


PlanFirst Program Application - May 15, 2017

Introduction: The Department of Community Affairs' PlanFirst program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA. (To check status of both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

A multi-agency review panel will evaluate a number of indicators of community success with plan implementation to select communities for this designation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.

Instructions: Please answer all the following questions thoroughly, attaching additional pages where necessary, so that the reviewers have sufficient information to measure the success of your comprehensive plan implementation. Supporting documents might include: news articles, legal ads, lists of attendees, letters of support or other evidence of local involvement and commitment to successful plan implementation activities in your community. *Total application length, including supporting information and support letters, must not exceed 20 pages. Text areas will expand as needed.*

Applicant government	City of Perry
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Contact person; title	Robert Smith; Economic Development Director
Application prepared by	Middle Georgia Regional Commission
I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.	
Name of authorized official signing; title	James Faircloth, Jr.; Mayor
Date	5/15/2017
Signature	

PRE-REQUISITES

A. (1) We have a consistent record of maintaining our Qualified Local Government status and submitting required reports to DCA, including the current Report of Local Government Finances. (To check, visit: <http://www.georgiaplanning.com/planners/planreview/default.asp>).

QLG status:	<input checked="" type="radio"/> yes	<input type="radio"/> no
Local government reports:	<input checked="" type="radio"/> yes	<input type="radio"/> no

A. (2) We have attained the Minimum Standard for performance as called for in our regional commission's regional comprehensive plan.

<input checked="" type="radio"/> yes	<input type="radio"/> no
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For each of the following indicators, fully explain how your community addresses this indicator; identifying specific examples and resulting local successes. (Each indicator will be scored 1, 3 or 5 points, except indicators j. and t. which may score up to 10 points.) Add exhibits and examples as needed to tell your story.

INDICATOR: GOALS

B. The Goals (or Vision) section of our comprehensive plan is supported by the community and its leadership. How?

The 2017 Joint Comprehensive Plan for Houston County and the cities of Centerville, Perry, and Warner Robins, identified the following Community Vision, "Houston County aspires to be a welcoming, diverse community, filled with opportunities for economic prosperity, where children can receive an exceptional education and families can attain a high quality of life. We will utilize our natural resources, enhance relationships with Robins Air Force Base, and overall, build a robust, creative, and social community." The Joint Comprehensive Plan identified specific goals to accomplish this community vision across several topic areas, including community facilities and services, economic development, housing, transportation, natural and cultural resources, and land use.

These goals were developed through the active participation from a diverse group of community members and leaders including residents, elected officials, government staff, business leaders, and representatives from education institutions. Their involvement ranged from participation in the Comprehensive Plan steering committee, attendance of public hearings, and partaking in several community surveys. This involvement and feedback fosters a city of collaboration where goals are pursued and implemented on an ongoing basis by elected officials, City of Perry staff, and the community at large.

C. The Goals are both ambitious and achievable for the community. Please give examples of some ambitious yet achievable Goals included in your comprehensive plan.

All the goals created by the stakeholders have generated a forward-thinking community that strives to improve the quality of life for all citizens. While these goals are ambitious in their

undertaking, they are nevertheless achievable. The City of Perry has realized multiple successes that align with community objectives outlined in past Comprehensive Plans. These successes can be seen in section R of this application. Through progressive implementation of projects identified in our Community Work Programs, the City of Perry continues to be a city grounded in a realistic yet ambitious vision for our future.

For example, the city has persistently worked towards improving public safety for the citizens of Perry. In its 2011 Short Term Work Plan Update, the City of Perry established the action item of hiring more public safety personnel to keep up with the needs of our quickly growing city. The city has taken this goal very seriously, and since 2014 the Perry Fire Department has added 21 new firefighters to their force, while the Perry Police Department has added 6 in the same timeframe. Just as ambitious was the construction of a second fire station on 150 Commodore Drive as called for in the City's Short Term Work Program Update in 2011. This ambitious \$1.2 million project could only have been possible with the community rallying around the goals laid out in our Comprehensive Plan.

Another ambitious goal the City has had success pursuing has been addressing blight in our community. Combatting blight is a difficult challenge for any community, and is one that requires an alignment of will between citizens and city governments. Perry's 2012-2016 Short Term Work Program called for the city to identify and pursuing funding sources for housing rehabilitation assistance to low-to-moderate income families. Additionally, combatting residential blight was identified as a significant need in our 2017 Joint Comprehensive Plan Update. Specifically, the Sand Hill neighborhood near the town center had been identified by the city's 2016 housing assessment as an area of significant need. To this end, Perry has secured multiple sources of funding to combat blight in our city. In 2016, the city secured \$500,000 in CDBG funds to rehabilitate and reconstruction neglected homes on Elaine Street in the historic Sand Hill neighborhood. The city was also awarded \$306,000 in CHIP funds for rehabilitating owner-occupied homes in the same neighborhood. The Perry Housing Team (GICH Team) has worked with various community partners and organizations in neighborhood cleanups in these affected neighborhoods. Participating partners have included the Perry Rotary Club, Houston County Habitat for Humanity, Fuller Center for Housing, Robins Air Force Base personnel, as well as active and engaged citizens. Buy-in from community members such as this makes the ambitious goal of blight remediation attainable.

