



Where Georgia comes together.

NOW HIRING

Director of Community Development

City of Perry, GA



Historic Downtown Perry
Carroll Street

PERRY, GEORGIA *An Exceptional Opportunity*

ABOUT THE COMMUNITY

The City of Perry, Georgia is located in the heart of Middle Georgia where three major state and federal highways intersect (I-75, US-41, and US-341) and includes four exits on I-75.

Perry is the County seat of Houston County with a rapidly growing community of 25,000 residents. Perry is unique with its vibrant and active historic downtown as well as home to the Georgia National Fairgrounds and Agricenter. Between Downtown Perry and the Georgia National Fairgrounds and Agricenter, Perry welcomes over 1 million visitors per year!

In FY 2024, tourism continues to be a growing economic sector for the City of Perry with the City, Visit Perry, Perry Music Festival, Food Truck Fridays, Perry Area Chamber of Commerce Dogwood Festival, and the rest of our community partners focused on leveraging and marketing our unique assets to take advantage of the \$68.96 billion statewide industry. The Georgia National Fairgrounds and Agricenter ("GNFA") continues to host events throughout the year. GNFA reported a \$45.2M statewide economic impact in 2022 with over \$32 Million of local impact within Houston County. Additionally, the City continued to explore ways to bring people to the City with community events such as Perry Presents, a free outdoor live concert series; Fall Film Series, a free outdoor movie night; and the Downtown Perry tasting experiences. The City also assumed responsibility for planning the annual Independence Day celebration, moving the event from the fairgrounds to Historic Downtown.

- Perry is the seventh (7th) fastest growing City in the State of Georgia in the fourteenth (14th) most populous County in Georgia. Growth is here and it's not slowing down anytime soon, highlighting the need for an engaged, visionary Director of Community Development. With a current population of 171,984 (24,870 in Perry proper), Houston County is projected to see an approximate 37% increase in population through 2050 with much of this growth happening in Perry.
- Historic Downtown Perry provides a unique experience that attracts locals and visitors alike. A Classic MainStreet Community, Downtown Perry is comprised of nearly 140 businesses ranging from professional offices and retail establishments to restaurants and coffee shops. Further, Downtown Perry is Houston County's Downtown, with neither Warner Robins nor Centerville having a downtown proper.



 Perry International Festival



 Historic Downtown Perry



 Whitetail Trail

ABOUT THE CITY GOVERNMENT

The City of Perry is a full-service municipality with 220 employees and an FY25 "all funds" budget of approximately \$54.8 million. Through the operations of ten (10) departments, the City is able to provide a wide-range of services to the nearly 25,000 residents and 754 businesses in Perry.

Founded in 1824, the City of Perry is located in Houston County in the heart of Middle Georgia. The historic community currently encompasses approximately 27 square miles along Interstate 75 90 miles south of Atlanta. The City has been able to capitalize on proximity to Robins Air Force Base, excellent schools, unique downtown, high quality of life, and location in transforming from a small town to a vibrant and growing community. As a hub of state and federal highways, home of the award-winning Georgia National Fairgrounds and Agricenter and with events like the Dogwood Festival, Perry International festival, Food Truck Friday, and the annual Perry Buzzard Drop New Year's Eve bash, Perry is "Where Georgia Comes Together".



The City operates under the council-manager form of government. This organizational plan places legislative responsibility for municipal government with the City Council and gives administrative authority to the City Manager. The Council, which consists of the Mayor and six Council members, levies taxes, enacts ordinances, adopts the annual budget and performs other legislative functions. The Mayor and Council are elected on a staggered non-partisan basis for a term of four years. The mayor is elected City-Wide. For the purpose of electing Council members, the City is divided into three districts, which consists of two posts each. The members representing each Council district are elected only by the voters residing in that district and not at large. Upon the recommendation of the Mayor, the City Council appoints a City Manager to manage the government through the development, implementation, and execution of programs and policies established by the Council.

Location *Facts*



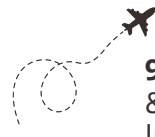
Interstate 75 (4 exits) with over **60,000 vehicles per day**



168 miles from Port of Savannah.



New wastewater treatment facility coming in 2026 **increasing city-wide capacity.**



99 miles from Atlanta & Hartsfield-Jackson International Airport.



Available land for **new commercial dev.**



1,600+ residential units planned.











Superior Education *Opportunities*

The award-winning **Houston County public school system** draws families to the area with a teacher/student ratio of 1:16, and 100% of the system's teachers are professionally qualified. Houston County students historically score higher than national and state averages on standardized tests.

The Westfield School is a private, Christian-based college preparatory school that provides a host of academic, fine arts, and athletic programs.

