.
COMMUNITY FACILITIES and SERVICES			
1	Evaluate the feasibility of creating a Park Impact Fee for all new construction.	Completed	City has enacted Park Impact Fee for second regional park.
2	Resurface city streets as needed.	Underway	City works with GDOT and County to repave.
3	Construct and equip two new fire stations in the City of Perry.	Postponed	First station has been planned but not yet constructed.
4	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.	Postponed	Planned for future as funding becomes available.

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#	ACTIVITY	STATUS	EXPLANATION
5	Require construction of neighborhood parks in new residential subdivisions at rate of one per 85 acres.	Underway	PUDs proposals over 85 acres includes neighborhood park(s).
6	Expand capacity of existing wastewater treatment plant.	Completed	
7	Identify and replace the inadequate and/or inoperable street lights in the community's neighborhoods.	Underway	Public Works replaces inoperable street lights as needed and when budget allows.
8	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.	Underway	Budget constraints and low crime rate have postponed the need for additional personnel.
9	Explore the possibility of curbside recycling programs.	Completed	City explored the possibility but found it cost prohibitive. Two surveys showed citizens opposed due to costs.
10	Correct stormwater infiltration into city sewer system.	Underway	Public Works makes corrections as needed and when budget allows.
11	Construct fire stations and parks in high-growth area.	Underway	Neighborhood parks have been added and first fire station planned.
INTERGOVERNMENTAL COORDINATION			
1	Develop land use and community facility expansion strategy in coordination with Houston County in proposed annexation new Perry service delivery area, including the establishment of development standards.	Completed	The strategy was developed per the criteria in the Comprehensive Plan. There are no issues due to the economic downturn.
2	Communicate regularly with school board officials to discuss future school sites and growth issues in Perry Service Area.	Underway	City officials coordinate with BOE officials regarding growth areas.
TRANSPORTATION			
1	Extend Ball Street to Larry Walker Parkway.	Underway	Currently under construction.
2	Construct a citywide multi-use path system.	Postponed	Plan developed, but lack funding for implementation.
3	Create a sidewalk map for the city depicting existing sidewalks and ramps.	Completed	City has created a map.
LAND USE / CHARACTER AREAS			
1	Review and adjust the permitted zoning districts in each character area.	Completed	Commission reviewed but elected not to make changes.
2	Develop architectural design controls for new non-residential buildings in all non-industrial zoning districts.	Completed	Citywide architectural standards adopted in 2007.

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#	ACTIVITY	STATUS	EXPLANATION
3	Develop and implement a plan for the periodic review and maintenance of sidewalks and streets in commercial areas.	Not Accomplished	City elected not to pursue this activity.
4	Explore opportunities to retrofit existing commercial centers with public spaces, such as pedestrian plazas, benches, patio areas, and other amenities that adequately enhance such public spaces.	Postponed	Postponed due to economic downturn.
5	Consider regulations requiring commercial structures to be moved closer to the street front with parking in the rear to make the community more pedestrian friendly.	Not Accomplished	Planning Commission elected not to pursue this activity.

A RESOLUTION
OF THE CITY OF PERRY

RESOLUTION TO ADOPT

WHEREAS, the City of Perry has prepared a five-year update to the Short Term Work Program (STWP) component of the community's Joint Comprehensive Plan; and

WHEREAS, the STWP update was prepared in accordance with the Rules of the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning effective May 1, 2005; and

WHEREAS, the Georgia Department of Community Affairs has reviewed the STWP update and found it to be in compliance with all planning requirements.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council does hereby adopt the five-year STWP update to the community's Joint Comprehensive Plan.

SO RESOLVED this 20th day of September, 2011.

CITY OF PERRY, GEORGIA

By:


JAMES E. FAIRCLOTH, JR., MAYOR

(CITY SEAL)

Attest:


LEE GILMOUR, CITY MANAGER

A RESOLUTION
OF THE CITY OF PERRY

RESOLUTION TO TRANSMIT

WHEREAS, the City of Perry has prepared a five-year update to the Short Term Work Program (STWP) component of the community's Joint Comprehensive Plan; and

WHEREAS, the STWP update was prepared in accordance with the Rules of the Georgia Department of Community Affairs standards and procedures for local comprehensive planning effective May 1, 2005; and

WHEREAS, a public hearing was held on July 5, 2011 presenting the five-year STWP update to the public for review and comment.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council does hereby transmit the five-year STWP update to the Middle Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

SO RESOLVED this 5th day of July, 2011.

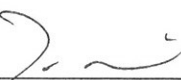
CITY OF PERRY, GEORGIA

By:


JAMES E. FAIRCLOTH, JR., MAYOR

(CITY SEAL)

Attest:


LEE GILMOUR, CITY MANAGER