

**JOINT COMPREHENSIVE PLAN
FOR HOUSTON COUNTY AND CITIES OF
CENTERVILLE, PERRY, AND
WARNER ROBINS**

COMMUNITY AGENDA – CITY OF PERRY



**Prepared by
The Comprehensive Planning Committee
with Assistance from
The Middle Georgia Regional
Development Center**

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THE COMMUNITY AGENDA FOR PERRY, GEORGIA

Community Vision

General Vision Statement

Over the next 20 years, the City of Perry will continue to develop as a premier city that offers many options and amenities for its residents. While building on and enhancing its historic assets, the City of Perry will develop new opportunities for housing, shopping, employment, recreation, and transportation.

The City of Perry will provide a unique living experience in the Middle Georgia region by offering a sense of place and intimate community atmosphere with all the conveniences of a city. Established neighborhoods will continue to foster stable families, while new development will encourage the diversification of people. Residents will be able to interact with the community fabric on a daily basis through neighborhood scale retail and housing development, enhanced greenspace and recreation opportunities, enhanced transportation options for the community, including pedestrian and bicycle infrastructure, and the connection of the City through streetscaped corridors. The City's goal of fostering economic development will provide employment opportunities, allowing residents to truly live, work, and play within the City of Perry.

Future Development Map

The Future Development Map (Appendix) for the City of Perry presents a pictorial view of the future land use patterns. In addition, the Future Development Map presents as an overlay the final character area boundaries.

Future Land Use

Outlined below are the residential, commercial, and industrial categories used to depict future land use development in the City of Perry through the 2030 planning period.

Urban Residential

- District may include such residential uses as single-family houses and single-family attached and along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.

- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed-use village development concept should be considered, which allows a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.

Urban residential land use is expected by Year 2030 to encompass the existing residential neighborhoods and the infill lots within those neighborhoods. There is substantial undeveloped land in the City of Perry available for infill development in the northern, western, and southern sections of the City. Urban residential development is planned in the newly annexed areas within the City's service area.

Office

- Various types of professional, corporate, and administrative office establishments including stand-alone offices, multi-tenant establishments, and office supply stores are appropriate in this classification. This district may also include office/warehouse or service centers where deemed appropriate.

New office development is expected to take place along portions of the Perry Parkway near Kings Chapel Road, Highway 127, and just east of US 41.

Community Commercial

- Retail sales, office, and service uses with the largest establishments being less than 100,000 square feet of floor area, and whose market is primarily community-oriented are expected in this district.
- Mixed use center concept that allows a variety of retail and office uses with limited residential development that is brought together by a specific design concept on a large tract may be expected.

In addition to the existing community commercial development north of the Central Business District and along Sam Nunn Boulevard, Courtney Hodges Boulevard and US 41N, new community commercial is planned on the Perry Parkway near I-75 and Highway 341, Highway 41N north of I-75, and US 41S near the Agricenter and proposed state park. Within Perry's service area, there is new community commercial (nodal development) around several key intersections: Highway 127 and Houston Lake Road, Arena Road and Saddle Creek Road, and Saddle Creek Road and Highway 247S.

Regional Commercial

- Retail sales, office, and service uses that support commercial establishments of over 100,000 square feet of floor space whose market is predominately regional in nature are expected. Uses are to be located on highways and major thoroughfares.

Regional commercial uses will extend along the eastern side of I-75 north of Sam Nunn Boulevard to just south of Thompson Road/Perry Parkway.

Light Industrial

- Effects of the industrial operation are not detectable beyond the boundaries of the property.
- Includes warehousing and wholesale trade facilities.

Future light industrial development is planned for along Valley Drive in the Perry Industrial Park; north and south of Perry Parkway on the west side of I-75; off Courtney Hodges Boulevard and US 41 S.

Heavy Industrial

- Contain most of the fabrication, processing, storage, and assembly operations in the community.
- Areas designated for heavy industrial uses may generate noise, odors, and smoke that are detectable beyond the boundaries of the property.

Heavy industrial uses in the City of Perry will be concentrated where such uses are currently taking place; just south of the Central Business District and includes Tolleson Lumber and Davis Oil Company.

