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Application # TEXT 0221-2025

## Application for Text Amendment

Contact Community Development (478) 988-2720

### Applicant Information

\*Indicates Required Field

	Applicant
*Name	Joe Duffy for the City of Perry
*Title	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	joe.duffy@perry-ga.gov

### Request

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

Amendment to Section 2-3.13.2, Preliminary Plats

Process improvement clarification to identify and state responsibility for Emergency 911-compliant addressing of proposed building and unit locations is the responsibility of the applicant to provide, and must be labeled on preliminary plats submitted for review at time of submission.

### 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  Joe Duffy, Director of Community Development, for the City of Perry

\*Date  
11/14/2025

## **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.**

The amendment is not inconsistent with the Comprehensive Plan's guidance.

**(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.**

Previous practice of staff manually hand-addressing plats for submission, after their approval, before Emergency Services have reviewed, has proven inadequate. The rate of growth and varied building typologies more recently experienced requires that addressing be proposed in advance of the City's conceptual review and potential approval of preliminary plats.

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

A demonstrated community need exists, in that requiring a uniform addressing process of development applicants is needed by Emergency Services as an effective means of locating locations in the event of emergencies and establishing the ability to process site permits.

**(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 intent of the Land Management Ordinance's establishment of Administrative Procedures.

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

The amendment shall streamline the review process required of multiple governmental units, which in turn does support a logical and orderly physical 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.**

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 no direct impact on public facilities, although will improve service delivery speed of multiple government units.

Addition to Subsection 2-3.13.2, adding a new Subsection 2-3.13.2 (G) as follows:

*Sec. 2-3.13.2. Preliminary Plats*

*(G) Addressing requirements.*

- (1) Applicants shall be required to submit desired parcel, and/or suite, and/or dwelling unit address numbers as a labeled component of preliminary plats.
- (2) Coordination of addressing compliance with applicable City or County Emergency Service and Public Safety agencies is the responsibility of the applicant.