



Planning Commission

Regular Meeting Agenda
August 14, 2023 | 6:30 PM
Peachtree City City Hall

A quorum of the Peachtree City Mayor & Council may be in attendance.

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. Planning Commission Meeting July 24, 2023

V. Public Hearing

1. ~~PH-23-04 Rezoning of 500 Kedron Drive from GR-10, Residential, to OI, Office, with a Conditional Use Permit for a Cell Tower. Request~~
~~Withdrawn by Applicant~~
2. PH-23-05 Annexation and Rezoning for 52 acres located at the end of Stagecoach Road and along Spear Road from unincorporated Fayette County A-R zoning to Peachtree City E-R and LUR zoning.

VI. Old Agenda Items

VII. New Agenda Items

1. 23-08-01 Conceptual Site Plan, Hoshizaki Expansion, 618 S HWY 74
2. 23-08-02 Conceptual Plat, Mill Farms, 2443 Redwine Road
3. 23-08-03 Building Elevations, Sherwin-Williams, 1110 Crosstown Court
4. 23-08-04 Building Elevations, Warehouse, 782 S HWY 74

VIII. Workshop Items

Planning Commission of Peachtree City
Meeting Minutes
Monday, July 24, 2023
6:30 PM

Pledge of Allegiance

Chairman Michael Link opened the meeting at 6:30 p.m. with the Pledge of Allegiance. Other Commissioners in attendance included Scott Ritenour, Kenneth Hamner, Felicia Reeves, and Alternate Andrew Kriz. Commissioner Mitzi Johnston was absent. Also present were Planning Director Robin Cailloux, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Steven Shelton.

Additions or Deletions

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting July 10, 2023

Hamner moved to approve the July 10, 2023, Planning Commission minutes. Ritenour seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. 23-07-05 CertainTeed Fence Landscaping, 200 Sierra Drive

Hooks explained that CertainTeed was off SR 74 South, and this site was zoned General Industrial (GI). City Council had granted a variance for an exposed metal fence over six feet tall, located in a front yard, but with a stipulation that evergreen landscaping be installed between the fence and the public rights-of-way.

They were proposing to use four plant varieties along the fence line to create a colorful hedge. Hooks pointed out on the site plan the areas along Sierra Drive and SR 74 that would be planted. The tallest planting, at the rear along the fenceline, would be Dwarf Burford Holly, which would reach a mature height of six to eight feet. The plan proposed three-gallon plants, but Staff recommended 15-gallon, which would be approximately three and a half feet tall at time of planting.

The driveway entrances along Sierra Drive would be accented with Gulf Stream Nandina and Kaleidoscope Abelia, both of which had colorful foliage. The nandina would be about three to four feet tall at maturity, while the abelia would reach two to three feet. Also at two to three feet were the Crimson Fire Lorapetalum that

would be planted in front of the hollies on SR 74. They had red foliage and hot pink flowers.

Hooks stated that Staff felt this met the conditions of the variance approval and recommended approval with the condition that the hollies be 15-gallon, three and a half feet tall, at planting.

Project Engineer Micah Pace represented CertainTeed. He explained that the fence was put in by mistake at the wrong height, making the variance necessary if it was to remain. It was important that plantings at the gates not exceed eight feet so as not to block the truck drivers' lines of sight, and he said he appreciated the City working with them. They would start work within a week if this was approved. He noted the new fence was part of a \$130 million expansion at CertainTeed.

How tall was the fence? Kriz asked, and Pace replied that it was six feet, with barbed wire on top of that. It was exactly like the fence at the Federal Aviation Administration down the street and was the same fence used all around the rest of their own property. This new fence went around a new product storage yard, which was at the back of the building for them, and that was why they didn't realize the rules for fence height would differ because of the road frontage.

Reeves asked if they were okay with the recommendation about the size of the hollies, and Pace said they were. No one else had questions or comments.

Ritenour moved to approve New Agenda item 23-07-05 CertainTeed Fence Landscaping, 200 Sierra Drive, with the Staff condition regarding the Burford Hollies. Reeves seconded. Motion carried unanimously.