D. The Goals steer local decision-making on a continuous basis. Please tell us how and provide specific examples.

The City of Perry employs its Comprehensive Plan in making planning decisions that affect the community. The decisions, goals, and vision created in our Comprehensive Plan are used consistently by the City of Perry to steer local decisions and to shape our city. The Reports of Accomplishments from past plans shows both the city's success and commitment to implementing the goals outlined in the planning process. These accomplishments can be found in section R of this application. Furthermore, our Comprehensive Plan is used to guide annual budgeting decisions, land use and zoning decisions, applications for state and federal funding, and general project prioritization. The goals laid out in the Plan have steered multiple recent decisions

including the adoption of a Blight Tax Ordinance (City of Perry Short Term Work Program Update 2011 – Housing), hiring of more public safety personnel (City of Perry Short Term Work Program Update 2011 – Community Facilities and Services), and the creation of a Perry stormwater utility (City of Perry Short Term Work Program Update 2011 – Natural and Cultural Resources). These local decisions are further discussed in section J of this application.

E. Consistent progress is being made at achieving the Goals. Please explain, and if possible, include examples of this progress.

The City of Perry continues to make consistent progress in achieving the goals set in our 2017 Joint Comprehensive Plan Update. The 2017 Joint Comprehensive Plan Update for Houston County and the Cities of Centerville, Perry, & Warner Robins lays out several goals for the City of Perry to pursue. A few examples of these goals include:

Decrease congestion on main transportation corridors (pg.14).
Alleviate blight throughout the county (p.11)
Support and invest in parks and recreational infrastructure (pg.17)

The City of Perry has made considerable progress in achieving each of these goals. Under the goal of congestion mitigation, the steering committee identified a need for better signage with the purpose of both beautifying the area and providing wayfinding guidance to tourists attempting to find their way around the community. Additionally, the steering committee noted that many gateways and entrances into the community lacked the sense of place which is characteristic of other communities with unique skylines and streetscapes. To meet these identified needs, the city has been working to establish a city-wide wayfinding system with the goals of providing information, establishing consistent signage, and bringing people into Perry. Working with the MGRC, the city developed a Wayfinding Plan that outlines the needs for the community regarding wayfinding. As recommended, the city then moved forward in engaging a consultant (KMA Design) to formalize the wayfinding system, signage designs, and estimated costs. This process is nearly complete and will result in detailed architectural plans for each type of signage. Fabrication and installation of these signs will begin soon.

The city continues to make process in alleviating blight across the community through neighborhood cleanup efforts in affected neighborhoods and by utilizing \$500,000 in CDBG funding secured in 2016 for rehabilitation and reconstruction of homes on Elaine Street. The city is also actively vetting homeowners to determine eligibility for rehabilitating homes using the \$306,000 the City was awarded in CHIP funds that same year.

Perry takes the goal of supporting and investing in parks and recreational infrastructure very seriously. The City is currently underway in Phase 1 of a three Phase development plan for Heritage Park. This first phase includes \$858,483 in park improvements and will help the city in realizing its goal of preserving and maintaining greenspaces throughout the community. Further details of this project are outlined in section T of this application.

INDICATOR: LEADERSHIP

F. We have effective planning staff or another suitable arrangement for handling community planning matters. Please tell us about your staff or suitable arrangement, including, if you wish, any degrees or certifications.

The City of Perry has a staff dedicated to the realization of community planning. The City of Perry has a robust Community Development Department that oversees planning activities. Led by Director Bryan Wood, AICP, the Community Development Department has six (6) total staff persons who work closely with other city departments in implementing the vision for Perry. Robert D. Smith, the City's Economic Development Director, focuses his efforts on small business development and growth in ensuring Perry has a healthy and vibrant economy. Mr. Smith works alongside with community agencies such as the Perry Downtown Development Authority and the Perry Main Street Organization Committee to ensure that any development in Perry aligns with the goals and vision the community has set.

The City Manager, R Lee Gilmour, provides leadership and coordinates the efforts of these departments to collaboratively strive for the realization of the city's goals and vision. The City Manager's office likewise serves as a liaison between the City Council and Perry citizens, helping to facilitate an open dialogue between the City, community organizations, and residents.

In addition to city staff, the Perry Planning Commission makes recommendations and plans for the physical, social, and economic growth of Perry. The Planning Commission meets twice a month to evaluate and approve variances, preliminary plats, and final plats. The Planning Commission also makes recommendations to the Mayor and City Council on matters regarding rezoning, amendments to the Perry Land Development Ordinance, special exceptions, and master plans. The bedrock for these recommendations is the vision developed for the City of Perry throughout the planning process.

City of Perry officials also request the assistance of the Middle Georgia Regional Commission to facilitate plan preparation, visioning, and goal setting during the Comprehensive Planning. This outside guidance allows for thorough representation of the community's needs, and results in a list of projects the City of Perry can undertake to pursue the type of community we desire.

G. We have an active planning commission or similar body to steer local planning decisions. Please provide information about your commission or similar body; for instance, number of members, meeting schedule, local affiliations, etc.