Public/Institutional

- This category includes certain state, federal, or local government uses and institutional uses. Government uses include city halls and government office complexes, police and fire stations, libraries, post offices, schools, military installations, etc. Examples of institutional land uses include churches and cemeteries, etc.

The largest concentration of public/institutional uses will take place in or near the Central Business District (County Administration Building, City Hall and Police Department complexes and churches); county complexes along Kings Chapel Road and Perry Parkway; Georgia Fairgrounds and Agricenter in south Perry; and Perry High School and Perry Middle School off US 41N

Transportation/Communication/Utilities

- This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio and communication towers, telephone switching stations, airports, or other similar uses.

In addition to the road and railroad facilities, utility substations and communication towers, future T/C/U uses in the City of Perry will include the Perry-Houston County Airport and water treatment plants and wastewater treatment plants.

Park/Recreation/Conservation

- This category is for land dedicated to active and passive recreation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Park/Recreation/Conservation uses shown on the Future Development Map within the City of Perry include the existing city parks, private golf course, Big Indian Creek greenway, and the proposed state park off Highway 41S. Near the intersection of Highway 127 and Houston Lake Boulevard in Perry's service area is a private golf course.

Character Areas

Seven character areas have been identified for the City of Perry:

- Suburban Residential,
- Regional Activity Center,
- Parks/Recreation/Conservation,
- Downtown District,
- Airport,
- Crossroads Town Center,
- Classic Traditional Neighborhood,
- Historic District, and
- Neighborhood Commercial Corridor.

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the existing development patterns;
- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives what will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Suburban Residential

The **Suburban Residential** character area consists largely of single-family residential structures with scattered governmental and agricultural uses. The neighborhoods are predominantly automobile-oriented. Pedestrian orientation and amenity areas are oriented towards the individual neighborhoods. Street patterns are curvilinear with numerous cul-de-sacs.

Existing Development Patterns

The existing development patterns within this character area are as follow:

- The area between Perry Parkway and Sandefur Road and between I-75 and Houston Lake Road include scattered single-family subdivisions with densities of one to three dwellings per acre. There are large tracts available for infill development.
- East of Houston Lake Road to Highway 341 South there are large tracts of undeveloped land. There are few subdivisions within this area. The densities are less in this area.
- The area south of Perry is predominantly rural with several low-density single-family and manufactured home subdivisions scattered throughout the area.
- The area west of Perry between the Perry Parkway and the service boundary is predominantly rural with few subdivisions. The density is very low with several large agricultural tracts.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations (future urban residential areas only);
- Use of village centers in new developments that accommodate residents’ commercial and service needs (future urban residential areas only);
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation;

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Suburban Residential** character area will be as follows:

- Single-family houses and single-family attached along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Mixed-use village development concept should be considered which allows for a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.
- Single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Mixed-use developments that are predominately single-family in nature but may include single-family attached.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Residential Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Heritage Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions;
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
 - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:

- Innovative lot and street layout to protect critical natural resources and promote energy conservation;
- Creation of open space within neighborhoods and buffers between different uses;
- Minimizing the destruction of trees during housing construction;
- Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
- Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Houston County School Board that integrates new housing development with new school construction.
- Prepare and implement, in coordination with the Warner Robins Area Transportation Study, a bicycle and pedestrian plan for Houston County.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Regional Activity Center

The **Regional Activity Center** parallels Interstate 75 beginning approximately at Flat Creek in the south to Mossy Creek in the north and includes the area around Tolleson Lumber Company. There is also a **Regional Activity Center** character area that parallels Highway 247 Spur from Highway 341 South to Highway 127.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- There are heavy commercial areas at the exits along Interstate 75.
- Near the intersection of Perry Parkway and Valley Drive are industrial uses in the Perry Industrial Park.
- Undeveloped land west of Interstate 75, north of Sam Nunn Boulevard, and along portions of Highway 247 Spur.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Buildings in centers are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community;
- Residential development that offers a mix of housing types, densities, and prices in the same neighborhood;
- New developments that contain a mix of residential, commercial uses, and community facilities at a scale and proximity to encourage walking between destinations;
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses;

- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives are available;
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious arrangements;
- Use of landscaped tree islands and medians to break up large expanses of paved parking; and
- Integrating appropriate mixed-use and/or housing development with new or existing school construction to increase walkability and reduce trip generation.
- Locating new industry and other major employers along major thoroughfares making jobs accessible to all residents.
- Infill development on vacant or underutilized sites.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Driveway consolidation and inter-parcel connections between parking lots.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Regional Activity Center** character area will be as follows:

- Industrial;
- Commercial;
- Single-Family Residential;
- Manufactured Homes;
- Multi-Family Residential;
- Mixed-Use Developments;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Regional Activity Center Character Area.

