

Minutes  
Joint Work Session of Perry City Council and Perry Planning Commission  
March 09, 2015

Call to Order: Mayor James E. Faircloth, Jr. called the meeting to order at 5:00pm.

Roll: James E. Faircloth, Jr., Mayor Pro Tempore Phyllis Bynum –Grace; Council Members Willie King, Riley Hunt, William Jackson, Robert Jones, and Randall Walker.

Perry Planning Commission: Chairman Martin Beeland; Commissioners Clarington, Jefferson, Mehserle, Poole, Williams and Yasin.

Staff: Lee Gilmour – City Manager, Decius Aaron – Director of Public Works, Mike Beecham – Director of Community Development, Chief Steve Lynn – Perry Police Department, David Walker – City Attorney, and Christine Sewell – Recording Clerk.

Guests: Mrs. Terre Walker

Press: Don Moncrief – Houston Home Journal

New Business: Mayor Faircloth advised prior to the discussion on form based zoning there were a few items required of Council.

Mr. Aaron addressed Mayor & Council and requested consideration of the waiver of the required Workman’s Compensation policy for vendors in regards to the instructor teaching the three week CDL course for employees. Mr. Aaron noted there was no field work the instructor would be doing. Mr. Gilmour advised there was no objection relating to this particular circumstance to waiving the requirement; Council concurred. (Council Member King was not present at time of concurrence).

Mayor Faircloth advised from previous discussions the consideration of closing a portion of Thompson Road, however, perhaps the portion in question could be de-annexed back into the County and the City only retain the necessary utility easements. Mr. Gilmour advised the County and adjoining property owners have been contacted in relation to a possible closure and it was recommended to hold off on any further decision until comments had been received; Council concurred.

Discussion on Form Based Zoning

Mayor Faircloth turned the meeting over to Chairman Beeland. Chairman Beeland thanked Mayor & Council for attending and advised Mr. Beecham would present a PowerPoint to further the discussion on form based zoning.

Mr. Beecham presented a PowerPoint and supporting documents outlining the basis of form based zoning, which concentrates on building form and design, emphasizes design elements, such as building type, building dimensions, parking location and façade features, “public realm” is stressed – sidewalks, streetscapes, etc., regulates incompatible land uses, and encourages pre-zoning development patterns.

The benefits were also provided which included: predictable development patterns, focus on public realm, infill required to be compatible, emphasizes development quality, market flexibility (mixed uses permitted), walkability (pedestrian scale), quality of life issues, and economic development.

Mr. Beecham advised after numerous discussions among the Planning Commission and in preparing for the current re-write of the Perry Land Development Ordinance it was recommended by the Commission and staff the following areas be considered for form based zoning: 1). Downtown Perry, 2). General Courtney Hodges Blvd., and 3). Perry Parkway. Council Member King suggested including Martin Luther King, Jr. Drive as it is a major connector between downtown and the fairgrounds. Mr. Beecham advised in order to incorporate a clear vision of the areas noted must be determined.

On conclusion of presentation each member of the Planning Commission voiced support of pursuing the concept. Mayor and Council agreed and concurred the first step would be to initiate a vision, which was a crucial part of the process. On conclusion it was recommended to staff to proceed with avenues to acquire assistance in formulating the vision, and to bring back at a later date for further review.

Adjourn: there being no further business to come before Mayor and Council and the Perry Planning Commission; Chairman Beeland adjourned the meeting at 6:27pm.