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**STAFF REPORT**

From the Department of Community Development  
June 4, 2024

**CASE NUMBER:** TEXT-0067-2024

**APPLICANT:** The City of Perry

**REQUEST:** Amend Section 6-10.12 to provide more detailed standards for sidewalks on new residential and commercial streets.

**STAFF ANALYSIS:** Following discussion with the Planning Commission and direction from City Council, new standards and procedures for the installation of sidewalks on new streets is proposed. These include:

- Sidewalks and curb ramps to be ADA compliant.
- Marked crosswalks required at collector and arterial streets.
- Planning Commission to determine sidewalk plan for new residential subdivisions on a case-by-case basis.
  - Sidewalks on one side of streets
  - Required on collector and arterial streets
  - Create an exercise route or connection to other sidewalks/ trails
  - Connect to parks and schools within a quarter mile of subdivision
  - Construct at time of house construction
- Sidewalks to be installed on both sides of new commercial streets at time of street construction.

**STANDARDS FOR GRANTING A TEXT AMENDMENT:**

**(1) Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.**

This amendment is not inconsistent with the Comprehensive Plan.

**(2) Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.**

The proposed amendment is consistent with the format of the Land Management Ordinance.

**(3) Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.**

The current ordinance does not provide clear sidewalk standards. City Council desires to require sidewalks along new streets.

**(4) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.**

The amendment will provide pedestrians with safer walking routes along higher volume streets.

**(5) Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.**

The amendment is consistent with one of the stated purposes of the LMO: “Promote an interconnected, walkable community.” The amendment is a direct response to Strategy 5.b. of the FY2023-2027 Strategic Plan – “Amend Land Management Ordinance to require new residential and commercial development to have sidewalks and other pedestrian enhancements.”

**(6) Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.**

The amendment requires sidewalks in new residential subdivisions and along all new commercial streets, with provisions to connect to existing or planned sidewalks and trails.

**(7) Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.**

The amendment in and of itself has no impact on the natural environment.

**(8) Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).**

The amendment addresses City Councils concerns about long-term liability and maintenance by limiting sidewalks in residential areas to certain streets with higher traffic volume, connecting to schools and parks and creating exercise paths.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed text amendment.

## Replace Section 6-10.12 in its entirety as follows:

### ~~6-10.12. Sidewalks.~~

- ~~(A) *Sidewalk Dimensions.* Unless otherwise specified, all sidewalks shall be four [inches] (4") thick with a minimum width of five (5) feet. All sidewalks shall slope one-fourth ( $\frac{1}{4}$ ) inch to the foot toward the curb. A thirty (30) inch grass planting strip shall be provided between the back of the planting curb and the sidewalk. The thirty (30) inch grass planting strip between the back of the curb and the sidewalk shall not be required on streets designated as Alternate Transportation Routes.~~

### 6-10.12. Sidewalks. Sidewalks shall be required to be installed by the developer of streets as follows.

- (A) *Sidewalk Standards.* All sidewalks shall comply with the following standards:

- (1) Sidewalks shall have a minimum width of five feet, and a minimum thickness of four inches. See additional construction details in the Design & Specifications Manual.
- (2) A 24-inch-wide planting strip shall be provided between the back of the street curb and the sidewalk.
- (3) Sidewalks shall meet specifications of the Americans with Disabilities Act (ADA).
- (4) ADA-compliant curb ramps shall be installed at all street intersections at which sidewalks cross, and where future sidewalks may cross the intersection of new streets and existing collector or arterial streets.
- (5) Marked crosswalks shall be required where sidewalks cross streets intersecting with collector and arterial streets.

- (B) *Residential Streets.* Sidewalks shall be installed in all new residential subdivisions with specific locations determined on a case-by-case basis as part of the preliminary plat review process.

- (1) Sidewalks shall be located on all collector and arterial streets in the subdivision.
- (2) Sidewalks shall be located on one side of the streets. Sidewalks should be located on the side of the street which produces the least number of conflicts with intersecting streets.
- (3) Where practicable, sidewalks should be designed to create an exercise route within the subdivision or to connect to existing or planned external sidewalks, trails, or multi-modal pathways.
- (4) Sidewalks may be required along external streets to connect to parks and schools located up to  $\frac{1}{4}$  mile from the street entrance(s) of the subdivision.
- (5) Sidewalks may be constructed at the time of street construction or as each residential unit is constructed. However, any portion of a required sidewalk which is not adjacent to a residential building lot, such as open space or property not included in the subdivision, shall be completed prior to issuance of a certificate of completion.

- (C) *Commercial Streets.* Sidewalks shall be installed along all new commercial streets.

- (1) Sidewalks shall be installed on both sides of commercial streets.
- (2) Sidewalks shall be completed prior to issuance of a certificate of completion.



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Application # TEXT-0067-2024

## Application for Text Amendment

Contact Community Development (478) 988-2720

### Applicant Information

\*Indicates Required Field

	Applicant
*Name	Bryan Wood for the City of Perry
*Title	Director of Community Development
*Address	1211 Washington Street, Perry, GA 31069
*Phone	478-988-2714
*Email	bryan.wood@perry-ga.gov


### Request

\*Please provide a summary of the proposed text amendment:

Amend Section 6-10.12 to provide more detailed standards for required sidewalks.

### Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. Fees: Actual cost of required public notice.
3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
6. The applicant must be present at the hearings to present the application and answer questions that may arise.
7. Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes \_\_\_ No X  
If yes, please complete and submit the attached Disclosure Form.
8. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
9. Signatures:

*Applicant	 Bryan Wood, Director of Community Development, for the City of Perry	*Date	5/6/2024
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