- Appropriate Business Objective
- Employment Options Objective
- Environmental Protection Objective
- Regional Cooperation Objective
- Regional Solutions Objective
- Infill Development Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the facade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.

Parks/Recreation/Conservation

The **Parks/Recreation/Conservation** character area includes the wetland and floodplain areas around the major streams.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- There is very little encroachment to date along the major streams.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Preservation of environmentally sensitive areas by setting them aside as public parks, passive recreation areas, trails, or greenbelts.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Parks/Recreation/Conservation** character area will be as follows:

- Greenways,
- Bicycle/pedestrian trails,
- Passive recreation,
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission,
- Wildlife and fisheries management,
- Agricultural production and management consistent with the best management practices established by the Georgia Soil and Water Conservation Commission and consistent with all state and federal laws, and regulations promulgated by the Georgia Department of Agriculture, and
- Public/governmental uses.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Parks/Recreation/Conservation Character Area.

- Environmental Protection Objective
- Heritage Preservation Objective
- Open Space Preservation Objective
- Regional Cooperation Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations that will encourage:
 - Conservation subdivisions.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.
- Update Perry Greenspace Plan to identify priority areas for greenways and trails.
- Utilize conservation easements as one of the means to acquire the priority areas for greenways and trails identified in the Perry Greenspace Plan.

Downtown District

The **Downtown District** character area is the traditional central business district of Perry. It contains those properties between Ball Street and Macon Road south down to Main Street.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- The buildings are close to the property lines with on-street or shared parking facilities.
- The area runs from Big Indian Creek east to Perry Branch and north from Main Street along Washington and Ball Streets to WF Ragin Drive.
- This character area also parallels Macon Road between Perimeter Road and Main Street.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- New development matching architectural style and scale of existing buildings;
- Parking facilities sited to maximize shared parking;
- Dwellings sited above commercial uses to provide low-cost housing in the downtown area;

- Buildings should be placed at or near the front property line with parking hidden behind the building; and
- Sign controls to prevent the unsightly sign intrusion in the area.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Downtown District** character area will be as follows:

- Small scale commercial and service establishments;
- Specialty shops and boutiques;
- Office uses;
- Multi-family residential;
- Lofts and apartments above commercial uses; and
- Public, civic, and governmental uses.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Downtown District Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Employment Options Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Compatible infill development with the same architectural styles as existing structures;
- New developments that contain a mix of residential, commercial uses, and community facilities at a scale and proximity to encourage walking between destinations; and
- Streetscapes that will beautify the area and encourage the pedestrian activity in the downtown area.

Airport

The **Airport** character area is composed of those lands in the approach zones around the Perry-Houston County Airport.

Existing Development Patterns

The existing development patterns in this character area are as follow:

- This character area is largely vacant at present. There are scattered single-family dwellings in the area.
- There are industrial uses on the Perry-Houston County Airport property.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Buildings in centers are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community;
- Building heights limited to avoid conflict with airport operations;
- Land use controls to limit uses that permit the large assemblies;
- Locating new industry and other major employers along major thoroughfares making jobs accessible to all residents; and
- Infill development on vacant or underutilized sites.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Airport** character area will be as follows:

- Commercial and service establishments,
- Industrial,
- Office uses, and
- Governmental uses.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Airport Character Area.

- Appropriate Business Objective
- Regional Cooperation Objective
- Regional Solutions Objective
- Employment Opportunities Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Enforce height restrictions as described in the Airport District ordinance.
- Review rezoning requests to insure compatibility with this character area.
- Place greater emphasis on attracting clean technology-oriented development.
- Discourage encroachment of unsuitable land uses by enforcing regulations.

