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**STAFF REPORT**

From the Department of Community Development

May 9, 2024

**CASE NUMBER:** TEXT-0031-2024

**APPLICANT:** The City of Perry

**REQUEST:** Allow electric utility on-call employees to park company vehicle in residential districts by modifying Sections 1-13, Definitions, 6-1.10(B), Oversized vehicles in residential districts.

**STAFF ANALYSIS:** Employees of electric utilities serving the City of Perry are sometimes on call after regular business hours to handle emergencies. To reduce emergency response time, they bring their company vehicle home. These vehicles are classified as oversized vehicles in the Land Management Ordinance and are not allowed to be parked in residential zoning districts. This amendment will exempt certain electric utility vehicles from the prohibition during times that the employee is on call.

**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 and the 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.**

The current ordinance did not recognize the need for certain oversized vehicles associated with on-call service providers to be parked in residential districts.

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

For the quickest response to electrical emergencies, on-call electric utility employees bring home their assigned company vehicle.

**(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.**

Among the purposes and intent of the Land Management Ordinance are:

- Secure safety from fire, flood and other dangers.
- Facilitate adequate provision of public facilities and services.

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

The amendment recognizes the unique situation associated with electric utility on-call employees.

**(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 in and of itself has no impact on public facilities and services.

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

## Sec. 1-13. Definitions.

Electric utility bucket truck means a truck with attached bucket lift operated by an electric utility serving the City of Perry and which does not exceed 154-inch wheelbase and gross vehicle weight rating of 35,000 pounds.

*Oversized vehicle* means any vehicle that exceeds 23 feet in length, 80 inches in width, or 85 inches in height, excluding recreational vehicles and electric utility bucket trucks.

### 6-1.10. Use of off-street parking areas.

- (A) *General.* Off-street parking areas shall be used solely for the parking of licensed motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles, boats, or building materials, except as expressly allowed in this section.
- (B) *Oversized vehicles in residential districts.* Oversized vehicles shall not be parked or stored in a residential district, except for ordinary delivery, loading or unloading of household goods, or during an active construction project. An electric utility bucket truck may be parked in a residential district when the electric utility employee assigned such truck is on call for after-hours emergency response.



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Application # TEXT-00031-2024

## 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:

To allow electric utility on-call employees to park company vehicle in residential districts. Sec. 1-13, Definitions; Sec. 6-1.10(B), Oversized vehicles in residential districts.

### 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	4/3/2024
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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.

**(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 did not recognize the need for oversized vehicles associated with on-call service providers to be parked in residential districts.

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

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- Secure safety from fire, flood and other dangers.
- Facilitate adequate provision of public facilities and services.

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