The Perry Planning Commission consists of a very active seven-member board as appointed by the Mayor and City Council. Current Planning Commission board members include an architect, an attorney, a building supplier, and members of the community that offer a broad spectrum of views and affiliations. The function of the Commission is to make informative recommendations and plans for the physical, social, and economic growth of Perry which promote the public health, safety, and welfare. The Perry Planning Commission meets on the 2nd and 4th Monday of every month at the Perry City Hall to evaluate key projects and reflect on community input to encourage the continued development of the City of Perry. Below is a list of Planning Commission members:

Planning Commission	
Name	Representing
Patricia Jefferson	District 1 Post 1 – Bynum-Grace
Lawrence Clarington	District 1 Post 2 – King
Ross Yasin	District 2 Post 1 – Jones
Jacob Poole, Chairman	District 2 Post 2– Jackson
Jim Mehserle	District 3 Post 1 – Walker
Brince Coody	District 3 Post 2– Hunt
Peggie Williams	Citywide – Mayor Faircloth

H. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership). Please provide information about the most recent.

City of Perry departments use the items listed in our Community Work Program to verify they are continually striving to complete the action items listed. City departments utilize the Short-Term Work Program as a benchmark of success that they are completing action items. They work to address the action items listed to evaluate their progress. Departments report their progress and development action items to be pursued in next Community Work Program. The Planning Commission holds regular meetings to determine whether they are meeting the goals outlined in the Plan.

I. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively. Please list who attended, which trainings and the date(s) attended. These trainings may include those from Carl Vinson Institute of Government, the Community Planning Institute, GMA or ACCG land use or planning classes, and similar courses.

The Mayor and Council frequently attend training opportunities offered through the Georgia Municipal Association (GMA). These trainings are instrumental in giving these officials a thorough understanding of how to develop and implement plans and policy in our community. The below table highlights the number of GMA training hours these officials have received while in office.

Official		Hours of GMA Training	Certificate Level	First Date of Training
James Faircloth	Mayor	123 completed hours	Certification of Distinction	2/21/2010
Phyllis Bynum	District 1 Post 1	300 completed hours	Certification of Excellence	2/28/1998
Riley Hunt	District 3 Post 3	141 completed hours	Certification of Achievement	2/8/2004
William R. Jackson	District 2 Post 2	105 completed hours	Certification of Achievement	2/21/2010
Robert Jones	District 2 Post 2	33 completed hours	-	3/13/2015
Willie King	District 1 Post 2	258 completed hours	Certification of Distinction	3/7/2008
Randall Walker	District 3 Post 1	207 completed hours	Certification of Distinction	3/6/2010

J. Provide up to ten of your best recent examples where the plan steered a key local decision, with pertinent plan references (attach additional sheets as needed). Please explain the connection between the comprehensive plan and the decision(s) made.

Local Decision	Explanation	Plan Reference
1. Enforce existing housing and property maintenance.	This is an ongoing effort for the City of Perry. The City of Perry's GICH team focused on the adoption of a Blight Tax Ordinance, which increased the millage rate on dilapidated properties by a factor of seven. The City of Perry has also increased code enforcement efforts by creating a Code Enforcement Officer position to enforce existing housing and property maintenance.	City of Perry Short Term Work Program Update 2011 – Housing
2. Creation of a Stormwater Utility.	The City of Perry created a stormwater utility in 2013, as planned for in its 2011 Short Term Work Program Update. The need for a stormwater utility was thoroughly discussed during the Comprehensive Planning process to fulfill federal and state mandates regarding stormwater runoff and related pollutant factors.	City of Perry Short Term Work Program Update 2011 – Natural and Cultural Resources
3. Development of a City of Perry Landscaping Policy.	In its 2011 Short Term Work Program Update, the City set the goal of Partnering with the Perry Tree Board and/or Master Gardeners to develop a City of Perry Landscaping Policy. The City in fact partnered with the University of Georgia on the development of a tree planting plan ordinance. This decision stems directly from the planning process and all new residential developments are required to submit landscaping plans to the city. Specific requirements have also been set for any commercial developments.	City of Perry Short Term Work Program Update 2011 – Natural and Cultural Resources
4. Continue active involvement in the 21 st Century Partnership.	Through regular membership dues, the City of Perry continues to support 21 st Century Partnership, a nonprofit specifically dedicated to strengthening community support for Robins Air Force Base by aiming to enhance its military value and better guard against any future BRAC. Going as far back as Perry's 1980's Comprehensive Plan, the city has understood the importance of RAFB to the City of Perry, recognizing that more residents of Perry and Houston County are employed by the base than the Middle Georgia Region as a whole.	City of Perry Short Term Work Program Update 2011 – Economic Development
5. Work in partnership with non-profit groups to examine and demonstrate projects relative to the	Spearheaded by the Perry Housing Team, the City has worked with several partners and community organizations conducting projects that improve housing livability. In 2016, the City participated in a neighborhood cleanup that	City of Perry Short Term Work Program City of Perry Short Term Work Program