Crossroads Town Center

The **Crossroads Town Center** character areas are primarily located along major thoroughfares and intersections. Portions of Perry Parkway, Larry Walker Parkway, and US Highway 41 North are in this character area. There are emerging **Crossroads Town Center** character areas at the following intersections: Highway 224 and Highway 127 west of Perry; Moss Oaks Road and US Highway 41 South; Elko Road and Perry Parkway; Langston Road and Houston Lake Road (Highway 127); Highway 127 and Houston Lake Road; Kings Chapel Road and Arena Road; and Saddle Creek Road and Arena Road.

Existing Development Patterns

The existing development patterns in this character area are as follows:

- The area on Perry Parkway is largely vacant. There are a few commercial developments but it is largely vacant.
- The Houston Lake Road and Highway 127 intersection has some development. There is an apartment complex and convenience store under construction. There is also another multi-family development under construction. The remaining properties in the area are mostly vacant.
- All of the other intersections in this character area are undeveloped.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Addition of commercial centers to serve surrounding neighborhoods.
- Location of higher-density attached housing near commercial centers and single-family detached housing elsewhere in the neighborhood.
- Nodal or village developments with buildings clustered at center, clearly defined edge surrounded by open space.
- Use of village centers in new developments that accommodate residents' commercial and service needs.
- Commercial structures located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Well-designed development that blends into existing neighborhoods by disguising its density.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Driveway consolidation and inter-parcel connections between parking lots.

- New developments that contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Crossroad Town Center** character area will be as follows:

- Commercial;
- Single-Family Residential;
- Multi-Family Residential;
- Mixed-Use Developments;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Crossroads Town Center Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Educational Opportunities Objective
- Employment Opportunities Objective
- Historic Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.

- Commercial and service structures located in center surrounded by progressively higher density residential uses.

Classic Traditional Neighborhood

These areas consist largely of single-family residential structures with scattered governmental and recreational uses. The neighborhoods are predominantly automobile-oriented. Pedestrian orientation and amenity areas are oriented towards the individual neighborhoods. Street patterns are curvilinear with numerous cul-de-sacs.

Existing Development Patterns

The existing development patterns in this character area are as follows:

- This character area is composed of the residential subdivisions between the Perry Parkway and Historic Character Area.
- The structures in this area are mostly single-family dwellings with other scattered residential structures interspersed. The homes have large setbacks with well-maintained lawns.
- The roads are typically curvilinear with wide paving widths and cul-de-sacs. The roads generally lack pedestrian sidewalks.
- The areas are stable with housing values generally increasing and renovated as needed.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation;
- Distribution of affordably-priced homes throughout locality; and

- New residential developments that match the mix of housing types and styles of older, closer-in neighborhoods.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Classic Traditional Neighborhood** character area will be as follows:

- Single-family houses and single-family attached along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Mixed-use developments that are predominately single-family in nature but may include single-family attached.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Classic Traditional Neighborhood Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Educational Opportunities Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:

- Residential infill development; and
 - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Houston County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan for Perry.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.
- Prepare and implement a multi-use path plan for Perry.

Historic District

The **Historic District** is the pre-World War II homes surrounding the downtown area of Perry. The area runs east from the downtown railroad tracks to Perry Branch and north from Duncan Avenue to Sunset Avenue. There is also an area that parallels WF Ragin Drive.

Existing Development Patterns

The existing development patterns in this character area are as follows:

- This character area is composed mostly of single-family dwellings with small setbacks. Some dwellings have been converted to office uses.
- The area is composed of pre-World War II structures surrounding the downtown area.
- The road network is generally a grid pattern with narrow road widths and many sidewalks encouraging pedestrian activity and neighborhood interaction.
- The homes do not follow a single architectural or historical style but are representative of the many styles popular in the past.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;

- Houses located near the street, with large front porches that encourage interaction with neighbors.
- New development that matches the mix of housing types and styles of older, closer-in neighborhoods.
- Garages located to the rear of each property, or on-street parking is used for residents' automobiles.
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- Residential development that offers a mix of housing types, densities, and prices in the same neighborhood.
- Building design that is sensitive to the architectural styles of the neighborhood.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Distribution of affordably-priced homes throughout locality.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Historic District** character area will be as follows:

- Single-family residential.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Historic District Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Educational Opportunities Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Residential infill development; and
 - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Prepare and implement a multi-use path plan for Perry.
- Enforce existing guidelines in the Historic District to ensure architecturally compatible new development.

