

MINUTES
PRE-COUNCIL MEETING
OF THE PERRY CITY COUNCIL
March 1, 2022
5:00 p.m.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held March 1, 2022 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None.

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

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Tabitha Clark – Communications Administrator, Ashley Hardin – Economic Development Administrator, Annie Warren – City Clerk, Chad McMurrian – Engineering Services Manager, and Holly Wharton – Community Planner.

Media: William Oliver – Houston Home Journal.

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of March 1, 2022 council meeting agenda.

7a. Public Hearing – RZNE-0007-2022. Applicant, Lynward Barrett, request the rezoning of the property from R-1, Single-Family Residential, to C-2, General Commercial. The property is located at 1803 Houston Lake Road. Ms. Wharton reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the outlined two (2) conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Houston Lake Road in support of the City of Perry’s green corridor initiative.

7b. Public Hearing – RZNE-0008-2022. Applicant, Lynward Barrett, request the rezoning of the property from R-1, Single-Family Residential, to C-2, General Commercial. The property is located at Houston Lake Road and Gray Road. Ms. Wharton reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the outlined two (2) conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Houston Lake Road in support of the City of Perry’s green corridor initiative.

7c. Public Hearing – ANNX-0009-2022. Applicant, Chad Bryant, request the annexation and rezoning of the property from RAG (County) to R-2A, Single Family Residential (City). The property is located at Kings Chapel Road and Gurr Road. Ms. Wharton reviewed the request and stated that the applicant had not submitted preliminary site plans for the property. This item has been reviewed by the Planning Commission and staff and recommends approval with the three (3) outlined conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Kings Chapel Road and Gurr Road in support of the City of Perry’s green corridor initiative and (3). Sidewalks within the neighborhood shall be installed in addition to sidewalks along King Chapel Road and Gurr Road as reflected in the City of Perry Pathways Plan.

After discussion by Council, the concerns were raised relative to buffer between the subdivisions, sidewalk frontage, and the impact on the school system due to development.

7d. Public Hearing – RZNE-0014-2022. Applicant, Chad Bryant, request the rezoning of the property from R-2, Two-Family Residential, to PUD, Planned Unit Development. The property is located on Gurr Road. Ms. Wharton reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the two (2) outlined conditions: (1).Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, and (2). The applicant’s conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

After discussion by Council, the concerns were raised about traffic increasing on Gurr Road and the plan does not have access to Hwy 341. The Administration recommends that the developer be required to connect to US Hwy 341/SR 11. Mr. Chad McMurrian stated that DOT would have to approve any roads to Hwy 341. Council concurred to notification of the petitioner and have the connection to US Hwy 341/SR 11.

7e. Public Hearing – RZNE-0015-2022. Applicant, Chad Bryant, request the rezoning of the property from C-2, General Commercial, to PUD, Planned Unit Development (Residential). The property is located at US Hwy 41 South at Holly Hills subdivision. Ms. Wharton reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the two (2) outlined conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, and (2). The applicant's conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

After discussion by Council, the concerns were raised relative to the number of developments going into that area with the amount of traffic connecting to Greenwood Drive and Briarcliff Road. The Administration recommended getting the determination from DOT to have access to Hwy 41 added.

7f. Public Hearing – RZNE-0019-2022. Applicant, John Anthony Thomson, request the rezoning of the property from R-2, Two-family Residential, to C-2, General Commercial. The property is located at 613 and 615 Martin Luther King, Jr. Drive. Ms. Wharton reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval of the application.

7g. Public Hearing – RZNE-0020-2022. Applicant, Anjebhai Patel, request the rezoning of the property from C-1, Highway Commercial, to PUD, Planned Unit Development. The property is located at 1004, 1004a, and 1006 St. Patrick's Drive. Ms. Wharton reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the one (1) outlined condition: The applicant's conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

After discussion by Council, the concerns were raised relative to the property once rezoned being sold off and not having one general owner. Due to the density of the property, the request exceeds the special exemption requirements. The owner would have the right to sell, rent, or lease the properties to anyone, potentially causing 126 multiple owners.

4. Adjournment: Mayor Walker stated that due to time restraints, the next City Council meeting begins at 6:00 p.m., Mayor Walker called for a motion to adjourn the pre council meeting. Council Member Jones motioned to adjourn the meeting at 5:58 p.m. Mayor Pro Tempore King seconded the motion, and it carried unanimously.