provision of affordable housing options.	brought the Perry Housing Team, City of Perry, Perry Rotary Club, Houston County Habitat for Humanity, Fuller Center for Housing, and Robins Air Force Base personnel together to help beautify the historic Sand Hill neighborhood. The City is also currently exploring the feasibility of the creation of a Land Bank Authority to manage properties throughout the City, giving nonprofits greater flexibility in the conversion of vacant or abandoned properties throughout Perry.	Update 2011 – Housing
6. Conduct a housing assessment.	In 2016, the Middle Georgia Regional Commission completed a detailed housing assessment for the City of Perry to identify concentrations of blighted or substandard housing throughout the community. This assessment provides the City of Perry with information necessary to target specific properties and to work with property owners in the elimination of blight. Because our Comprehensive Plan sets the goal of blight remediation, the decision to conduct this assessment became important to better understand which areas are the most affected.	City of Perry Short Term Work Program 2007-2011 – Housing
7. The creation and filling of a “Stormwater Operations Supervisor” position.	Correcting for stormwater infiltration into the city sewer system was an action item listed in the City of Perry's 2011 Short Term Work Program Update. This action item steered the decision to create and fill a Stormwater Operations Supervisor position to oversee the stormwater utility created in 2013. This position oversees all improvements to the stormwater infrastructure.	City of Perry Short Term Work Program Update 2011 – Community Facilities and Services
8. Hire more public safety personnel.	The City of Perry has continued to hire more public safety personnel to keep pace with the city's growth, and to ensure Perry remains a safe community. The Perry Fire Department has doubled its personnel since 2014, with 21 new firefighters being hired. The Perry Police Department has hired 6 new police officers in the same timeframe. The decision to hire more public safety personnel during this time was directly because of our 2011 Short Term Work Program Update.	City of Perry Short Term Work Program Update 2011 – Community Facilities and Services
9. Review and update the Perry Land Development Ordinance incorporating the latest planning and zoning concepts.	Identified in its 2011 Short Term Work Program Update the city identified the need to update its Land Development Ordinance. Between 2015 and 2016, the city updated the PLDO to include two (2) new Form Based Code areas that promote the type of residential and commercial development that is aligned with our city's	City of Perry Short Term Work Program Update 2011 – Land Use

	vision and goals for the future. A completed PLDO rewrite is underway.	
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INDICATOR: PARTICIPATION

K. Our comprehensive plan was prepared with multiple community input opportunities. Please provide information about these opportunities, including, if available, dates, agendas, other meeting materials.

The foundation of the Joint Comprehensive Plan was public participation through multiple means, the most important of which was the selection and appointment of the Houston County Joint Comprehensive Plan Steering Committee. The committee included members from governing authorities, elected officials, government staff, business leaders, and residents. A list of committee members can be found in section M of this application. The primary concern of this group of stakeholders was to guide the development of this plan and to make the county and cities a better place to live. The first steering committee meeting was held on February 17, 2016, and they held their final meeting on October 25, 2016. Public feedback and participation was extremely important to this group, and when attendance to the initial public hearing on March 22nd, 2016 was low, the steering committee decided a survey should be used to increase public feedback and involvement in the plan. This 5-question survey was conducted during Fourth of July celebrations for the City of Centerville and City of Perry, and had 117 respondents. Participates indicated their level of satisfaction with art, culture, nightlife opportunities, availability of parks, greenspaces and recreation. The City of Perry supplied an even more in-depth survey on their website, providing their residents an additional level of participation.

L. The community input received during plan preparation influenced the content of the plan. How?

Public participation was the foundation for the development of the content of the 2017 Joint Comprehensive Plan, and was the grounds for which the vision and goals were reached. The City of Perry went above and beyond requirements for community engagement by promoting an in-depth survey on their website and holding a strategic planning meeting just for Perry residents on the joint steering committee. The responses from the community survey influenced the list of work program items transmitted from the city to MGRC for inclusion in the plan draft. Information from the strategic planning meeting translated into the city's plans for character areas and future land use, as well as in target areas for annexation. Finally, community members were engaged directly on the development of a community work program, with residents at the steering committee meetings directly developing several projects for inclusion.

M. Our steering committee that guided development of the plan included local leaders and elected officials. Please provide a list of steering committee members and their local affiliations.

The 2017 Joint Comprehensive Plan was developed through a Steering Committee comprised of local leaders, elected officials, community groups, local military leaders, and business owners

throughout the community. The active participation of these individuals is vital in not only developing the Plan, but also implementing its action items. The below table lists the Steering Committee members, their titles, and the organization they represent.

2017 Joint Comprehensive Plan Steering Committee		
Name	Title	Organization
Jessica Bird	Transportation Planner	City of Warner Robins
April Bragg	President/CEO	Robins Regional Chamber of Commerce
Rob Brooks	President/CEO	ComSouth
Mike Brumfield	Utilities Supervisor	City of Centerville
Lindsey Buffkin	Community Relations Representative	First Choice Primary Care
Marsha Buzzell	Director	Warner Robins Convention and Visitors Bureau
Vivian Childs	Business Owner	VL Childs/UICF, LLC.
Brince Coody	Insurance Agent	Walker Insurance
Jacob Cox	Community Planner	Houston County
Christie Drexler	Chief Credit Officer	SunMark Bank
Belinda Enamorado	Volunteer	Juvenile Diabetes Research Foundation
Jimmy Faircloth	Mayor	City of Perry
Tian Foss	Coordinator	Houston County Family Connections
Angie Gheesling	Executive Director	Houston County Development Authority
Lee Gilmour	City Manager	City of Perry
John Harley	Mayor	City of Centerville
JaMelle Hill	Resident	Houston County
Hayden Hinton	Base Community Planner	Robins Air Force Base
Barry Holland	County Administrator	Houston County
Jason Jones	Fire Chief	City of Centerville
Linda Jones	Resident	Houston County
Brooks Keisler	Executive Vice President	National Partnership at LTS Education Systems
Terry Landreth	778th Civil Engineer Squadron Design Branch Chief	Robins Air Force Base
Gary Lee	Executive Director	Warner Robins Redevelopment Agency
Broderick Lowe	Resident	Houston County
Steve Lynn	Police Chief	City of Perry