Neighborhood Commercial Corridors

The **Neighborhood Commercial Corridor** parallels the primary entry points into “old” Perry. These are General Courtney Hodges Boulevard, Macon Road, Swift Street, Kings Chapel Road, Houston Lake Road, and Main Street.

Existing Development Patterns

The existing development patterns within this character area are as follows:

- This character area is primarily located on the entryways spreading out from downtown.
- The uses are varied with single- and multi-family dwellings, commercial structures, and office uses.
- The uses typically front on the major thoroughfare with single-family residential neighborhoods to the rear.
- There are sidewalks in this character area but it remains largely automobile-oriented.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Location of parking at rear or side of buildings to minimize visibility from the street.

- Shared parking arrangements that reduce overall parking needs.
- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.
- Redevelopment of older strip commercial structures in lieu of new construction further down the strip.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and inter-parcel connections between parking lots.
- Landscaping and buffers between commercial and residential uses.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Neighborhood Commercial Corridor** character area will be as follows:

- Single-family residential.
- Multi-family residential.
- Light commercial uses.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Small-scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Neighborhood Commercial Corridor Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Employment Opportunities Objective
- Heritage Preservation Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Infill Development Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.

Community Issues and Opportunities

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

- Creation of development handbook
- Diversification of local economic base.
- Provide suitable work force training to local residents.
- Target business recruitment based on analysis of existing workforce.
- Expand commercial and retail business opportunities to meet future demand.

Housing

- Housing assessment to determine areas of substandard housing.
- Target housing maintenance and rehabilitation program in substandard areas identified by housing assessment.
- Expand homeownership for low-moderate income families.
- Create more affordable housing through changes to the existing land development regulations.

Natural and Cultural Resources

- Expand greenspace corridors in the City of Perry, including buffers along area streams.
- Update floodplain maps.
- Basin study for Langston Road area.
- National Register nominations or NR eligible districts and individual properties.
- Promote water conservation program to city residents.
- Survey of environmentally sensitive areas within City's service area.
- Protection of farmland within service area from development.
- Establishment of process to finance and manage stormwater improvements.

Community Facilities and Services

- Explore financing mechanisms for new parks and recreation facilities.
- Road resurfacing program.

- Provide satisfactory fire protection level of service to city residents.
- Expansion of Perry-Houston County Airport and minimize impacts of that expansion on surrounding properties.
- Establish neighborhood parks in residential developments.
- Expansion of wastewater treatment capacity.
- Improve public safety in the City of Perry.
- Expand community recycling program.

Intergovernmental Coordination

- Improve communication between City, County, and school board staff related to future growth in Perry’s service area.

Transportation

- Extension of Ball Street.
- City-wide multi-use path system.
- Market pedestrian pathways in City to increase usage.

Land Use/Character Areas

- Revise existing land development regulations to implement character area recommendations presented in the Community Agenda.

Implementation Program

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Short-Term Work Program and Policies recommended by Houston County are presented.

City of Perry’s Short-Term Work Program

The Short-Term Work Program identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. At the end of this report is the STWP for the City of Perry.

Policies

Below are the policies the City of Perry will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and addressing the Issues and Opportunities.

Economic Development

- We will encourage the attraction and retention of an array of different types of businesses within the Downtown area, such as professional offices, service-oriented business, and traditional retail business.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to encourage economic development and redevelopment in the Downtown area.
- We will take into account impacts on infrastructure and natural resources in our decision-making on economic development projects.
- We will continue to work with the Chamber of Commerce, Downtown Development Authority, Perry Area Convention and Visitors Bureau, and Georgia National Fairgrounds and Agricenter to continue to attract tourism to Perry.
- We will continue to support programs for retention, expansion, and creation of businesses that enhance the city's economic well-being.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the city.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Housing

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.
- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.
- We will eliminate substandard or dilapidated housing in our community by maintaining and enhancing the city's existing housing maintenance inspection program.
- We will continue to support the Perry Housing Authority in their efforts to provide affordable housing to qualified citizens.
- We will encourage infill housing development of existing neighborhoods.
- We will promote safe, walkable neighborhoods.