2. 23-07-06 Building Elevations, Bridge Park Medical Office, 2035 N Commerce Drive

Jefferson Architecture had submitted building elevations for a medical office and a pharmacy. Hooks explained this property was zoned General Commercial (GC) and was across Commerce Drive from McAllister's. The site would have two separate buildings on it; one was 8,000 square feet, and the other was 4,000. They would be tied together with a canopy that emphasized the front entrance. The facades presented visual diversity through varying wall heights, material changes, recessed walls, and changing roof lines. This also disguised the fact that there were two buildings, she remarked. The same materials were used throughout both buildings for cohesiveness. The dominant material was white brick. Brown brick was also used and corrugated metal panels were used as accents.

Hooks showed elevations of the buildings from different angles. The larger of the two was 90% brick facing SR 74, while the smaller was 78%. The side of the larger building that faced the cart path to the north was 67% brick, and the smaller building was 80% brick facing Commerce Drive. Closeups underneath the canopy showed how Nichiha wood brought in a natural element to soften the brick. Hooks

pointed out a courtyard area between the two structures.

Architect Jefferson Brown displayed samples of the materials to the Commission, saying they originally had Nichiha where all the brown brick was, but that didn't meet City regulations, so it was replaced with the brown brick. Nichiha would warm up the structural steel and also indicate the front door. They didn't want it to look like a strip mall, Brown remarked, so they tried to break up the look of the two buildings. He said he thought that gave them a lot of character, warmth, and scale.

Ritenour recalled that during the review of the conceptual site plan, they had talked about charging stations for electric vehicles, but he didn't see any here. Brown said they decided to move them to the rear, and they would be indicated on the civil engineer's drawings. Right now, they were just trying to show the buildings.

Did the buildings have three entrances? Ritenour continued. That was correct, Brown said; the building on the left, which was the medical building, had the main entrance. The other building was the pharmacy, and it might make sense to come in one door and exit through another. The awning area, though, was where everyone would come and go, and it was central to the parking. Brown noted that the walls where the doors were located were angled, which invited people in.

He also explained they decided not to run the courtyard all the way through. The landscape architects said it would probably end up not being used, so they pushed it back. It would have been 15 feet wide with 24-foot walls on either side—not an inviting space, Brown noted.

The Commissioners all agreed they liked the design.

Ritenour moved to approve New Agenda item 23-07-06, Building Elevations, Bridge Park Medical Office, 2035 N. Commerce Drive. Hamner seconded. Motion carried unanimously.

3. 23-07-07 Building Elevations, Take 5 Oil Change, 2714 W Highway 54

Hooks showed the location on a zoning map, pointing out the narrow lot on SR 54 West, two lots west of a new car wash. It was zoned GC and was in the 54 West Overlay District, the guidelines of which stipulated building materials and architectural design.

The recently-revised guidelines offered two design styles, and Take 5 had chosen to follow the traditional 2002 style. Per those guidelines, the building was divided into a base, a middle, and a top. The base, measuring 3 feet, 4 inches tall, was of cast stone, with a darker brick making up the middle portion, and a lighter brick band making up the top section, which was defined by two bands of soft white trim boards above and below. This scheme carried along all sides of the building.

The roof would be a charcoal gray standing seam metal roof, which was allowed, and which Staff felt was compatible with other metal roofs in the area, which were

dark brown. Gutters and leaders would match the roof.

Per the guidelines, the longer façade facing SR 54 was broken up into sections of less than 15 feet by the garage doors. The tower element provided visual diversity.

The proposal included two of the brick colors specified in the design guidelines—Cambridge by Triangle Brick Company, which was the darker color, and Portsmouth, also by Triangle Brick. The buff-colored cast stone at the base was manufactured by RockCast, and this conformed to the colors specified in the guidelines, as did the accent molding and the trim, which included a soft white and the Sherwin Williams Weathervaine color. Hooks said the applicant had a materials board for the Commission to review.

Alexis Corrao represented the applicant, Axis Infrastructure.

Ritenour asked if the design was the same as the Take 5 in Fayetteville and Corrao said she wasn't familiar with that one, but this was the prototype design modified for the brick colors, so it was probably similar.

Kriz asked if this was the time to comment about signage, Cailloux said it was not; that was a different permit.

The Commissioners all agreed this was a suitable building for the area.

Reeves moved to approve New Agenda item 23-07-07, Building Elevations, Take 5 Oil Change, 2714 W Highway 54. Hamner seconded. Motion carried unanimously.