Stephen Machen	Administrator	Houston Healthcare
Darlene McLendon	President/CEO	Perry Area Chamber of Commerce
Kelly McWilliams	Videographer	ComSouth
Jade Morey	Project Manager	Houston County Development Authority
Becky Powell	Administrative Assistant	Perry Area Chamber of Commerce
Carolyn Robbins	Council Member	City of Warner Robins
Mark Scott	Superintendent	Houston County Board of Education
Robert Singletary	Fire Chief	City of Warner Robins
Robert Smith	Economic Development Director	City of Perry
Jack Steed	Resident	Houston County
Jeff Tarver	CEO	Life League
Jim Taylor	Business Owner	Warner Robins Supply
Larry Thomson	County Commissioner	Houston County
Randall Walker	Mayor Pro Tem	City of Perry
Fred Wilson	Chairman	Houston County Board of Education
Sherri Windham	Community Development Director	City of Warner Robins

N. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders. Describe this process. How do you engage the stakeholders? Have partnerships been developed because of the planning process? This outreach process includes activities such as:

The City of Perry places immense importance on public involvement and community input regarding planning matters, and believes such participation is vital in developing and implementing elements of our comprehensive plan. The City of Perry provides opportunity for public input and comment at regularly scheduled City Council meetings, which are held on the 1st and 3rd Tuesday of each month. Time is set aside during these meetings to hear from any citizens who wish to address the council with any concerns. Agenda and minutes from these meetings are always made available on the City of Perry's website.

The city also seeks public involvement from stakeholders through other non-traditional avenues. In addition to the City web page—which includes an updated calendar of events and contact information for the public to contact the Mayor, City Council, and City of Perry staff—the city manages a very active Facebook account. This outlet allows the City to keep the public informed on events and projects that are ongoing throughout the community, as well as allows for public comment. The city is very active in responding to comments that are left on its Facebook page.

Additionally, since 2010, the Mayor and City Council of Perry have taken monthly walks of different neighborhoods throughout the city. These walks occur on the fourth Tuesday of each month and

provides residents the opportunity to meet with the Council and Mayor in a less formal setting. This gives elected officials the chance to interact with citizens and hear feedback on a wide range of issues, including how the goals formulated for the city are being implemented. In this way, the City of Perry actively seeks out public participation and listens to community members.

O. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders. These groups include:

Community stakeholders are actively involved in the implementation of the goals outlined in our Comprehensive Plan. The City of Perry has a very energetic Main Street Advisory Board which includes representatives from the Perry Downtown Development Authority, Perry Chamber of Commerce, Perry Arts Commission, Perry Area Historical Society, Perry Convention & Visitors Bureau, Perry Downtown Merchants Association, and the Uptown Perry Partnership. The Main Street Advisory Board and the Perry Downtown Development Authority serve to attract, grow, and manage businesses in the heart of Perry, and are heavily involved in major planning efforts for the City of Perry. The Perry Downtown Development Authority works with City Officials to create a downtown Perry which is “progressive, charming, and sustainable—a destination for the next generation where Georgia comes together.” The Perry Area Chamber of Commerce works continually in realizing the community goal “to grow a strong community based on an economically sound business environment.”

The city has worked with several partners and community organizations that are very involved in assisting City Officials in various projects. As previously mentioned, the Perry Housing Team (GICH) has worked with community organizations and nonprofits in implementing projects that improve housing livability. These groups include the Perry Rotary Club, Houston County Habitat for Humanity, Fuller Center for Housing, and active Perry and Houston County citizens.

INDICATOR: IMPLEMENTATION

P. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan. Please give examples of measurable action items included in your work program(s).