- We will ensure that our neighborhoods are interactive communities where people have easy access to schools, parks, residences, and businesses through sidewalks, multi-use paths, roads, and public transportation.
- We will encourage home ownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Natural and Cultural Resources

- We will continue to develop and maintain regulations for the protection of natural resources within the city, such as watershed areas, wetlands, groundwater recharge areas, and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection of and maintenance of trees and open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve and protect farmland.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

Community Facilities and Services

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will continue to expand recreational and cultural programs for all segments of the population.
- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of city parks.

- We will ensure that new development does not cause a decline in locally adopted levels of service.
- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will invest in parks and open space to encourage private reinvestment in urban centers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.

Land Use

- We will promote an orderly, functional, and efficient growth pattern to minimize traffic congestion, maintain and enhance property values, and lead to the efficient provision of public services and facilities that will promote the health, safety, order, convenience, and general welfare of the citizens of Perry.
- We will enhance connectivity within and among Perry neighborhoods through the design, introduction, extension, and general improvement of sidewalks and multi-use paths by connecting open spaces and neighborhood parks and local streets.
- We will promote the development and improvement of underutilized or vacant site including infill lots.
- We will encourage mixed-use developments that are human-scale and less auto-oriented.
- We will encourage compatibility of land use within zoning districts, minimize incompatibility where this is not feasible, and soften potential adverse impacts of development through screening, buffering, and transitional land uses. This shall include protecting existing stable developments from encroaching incompatible uses when making land use decisions.
- We will encourage the strengthening of existing neighborhoods through public improvements, housing improvements, compatible infill development, and convenient community facilities.
- We will promote land use and design that enhances the safety of our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will continue to encourage the development of the downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We will provide sufficient land allocated to each land use type to effectively serve the current and future needs of the residential, commercial, industrial, and other land use sectors of the community.
- We will ensure that development will be compatible with the physical limitations of the land, such as soils, topography, floodplains, etc.
- We will seek to develop a strategy for the development of a GIS system that serves multiple departments in numerous functional areas.

- We will continue to support the greenspace program by identifying tracts of land for future allocation.
- We will continue to be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.
- We will continue to encourage the use of landscaping, lighting, signage, underground utilities, and building design to add value to our community.
- We will create gateways into our community through building design and land uses.
- We will employ innovative planning concepts to achieve desirable and well designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.
- We will encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Transportation

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure and development of the community.
- We will make decisions that encourage alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities, parking, bike routes, and multi-use paths, as well as vehicular circulation.
- We support creation of a community-wide multi-use path network.

- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

SHORT-TERM WORK PROGRAM FOR CITY OF PERRY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
ECONOMIC DEVELOPMENT									
1	Create a development handbook.	X					Staff	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	Identify and survey the local workforce training available to local residents.		X				City of Perry Houston County Development Authority	Staff Time	Varies
5	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
6	Conduct workforce analysis to determine what type of businesses to recruit.			X			Houston County Development Authority	\$5,000	Varies
7	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	Varies	Varies

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	Identify areas of substandard housing to be addressed by the city's housing maintenance program.	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	\$10,000	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
5	Enforce Existing housing and property maintenance codes.	X	X	X	X	X	City of Perry	Staff Time	General Fund
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.	X					City of Perry	Staff Time	General Fund
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	Update Floodplain Maps.	X					City of Perry Houston County	Varies	Varies
3	Complete a basin study for the Langston Road area.	X					City of Perry	\$85,000	General Fund
4	Prepare National Register nominations of eligible districts and individual properties and submit them to the DNR-HPD for appropriate review.	X	X	X	X	X	City of Perry	Staff Time	General Fund

5	List districts and individual properties in the National Register as are added.	X	X	X	X	X	City of Perry	Staff Time	General Fund
6	Create advertising campaign to promote water conservation to citizens.	X	X	X	X	X	City of Perry	Staff Time	Water/Sewer Fund
7	Conduct a survey of the environmentally sensitive areas within the city's service area.		X				City of Perry Houston County	Varies	General Fund
8	Develop and implement incentives to protect farmland from development.			X			City of Perry	\$10,000	General Fund
9	Create a stormwater utility.					X	City of Perry	\$200,000	User Fees
COMMUNITY FACILITIES AND SERVICES									
1	Evaluate the feasibility of creating a Park Impact Fee for all new construction.	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			City of Perry	\$2,000,000	SPLOST
4	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.					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	Expand capacity of existing wastewater treatment plant.		X				City of Perry	\$9,000,000	Water/Sewer Fund
7	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