Nearby Higher Education Opportunities

 MERCER UNIVERSITY	 MIDDLE GEORGIA STATE UNIVERSITY	 GEORGIA COLLEGE & STATE UNIVERSITY	 EMBRY-RIDDLE AERONAUTICAL UNIVERSITY <small>(located at Robins Air Force Base)</small>
 FORT VALLEY STATE UNIVERSITY	 WESLEYAN COLLEGE	 GEORGIA MILITARY COLLEGE	 CENTRAL GEORGIA TECHNICAL COLLEGE



Demographics

POPULATION	MEDIAN AGE	MEDIAN HOME VALUE
25,000	36.8	\$263,585
MEDIAN INCOME	AVERAGE INCOME	AVERAGE DISPOSABLE INCOME
\$75,282	\$89,238	\$64,272

COST OF LIVING

82.4 LESS EXPENSIVE	17.6% Lower THAN THE US AVERAGE	12.8% Lower THAN THE GEORGIE AVERAGE
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Perry, Georgia gets a **BestPlaces** Cost of Living score of **82.4**, which means the total cost of housing, food, childcare, transportation, healthcare, taxes, and other necessities is **17.6%** lower than the U.S. average and **12.8%** lower than the average for Georgia.

ABOUT THE POSITION

This position is responsible for the overall leadership and management of the Community Development department. Oversees the technical work associated with zoning, enforcement of codes and ordinances, issuing of permits and licenses, engineering, and planning of community facility projects. The department has 15 positions and a budget of \$1.7M.

Essential Functions

- Provide input and suggestions for implementing those portions of the City's strategic plan relative to development and planning to Mayor/Council.
- Oversee, plan, and monitor community development inspections and code enforcement, as well as its revenue streams.
- Plan and monitor City housing planning, assessments, grants, and development.
- Provide professional advice and services to the Planning Commission and other authorities, boards, and commissions assigned to support.
- Direct the development and monitor the implementation and operation of the City's geographic information systems.
- Oversee and monitor the City's engineering services and capital projects.
- Plan and develop the Department's vision and goals for staff advancement and resources.
- Represent the Department and the City in public forums, hearings, meetings, and group activities to present and explain the development process in the City.

Minimum Qualifications

- Bachelor's degree required in urban/regional planning, public administration, business administration, or a closely related field. Master's degree is preferred;
- Minimum of five (5) years of related work experience in urban/regional planning, community development, or economic development including three years of supervisory responsibility; or equivalent combination of education and experience;
- Requires a valid State of Georgia driver's license or have the ability to obtain one prior to employment;
- AICP certification is highly desired and demonstrates a commitment to the profession.





IDEAL CANDIDATE

The City of Perry seeks a professional Community Development Director who is a team player and has a proven record successfully leading planning and zoning functions within a public/governmental agency/organization. The ideal candidate will be an innovative thinker who can articulate a clear vision and develop a culture, within the Community Development Department, that embraces emerging trends and planning best practices. The ideal candidate must be able to demonstrate effective performance through clear, concise communication; collaboration; proper allocation and utilization of resources; sound impartial decision-making and personal accountability. The Director must have a thorough understanding and knowledge of planning, zoning, and land use principles, including the interpretation and implementation of laws, codes, rules, and regulations. In addition, the Director should be skilled in providing positive, solutions-oriented, and effective recommendations for development and redevelopment to meet the needs of the community. This position requires promoting a culture of teamwork by treating coworkers, stakeholders, and developers with respect and dignity and must have outstanding interpersonal skills with the ability to engage with diverse groups.



COMPENSATION & BENEFITS

The expected starting salary range for this position is **\$110,000 - \$125,000** (depending on the qualifications of the selected candidate), with a comprehensive benefits package, including health, dental and vision insurance. The city offers life insurance and long-term and short-term disability insurance, as well as a 457(b) retirement savings plan. The Empower retirement 457(b) contribution plan and the 401(a)-employer match plan is available at day one for full-time eligible employees. The 401(a) plan has an immediate match on day one. The City will match up to 5% in the 457(b) deferred compensation plan. The 401(a) plan has a 5-year match vesting schedule that allows you to gradually become fully vested over five years. This means that employees will keep 20% of the employer's contributions after each year of employment, and the employee will be fully vested after five years. The city of Perry believes that professional development and continued education has a positive impact on the employee and organization. The City supports self-development and educational efforts by providing many of the expenses associated with education courses. Tuition for educational degrees (Associates, Bachelors or Masters) and some Certifications. Continuing education is provided for required and job specific certifications. Any full-time City employee who has successfully completed the initial probationary period may apply for reimbursement of tuition and expenses directly related to continuing education in pursuit of a certification or an undergraduate or graduate degree through an accredited institution or program. In addition, a generous annual and sick leave program is provided. Relocation expenses are negotiable.

HOW TO APPLY

Interested candidates must submit by email a cover letter, resume, a list of at least five job related references (name, email and phone numbers), as well as salary history no later than close of business on **April 11, 2025**, to Lisa Ward, Senior Associate at lisaward912@gmail.com. Please contact Lisa Ward at Cell: 706-983-9326 or Alan Reddish, Senior Associate, Cell: 706-614-4961 with any questions.



MERCER GROUP ASSOCIATES

The City of Perry, Georgia is an Equal Opportunity Employer. The City of Perry, Georgia does not discriminate on the basis of race, color, religion, sex, country of origin, marital status, disability, sexual orientation, gender identification, political affiliation, or status in any group protected by federal, State or local law in employment or the provision of services.