The City of Perry’s Community Work Program lays out specific and measurable action items and projects intended to address the needs and opportunities outlined in the 2017 Joint Comprehensive Plan. This Work Program sets clear timetables, responsible parties, cost estimates, and funding sources related to implementation of action items. The following table shows an excerpt from a portion of the City of Perry’s 2017-2021 Work Program’s for Community Facilities and Services:

ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Construct parks in high-growth area.	2017-2021	City of Perry	Varies	General Fund
Extend St. Patrick's Drive and realign northbound I-75 Exit 136 off ramp with St. Patrick's Drive	2017-2021	City of Perry, GDOT	\$7,500,000	SPLOST
Review and replace water systems within older neighborhoods as needed.	2017-2021	City of Perry	Varies	Water/Sewer Fund
Increase water supply capabilities to serve a growing population by adding an additional well and storage tank.	2017	City of Perry	\$950,000	SPLOST, Water/Sewer Fund
Develop comprehensive plan for current facilities and parks.	2017-2019	City of Perry	Staff Time	General Fund
Explore opportunities for active recreation.	2017-2019	City of Perry	Staff Time	General Fund
Develop therapeutic recreational activities.	2017-2019	City of Perry	Staff Time	General Fund
Develop new cultural programming.	2017-2021	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
Upgrade and improve natural gas systems in the city.	2017-2021	City of Perry	Varies	Varies
Develop 10-year space requirements plan for public safety.	2017-2019	City of Perry	Staff Time	General Fund

Q. Our Work Program action items clearly address local needs or goals identified in the plan. These local needs or goals are aligned with work program activities. For example:

The action items listed in the City of Perry's Community Work Program are a direct result of the vision and goals identified by the Steering Committee and public participation for the Comprehensive Plan. Each action item addresses a local need and aligns with a community goal set forth by the Plan. One example of this is a 2017 Natural and Cultural Resources Action Item: *"Plan, develop, and fund Heritage park improvements."* This action item stems from the goal *"Support and invest in parks and recreational infrastructure."* With the growing population of the City of Perry and Houston County, the steering committee identified the need for greenspace preservation in the community. With the rapid, sprawling pattern of growth, which has occurred in Perry over the past few decades, the preservation of greenspaces and areas for walking, biking, and recreational activities has been identified as a necessity as many traditional agricultural lands and greenspaces have been lost to development. While this action item is ongoing, the City of Perry is currently in Phase 1 of a 3-phase development plan for Heritage Park.

R. We have a good track record of accomplishing most of the action items included in past plan Work Programs. Our Report of Accomplishments very specifically shows our level of accomplishment, such as:

The City of Perry prides itself on planning and has used its Community Work Program as a blueprint to accomplish the goals our community has deemed important. This city has seen remarkable success in accomplishing the action items included in past Work Programs. For example, of the 33 specific action items outlined in the 2011 Short Term Work Program Update for the City of Perry, 27 have either been completed or are ongoing. The following are projects outlined in past Community Work Plans which the City of Perry have successfully completed:

2002-2006 City of Perry Report of Accomplishments – Completed Projects

Housing

- Provide Alternative housing options in the downtown area.

Natural Resources

- Develop and implement stormwater management strategy in the City of Perry, including improving road drainage.
- Update the city's tree ordinance.

Historic Resources

- Develop use plan for the historic courthouse.
- Install historic exhibit, including photographs at the Welcome Center.
- Develop historic area overlay zoning district.
- Develop historic walking tours.

Community Facilities

- Extend natural gas service to parts of the city that are not currently being serviced.
- Improve existing wastewater treatment plant.
- Purchase new equipment for existing neighborhood parks.
- Improve athletic fields and lighting at Creekwood and Rozier Parks.

Economic Development

- Fund full-time position for the Downtown Development Authority.
- Develop web page site for economic recruitment.

Land Use

- Coordinate efforts to relieve city taxpayers from double taxation.
- Review, update and prioritize the goals, objectives and strategies in the comprehensive plan; amend the five-year work program where necessary; and using DCA's Plan Builder Program, publicize the updated work program to the general public.

2007-2011 City of Perry Report of Accomplishments – Completed Projects

Economic Development

- Create a development handbook – Community Development created book with zoning regulations.
- Identify and survey the local workforce training available to local residents – Completed by HCDA.

Housing

- Identify areas of substandard housing to be addressed by the city's housing maintenance program – City had MGRC complete a housing survey.

Natural and Cultural Resources

- Update Floodplain Maps.
- Complete a basin study for the Langston Road area – Langston Road Special District adopted in 2007.
- Conduct a survey of the environmentally sensitive areas with the city's service area – City has floodplain, groundwater recharge, groundwater pollution susceptibility, steep slopes, and wetland maps.

Community Facilities and Services

- Evaluate the feasibility of creating a Park Impact Fee for all new construction – City has enacted Park Impact Fee for second regional park.

- Expand capacity of existing wastewater treatment plant.
- Explore the possibility of curbside recycling program

Intergovernmental Coordination

- 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.

Transportation

- Create a sidewalk map for the city depicting existing sidewalks and ramps.

Land Use

- Review and adjust the permitted zoning districts in each character area – Commission reviewed but elected not to make changes.
- Develop architectural design controls for new non-residential buildings in all non-industrial zoning districts – Citywide architectural standards adopted in 2007.

2012-2016 City of Perry Report of Accomplishments – Completed Projects

Economic Development

- Explore State and Federal grants and programs for economic development funding opportunities.
- Aggressively market for redevelopment and infill opportunities
- Develop a marketing strategy to attract new businesses to diversity the local economy – Market study was completed in 2014 with a focus on rebranding the community for business growth and development.
- Develop a Downtown Business Attraction and Retention Plan – Downtown and corridor plan completed with focus on business recruitment and retention.
- Develop a citywide Business Attraction and Retention Plan – Downtown and corridor plan completed with focus on business recruitment and retention.