8	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.	X	X	X	X	X	City of Perry	Varies	General Fund
9	Explore the possibility of curbside recycling programs.	X					City of Perry	Varies	Solid Waste Fund
10	Correct stormwater infiltration into city sewer system.	X	X	X	X	X	City of Perry	Varies	Water/Sewer Fund
11	Construct fire stations and parks in high-growth area.	X	X	X	X	X	City of Perry	Varies	Impact Fees SPLOST II General Fund
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.	X					City of Perry Houston County	Staff Time	Varies
2	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
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	City of Perry	Varies	General Fund Grants
3	Create a sidewalk map for the city depicting existing sidewalks and ramps.	X					City of Perry	Staff Time	General Fund

CHARACTER AREAS									
1	Review and adjust the permitted zoning districts in each character area.	X					City of Perry Houston County	Staff Time	General Fund
2	Develop architectural design controls for new non-residential buildings in all non-industrial zoning districts.		X				City of Perry	Staff Time	General Fund
3	Develop and implement a plan for the periodic review and maintenance of sidewalks and streets in commercial areas.	X	X	X	X	X	City of Perry	Staff Time	General Fund
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.	X					City of Perry	Staff Time	General Fund
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.		X				City of Perry	Staff Time	General Fund

APPENDICES

Report of Accomplishments
Future Development Map

Report of Accomplishments

City of Perry

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Enforce existing housing codes.	Underway	
HO 2	Develop citywide housing rehabilitation program.	Underway	
HO 3	Provide alternate housing options in the downtown area.	Completed	
NATURAL RESOURCES (NR)			
NR 1	Develop and implement stormwater management strategy in the City of Perry, including improving road drainage.	Completed	
NR 2	Identify and obtain greenspace corridors in the City of Perry, including buffers along area streams.	Underway	
NR 3	Prepare NPDES action plan.	Not Accomplished	The city is not required to have NPDES action plan at this time. We have done preliminary work and have NPDES plans where required by law.
NR 4	Update the city's tree ordinance.	Completed	
HISTORIC RESOURCES (HR)			
HR 1	Develop user plan for the historic courthouse.	Completed	
HR 2	Install historic exhibit, including photographs at the Welcome Center.	Completed	
HR 3	Develop historic area overlay zoning district.	Completed	
HR 4	Prepare National Register nominations of eligible districts and individual properties and submit to the DNR-HPD for appropriate review.	Not Accomplished	The individual historic property owners have rejected National Register nomination.
HR 5	Acquire/lease historic agriculture sites.	Underway	
HR 6	Continue heritage education program in the local schools.	Underway	
HR 7	Develop historic walking tours.	Completed	
HR 8	Coordinate local incentives for rehabilitation with State and Federal incentives.	Not Accomplished	This matter was reviewed by the Perry City Council. The Council decided to not pursue this further.
HR 9	List districts and individual properties in the National Register as they are added.	Postponed	The nominations have not been completed. There are no districts or properties on the National Register.
COMMUNITY FACILITIES (CF)			

