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STAFF REPORT

August 26, 2025

CASE NUMBER: TEXT-0165-2025

APPLICANT: Joe Duffy for The City of Perry

REQUEST: Add language to Sec 6-10.1 (J) Site development and related infrastructure, General design requirements, Fire apparatus access roads – clarifying methods of review for required secondary fire access roads. The language will apply for developments exceeding 30 dwelling units and require approval from the fire code official, under specific request circumstances, to permit a gravel road as a secondary means of fire access.

STAFF COMMENTS: The amendment is intended to prevent conflicting scenarios in which the City's desire to ensure a high standard of fire apparatus access (at least 2 entrances for developments of over 30 dwellings) can be achieved alongside routine state approval processes.

Existing local code language states that "All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets." The amendment serves to include an additional option, for a secondary safety entrance to be constructed of gravel with approval from the designated Fire code official pending any situation-specific circumstances.

The specific circumstance mitigated by the amendment would be denial of proposed fire access roadways (meeting the existing design standards for public streets) by the Georgia Department of Transportation, which may otherwise be approved as a private entrance lacking a concrete or asphalt curb cut.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

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

The 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.**

Conflicting guidelines between the local ordinance and GDOT parameters for curb cuts prompted a review of the current language.

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

The proposed amendment reflects the City of Perry's ongoing commitment to providing residents excellent public safety services.

- (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 the purpose and intent of the zoning ordinance, in that it clarifies General design requirements for Fire apparatus access roads.

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

The amendment sustains the City's desire to require at least 2 entrances for housing developments containing over 30 units, by enabling an additional level of approval by the Fire Marshal in specific instances to grant a request to allow a secondary, fire-only entrance to be of gravel construction.

- (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 is not anticipated to render significant environmental impacts, although gravel is a pervious material which is generally preferred from a stormwater management perspective.

- (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 has no negative impact on public facilities and services.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

The proposed new clarifying language has been highlighted below for reference:

Sec. 6-10. - Site development and related infrastructure.

6-10.2. General requirements for streets and other rights-of-way..

(J) Fire apparatus access roads.

1. *One- and two-family residential developments.* Developments of one- and two-family dwellings where the number of dwelling units exceed thirty (30) shall provide two (2) separate and approved fire apparatus access roads. Where there are more than thirty (30) dwelling units accessed from a single fire apparatus access road and all dwelling units are equipped throughout with an approved automatic fire sprinkler system in accordance with the International Fire Code, access from two (2) directions shall not be required. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect to future development, as determined by fire code official. All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets. **Notwithstanding the foregoing, the fire code official may approve the use of a construction gravel road to satisfy the second means of fire apparatus access in those unique situations in which GDOT will not approve a secondary access or curb cut or when other extenuating circumstances exist due to topography challenges or other unique characteristics of a parcel. A proposed gravel road must satisfy compaction standards as deemed appropriate by the fire code official.**



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Application # TEXT 0165-2025

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	*Applicant
*Name	
*Title	
*Address	
*Phone	
*Email	

Request

*Please provide a summary of the proposed text amendment:

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/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards. 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.
4. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
5. *The applicant must be present at the hearings to present the application and answer questions that may arise.
6. 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.
7. *Signatures:

*Applicant

*Date

Standards for Amendments to the Text of the Land Management Ordinance

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

- (1) Whether, and the extent to which, the proposed amendment is consistent 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.
- (3) Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.
- (4) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.
- (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.
- (6) Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.
- (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.
- (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).