Housing

- List districts and individual properties in the National Register as are added
- Create advertising campaign to promote water conservation to citizens
- Create a stormwater utility – Stormwater utility created in 2013
- Partner with Perry Tree Board and/or Master Gardeners to develop a City of Perry Landscaping Policy – City partnered with UGA and demonstration garden arborists on development of a tree planting plan ordinance. New residential developments are required to submit landscaping plans and specific requirements have been enumerated for commercial developments.

Community Facilities and Services

- Identify and replace the inadequate and/or inoperable street lights in the community's neighborhoods – All lights in the city have been upgraded to LED lights.
- Construct and equip two new fire stations in the City of Perry- One fire station completed in 2014. The city determined a need did not exist for the construction of a second new station.
- Require construction of neighborhood parks in new residential subdivisions at rate of one per 85 acres – ordinance updated to require parks in new residential subdivisions.

Transportation

- Extended Ball Street to Larry Walker Parkway – Extension completed in 2012.

S. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan. Please explain the connections between your budget and your work program.

The City of Perry allocates items in its Capital budget, as well as SPLOST funds, for various capital improvements as identified in our Comprehensive Plan's Community Work Program. This capital budget is reviewed and adjusted for yearly to fund several projects. The City also aggressively seeks and utilizes grant opportunities to pursue items listed in our Community Work Program. Through this allocation, the goals and vision planned for by the City of Perry can be attained. For example, the goal "*Support and invest in parks and recreational infrastructure*" (2017 Joint Comprehensive Plan Update, pg. 17) is currently the focus of an ongoing multi-phase project to complete the city trail system. The most recent phase of this project will extend the Weleetka Trail within Rotary Centennial Park to allow connectivity to the Georgia National Fairgrounds and Agricenter. This path extension of 0.97 miles along Big Indian Creek will allow for more educational and creational opportunities for the community. This is the final phase of a four-phased development project that will create a greenway corridor which connects greenspace within Creewood Park, Rotary Centennial Park, the Georgia National Fairgrounds, and Agricenter. The City of Perry has allocated \$103,136 of its capital budget to fund the final phase of this project, with the remaining \$100,000 provided by a Georgia Department of Natural Resources' Recreational Trails Program grant. The city will continue these appropriations as necessary and as funding is made available to ensure the need for greenspace preservation, as outlined in our most recent plan, is properly addressed (2017 Joint Comprehensive Plan Update, pg. 17).

T. Provide up to ten of your best recent examples of important projects carried out as a result of the plan, with the specific plan references (attach additional sheets as needed). Please explain how these activities were a result of the plan or the planning process. Consider including photographs, newspaper articles or other exhibits to elaborate on these projects.

Projects

1. **Construct and equip a new fire station in the City of Perry** (City of Perry Short Term Work Program Update 2011 – Community Facilities and Services). In 2014, the City of Perry constructed a \$1.2 million fire station located at 150 Commodore Drive. This project ensures response times for emergencies is kept down and is vital for residents in our community. The need for two additional fire stations was identified in the 2011 Short Term Work Program update, however City of Perry officials determined that a need did not



<p>exist for the construction of a second new station.</p>	
<p>2. <u>Identify and replace the inadequate and/or inoperable street lights in the community's neighborhoods</u> (City of Perry Short Term Work Program Update 2011 – Community Facilities and Services). The city has either upgraded, or is in the process of updating, all street lights in the city to LED lights. LED lighting on Main Street is currently being installed to make the area more attractive and safer for citizens enjoying Perry's vibrant downtown area. Downtown business owners are excited in this improvement to Main Street. The need for this project was identified in the 2011 update to Perry's Short Term Work program.</p>	 <p>FOX 24 abc 16 WGXA</p> <p>NEWS (1) WEATHER (WEATHER) SPORTS (SPORTS) STATION (STATION) LIFE CIRCA (HTTP://CIRCA.COM/)</p> <p>79° (weather)</p> <p>New water main, LED lights coming to downtown Perry</p> <p>by Brittany Collins Monday, April 24th 2017</p> <p>Downtown Perry will get a new water main break and LED lighting soon / Brittany Collins (WGXA)</p>
<p>3. <u>Complete extension of city trail system</u> (City of Perry Community Work Program 2017-2021 – Natural and Cultural Resources). The City of Perry has just secured \$100,000 in grant funding from the Georgia Department of Natural Resources' Recreational Trails Program to complete the next phase of development for its city trail system. This funding will extend the Weleetka Trail in Rotary Centennial Park along Big Indian Creek, a project that costs over \$207,000. This project aligns with the objective of extending the city's trail system as outlined in the 2017 Joint Comprehensive Plan and moves the city towards its goal of preserving and maintaining greenspaces throughout the community.</p>	 <p>Big Indian Creek Waterway Weleetka Trail</p>

4. Neighborhood Revitalization Activities in Historic Sand Hill Neighborhood

(City of Perry 2012-2016 Short Term Work Program - Housing) In 2016 the City of Perry secured \$500,000 in CDBG funds for rehabilitation and reconstruction of homes on Elaine Street in the Sand Hill neighborhood. The City was also awarded \$306,000 in CHIP funds for rehabilitating owner-occupied homes in the same neighborhood. Approximately 33 property owners in the Sand Hill neighborhood have expressed interest in the CHIP program, and the City is actively vetting homeowners to determine eligibility. Alleviating blight throughout the county was identified in the 2017 Update, and activities such as these are a direct result of the community setting this as an important goal to achieve.