Report of Accomplishments

City of Perry

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 1	Install sewer and natural gas at Perry-Houston County Airport.	Not Accomplished	The city has decided that there are not enough potential customers in the area to justify the expense of running these lines to the airport area.
CF 2	Resurface City streets.	Underway	
CF 3	Extend natural gas service to parts of City that are not currently being service.	Completed	
CF 4	Extend sewer lines in current service delivery area.	Underway	
CF 5	Upgrade gas and water meters.	Underway	
CF 6	Construct new wastewater treatment facility.	Not Accomplished	The city has decided to upgrade the existing wastewater plant instead of building a new plant.
CF 7	Improve street intersections citywide.	Underway	
CF 8	Pave remaining dirt streets.	Underway	
CF 9	Improve water main to hospital.	Not Accomplished	The project in the hospital area did not occur making the improvement to the water main unneeded.
CF 10	Construct and equip new fire station in the City of Perry.	Postponed	The city plans to construct two new fire stations within the next three years.
CF 11	Improve existing wastewater treatment plant.	Completed	
CF 12	Renovate area schools in accordance with the school facilities plan.	Underway	
CF 13	Correct stormwater infiltration into city sewer system.	Underway	
CF 14	Purchase new equipment for existing neighborhood parks.	Completed	
CF 15	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.	Postponed	The Airport Authority lacked funding to extend the runway. It is anticipated that the runway will be extended within the next five years.
CF 16	Resurface existing runway at the Perry-Houston County Airport.	Not Accomplished	The runway will be resurfaced when deemed essential for safe operations.
CF 17	Purchase additional land surrounding the Perry-Houston County Airport to protect it from intrusive uses.	Underway	
CF 18	Install new signage for existing taxiways and ramps at the Perry-Houston County Airport.	Not Accomplished	It was decided that there were higher priorities to be accomplished at the airport.
CF 19	Widen SR 127 to three lanes with curb and gutter.	Not Accomplished	SR 127 is currently in the engineering phase of the widening to four lanes.
CF 20	Improve Public Safety Building.	Not Accomplished	This building will be improved after the Fire Department has moved into a new structure.

Report of Accomplishments

City of Perry

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 21	Improve athletic fields and lighting at Creekwood and Rozier Parks.	Completed	
CF 22	Construct youth and adult athletic fields and neighboring meeting facility at site to be determined later.	Not Accomplished	The city has decided to upgrade the existing recreational facilities in lieu of building a new facility.
CF 23	Extend Ball Street.	Underway	
ECONOMIC DEVELOPMENT (ED)			
ED 1	Provide support to the Perry Chamber of Commerce to solicit new/replacement businesses.	Underway	
ED 2	Develop economic incentives policy for the City of Perry.	Underway	
ED 3	Fund full-time position for the Downtown Development Authority.	Completed	
ED 4	Provide support to the Façade Improvement Program in downtown Perry.	Underway	
ED 5	Coordinate industrial recruitment within the City of Perry.	Underway	
ED 6	Develop web page site for economic recruitment.	Completed	
ED 7	Prepare prospect data base.	Underway	
LAND USE (LU)			
LU 1	Coordinate efforts to relieve city taxpayers from double taxation.	Completed	
LU 2	Complete, adopt and enforce joint development regulations for the City of Perry and Houston County.	Not Accomplished	The city and the county have adopted some joint development regulations. However, the city and county have diverging development goals in many areas.
LU 3	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.	Completed	
LU 4	Develop land use and community facility expansion strategy in coordination with Houston County in proposed annexation/new Perry service delivery areas, including the establishment of development standards.	Underway	

Report of Accomplishments

City of Perry

PROJ #	ACTIVITY	STATUS	EXPLANATION
LU 5	Update flood plain maps.	Postponed	FEMA is in the process of updating all floodplain maps in Houston County. The maps should be complete in 2007.
LU 6	Coordinate city planning efforts with plans of the school board and other entities on an annual basis.	Underway	
LU 7	Develop information packages for landowners in proposed annexation areas informing them of benefits of annexing into the City of Perry.	Not Accomplished	The city has determined that the land being annexed into Perry is primarily vacant land. The information packages would be of little benefit.

2007 Joint Comprehensive Plan













Future Development Map City of Perry







Legend

Character Areas

-  Classic/Traditional Neighborhoods
-  Crossroads Town Center
-  Downtown District
-  Historic District
-  Neighborhood Commercial Corridors
-  Park/Open Space/Conservation
-  Regional Activity Center
-  Airport Hazard
-  Suburban Residential

Future Land Use

-  Regional Commercial
-  Community Commercial
-  Public/Institutional
-  Office
-  Heavy Industrial
-  Central Business
-  Rural Residential
-  Light Industrial
-  Suburban Residential
-  Urban Residential
-  Parks/Recreation/Conservation
-  Utilities

-  Perry
-  Warner Robins
-  Interstate
-  City Street
-  County Road
-  State Highway

