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**STAFF REPORT**

January 2, 2025

**CASE NUMBER:** TEXT-0155-2024  
**APPLICANT:** Emily Carson for the City of Perry  
**REQUEST:** Create Sec 6-10.14 Pocket Park Requirements standardizing recreational facilities and open space requirements in newly developed subdivisions located outside of walking distance to an existing park.

**STAFF COMMENTS:** In 2021 in an effort to support a high quality of life for and accessibility to recreation and leisure opportunities, the City of Perry proposed acquiring lots to create pocket parks within new residential developments. The first foray into this effort led to the city declining lots that were poorly positioned in the neighborhood with substantial development challenges due to the natural landscape of the lots. Therefore, staff proposes the above-referenced text amendment to require developers to either provide a recreational/amenities area that meets City standards or a privately managed amenities area that is comparable to the City's ordinances.

**STANDARDS FOR GRANTING A TEXT AMENDMENT:**

(1) **Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.** The proposed ordinance is consistent with the comprehensive plan goal to increase the amount of natural and cultural resources by investing in parks and recreational infrastructure.

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

The ordinance is consistent with the current provisions.

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

Development continues to increase throughout the city. The ordinances must adjust to meet the current needs and provide the same quality of life that residents have come to recognize Perry for.

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

Standardizing the location, facilities, and sizes for recreational spaces in subdivisions ensures all residents will have access to high quality offerings within their neighborhoods that the city can maintain, should the need arise.

(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 will support responsible and equitable development within the city by ensuring that residents in newly developed subdivisions have access to recreational facilities that meet or exceed city standards.

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

The amendment has no impact on development patterns.

**(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 will not impact the natural environment and is designed to avoid known wetlands, stormwater management areas, and flood zones.

**(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 will allow first responders to have better lines of sight during emergency responses by ensuring recreational areas are in visible, easily accessible areas. It will also ensure that offerings in these spaces are compatible with city standards. It will have no negative impacts on public facilities.

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

Create Sec 6-10.14 Pocket Park Requirements

*Sec. 6-10.14 Pocket Parks.*

- (A) *Intent.* This section is intended to ensure residents’ ability to access recreational facilities within walking distance of their homes to support improved public health, social opportunities, and a high quality of life. It is also intended to standardize the placement, size, furnishings and maintenance of such properties.
- (B) *Applicability.* The developer of a residential subdivision shall build and furnish a pocket park in accordance with this section. The developer may offer to dedicate the park(s) to the city for ownership and maintenance.
- (C) *Exclusions.* This section does not apply to new developments with 50 unit/lots or less that are within 1,200 feet of a public park or new developments with private amenities area(s) comparable to the requirements of this ordinance. Proof of access to an existing public park(s) or detailed plans for the amenities area(s) shall be submitted at the time of preliminary platreview.
- (D) *Irrigation.* If irrigation is installed, an irrigation system approved by the Public Works Department is required. Rain meters are also required if irrigation is installed.
- (E) *Plan requirements.* Preliminary plats without clearly identifiable parks will not be accepted for review. The administrator will assist applicants with identifying suitable placements for such park(s) prior to plat review submissions.
  - (1) Plans for a pocket park must be submitted as part of the overall subdivision design plans.
- (F) *Location. Pocket parks shall:*
  - (1) be centrally located within the subdivision development;
  - (2) be situated so it is visible from the street(s) to increase safety;
  - (3) not be adjacent to any stormwater infrastructure or located within City easements or rights-of-way;
  - (4) not be in a floodplain, delineated wetland, or a stream buffer; and
  - (5) follow the size requirements in Table 6-10-8:

<b>Table 6-10-8. Park size requirements</b>			
<b>Up to 50 units</b>	<b>51 – 150 units</b>	<b>151-250 units</b>	<b>Over 250 units</b>
.25 acre	.5 acre	1 acre <sup>1</sup>	1 acre plus additional 0.5 acre per 100 lots or units or a portion thereof <sup>1</sup>
<sup>1</sup> Parks required to be one acre or more in size may be split into two or more smaller parks of at least half-acre			

(G) Furnishing Requirements. Furnishings provided in pocket parks shall:

- (1) be centrally situated on the lot to avoid potential safety hazards from street traffic; and
- (2) must follow the requirements set in Table 6-10.9 below. Additional furnishings or substitutes are not permitted without approval of the administrator. Approved specifications are available in the Administrative Manual

<b>Table 6-10-9. Required Furnishings by Park Size</b>		
<b>.25 acre - .5 acre</b>	<b>1 acre</b>	<b>Each additional 0.5 acre</b>
1 Standard Concrete Picnic Table 1 ADA Concrete Picnic Table 2 Concrete University Bench 1 Vandal Resistant Firebox 1 Standard Swing 1 Toddler/Inclusive Swing 5 Climbers/Rocks 1 TenSpin OR 1 Multi-Bounce OR 1 Bird Nest Swing	3 Picnic Tables (Min 1 Table ADA) 2 Grills 3 Swing Bays (All Attached or Separate) 4 Standard Swings 2 Toddler/Inclusive Swings 2 Additional Features from List: Climber Combo Spinner Bouncer Nest Swing	All items on the 1-acre list plus: 1 Picnic Table (Min 1 Table ADA) 1 Additional Feature from List: Climber Combo Spinner Bouncer Nest Swing



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Application # TEXT-0155-2024

## Application for Text Amendment

Contact Community Development (478) 988-2720

### Applicant Information

\*Indicates Required Field

	Applicant
*Name	Emily Carson for the City of Perry
*Title	Community Planner
*Address	808 Carroll St, Perry, GA 31069
*Phone	478-988-2702
*Email	emily.carson@perry-ga.gov


### Request

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

Create Sec 6-10.14 Pocket Park Requirements to ensure that residents in new subdivisions in the city have equitable access to recreational facilities within walking distance of their homes. The ordinance also guarantees that proper considerations for location, safety, furnishings, and maintenance are taken prior to plat acceptance and approval.

### Instructions

- 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.
- Fees: Actual cost of required public notice.
- 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.
- 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.
- Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- 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.
- 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.
- Signatures:

*Applicant	 Emily J. Carson, Community Planner II	*Date	11/25/2024
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## **Standards for Amendments to the Text of the Land Management Ordinance**

In reviewing an application for an amendment to the text of the ordinance and acting on said application, the planning commission and city council may consider the following standards:

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

This amendment is not inconsistent with these plans, and it fulfills goal 6.b. in the 2023-2027 Strategic 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.**

There is currently no standard in the Land Management Ordinance that addresses the need for recreational space in subdivisions that are not submitted as PUDs.

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

Access to open space is proven to be beneficial to residents of all ages and income brackets. It improves mental health, enriches the landscape of subdivisions, and enlarges the network of parks and playgrounds for families in the City of Perry. The ordinance also accounts for the maintenance of these parks once installed, ensuring they will not fall into disrepair.

**(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 proposed changes create standards for parks and recreational spaces that all developers will follow when proposing new subdivisions within the city. The changes to the ordinance ensure furnishings and infrastructure in newly developed parks are consistent with city norms and Council expectations.

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

The amendment will result in a logical and orderly development pattern by providing clear standards for parks and recreational space in proposed development applications.

**(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 has no direct 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 has a direct impact on parks and will require an increase in workload for the Public Works Department. However, the furnishings and infrastructure requirements are consistent with existing policies within the department.

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