5. Curbside recycling (City of Perry 2007-2011 Short Term Work Program-Community Facilities and Services) Providing curbside recycling to City of Perry residents was listed in the 2007-2011 Short Term Work Program, but was initially found to be too expensive. However, the City was able to realize this goal in 2014. Advanced Disposal now offers once a week recyclable pick up for Perry residents. Although it took time for this goal to be realized, it was formulated through the comprehensive planning process.



6. Develop a marketing strategy to attract new business to diversify the local economy (City of Perry Short Term Work Program Update 2011 – Economic Development). In 2014, a market study was completed with a focus on rebranding the community for business growth and development. In 2016, with the help of the marketing company Chanderthinks, feedback from more than 500 community members, and a branding committee made of Perry business owners, the City of Perry rebranded itself as “Perry, Where Georgia Comes together.” This brand builds upon Perry’s central location in

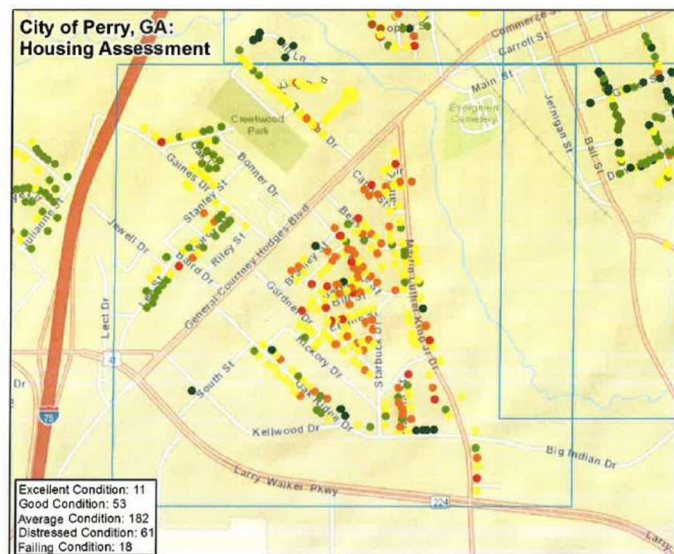


Georgia and integrates the many reasons why people visit Perry, such as the Georgia National Fair and our Downtown. We feel the new Perry Brand embodies who we are as a community. In addition to this brand development, we have created marketing materials highlighting the top ten reasons to do business in Perry. The city is also in the processes of developing a website dedicated to attracting businesses using this new brand and image. The City of Perry would never have rebranded itself if the need to do so was not identified as important during our planning process.

7. Support growth and expansion of the Perry-Houston County Airport (City of Perry Community Work Program 2017-2021 – Economic Development). The city contributed \$150,000 last year for new hanger space for the Perry-Houston County Airport. This project is vital for increasing the capacity of the airport which should bring more traffic, and ultimately business to Houston County and the City of Perry. Supporting the expansion of the Perry-Houston County Airport has been planned for extensively, and was listed in our most recent Community Work Program.



8. 2016 Housing Assessment (City of Perry Short Term Work Program 2007-2011 – Housing) In 2016, the Middle Georgia Regional Commission completed a detailed housing assessment for the City of Perry to identify concentrations of blighted or substandard housing throughout the community. This assessment provides the City of Perry with information is necessary to target specific properties to work with property owners in the elimination of blight. The reduction of blight has long been a goal outlined in our Comprehensive Plans, which helped to steer the city in its decision to better understand the problem in our city and go forward with this project.



9. Resurfacing of St Patrick's Drive (City of Perry Community Work Program 2017-2021 – Community Facilities and Services) The city resurfaces city streets as needed and through an annual basis through LMIG allocation. The city is currently engaged in a \$220,000 project to reconstruct and resurface St. Patrick's Drive to support new retail development in the area. This street was specifically named as one that needed development in our most recent Comprehensive Plan.



10. Plan, develop, and fund Heritage Park improvements. (City of Perry Community Work Program 2017-2021 – Natural and Cultural Resources). The City of Perry has approved a 3-phase development plan for Heritage Park, and Phase 1 is underway. The first phase, which includes \$858,483 in development, consists of an amphitheater, a paved parking lot, a grass parking lot, a multi-use trail, restrooms, electrical outlets on trees for vendors and lights, and a dog park. The first phase of this project is currently underway. Phase 2 will include trails, a spray pad, an asphalt parking lot and a multi-use trail. The final phase of development will include a fenced-in large and small dog park, a grand open lawn, lawn parking, a sound stage, built-in seating at the amphitheater, VIP towers and restrooms, and a gated entry into the park. Together the three phases are expected to cost \$2,940,519. The City of Perry is proud to see this project, which has been planned and prepared for many years, move forward.



Please attach additional sheets as needed to tell your story. Application should not exceed 20 pages. Application may be electronically transmitted or printed, scanned and emailed to adriane.wood@dca.ga.gov . For more information, contact Adriane Wood.