4. 23-07-08 Conceptual Site Plan, Self Storage, 425 S Highway 74

Cailloux said this was a self-storage facility, but she was not sure of the name. It was an undeveloped property on SR 74 South, although a portion of it was now in development. It was zoned GI. The conceptual site plan showed a shared driveway with that adjacent lot. That driveway connected with a perpendicular driveway that went deeper into the lot.

The property sloped, with the front being the lowest portion. That was where the stormwater facility would be located. There was a 100-foot access easement buffer, and they were meeting the required 60-foot landscape buffer along SR 74.

The property was 2.9 acres, and they were proposing a three-story building of 98,739 square feet. In that would be a small office, located at the front of the building. They were required to provide 41 parking spaces, and they were doing so through parking lots in the front and in the rear. Emergency vehicles would be able to circulate around the building.

Staff was of the opinion that this plan met the requirements and recommended approval.

Jackson Webb represented the applicant, Heirloom Development.

Link asked about the name of this facility, and Webb said probably it would be an Extra Space.

Reeves said she always wondered what type of research a company did to determine if a business like this was suitable for the area. Webb told her Extra Space ran their own process and told them if a facility here would work based on population and other demographics.

Kriz asked about the other part of the parcel that was being developed—was it the same company? Cailloux said it was not, and it was being subdivided now. Webb stated that it would be a collision center.

Would all the storage be inside? Hamner asked. Webb said there would be climate-controlled self-storage, along with potentially some recreational vehicle/boat parking. Cailloux said those spaces counted towards the parking, and it should be fine if they leased out those spaces for boats and RVs. They wouldn't do that if they didn't feel like they had enough parking, she remarked.

Ritenour asked about a loading dock. There would be an entrance to the office and a main loading entrance in the front of the building, Webb stated. People would go from there to the elevators.

This building sat back on a wooded property, but it was on SR 74 and would be three stories, Ritenour commented. Would any other reviews be needed? Cailloux told him Staff was asking for the full process with elevation and landscaping reviews.

There was a lot of clearing out of land in that area, Link stated. Was this that spot? It was next to it, Cailloux said. That was going to be Gerber Collision, and they would share a driveway with the storage facility. That was a requirement from the Georgia Department of Transportation, which had wanted driveways leading to a frontage road from all developments in that area to connect to SR 74.

Ritenour said the height of the building concerned him, so he wanted to see some landscaping along the front to soften that up. Hamner agreed.

Kriz and Link said that, too, adding they were excited to see development in that part of town.

Hamner moved to approve New Agenda item, 23-07-08, Conceptual Site Plan, Self Storage, 425 S Highway 74. Ritenour seconded. Motion carried unanimously.

Workshop Items

There were no workshop items.

There being no further business, Link adjourned the meeting at 7:10 p.m.

Martha Barksdale

Michael Link

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 14, 2023

SUBJECT: ~~PH-23-04 Rezoning of 500 Kedron Drive from GR-10, Residential, to
OI, Office, with a Conditional Use Permit for a Cell Tower. Request
Withdrawn by Applicant~~

Recommendation:

Discussion:

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 8/8/2023

DATE: August 14, 2023

SUBJECT: PH-23-05 Annexation and Rezoning for 52 acres located at the end of Stagecoach Road and along Spear Road from unincorporated Fayette County A-R zoning to Peachtree City E-R and LUR zoning.

Recommendation:

Please find the recommendation at the end of the memo.

Discussion:

Michael Hyde, the applicant, is requesting the annexation and zoning of about 52 acres on Stagecoach Road and Spear Road. The applicant proposes to develop the land into two separate subdivisions, both accessible only from the proposed extension of Stagecoach Road. A copy of the applicant's Narrative and Conceptual Site Plan are attached to this memo.

The first subdivision, called Kensington Gardens West, consists of 13.2 acres and is requesting to be zoned E-R Estate Residential, which has a minimum lot size of 3 acres. While the plan shows two (2) lots, the requested zoning classification would allow up to four (4) lots.

The second subdivision, called Kensington Gardens East, consists of about 39.6 acres and is requesting to be zoned to LUR Limited Use Residential to allow a 21-lot single family residential development.

The Step 1 Annexation application was approved by City Council at their May 4, 2023 meeting. The Step Two annexation request is utilizing the 100% Annexation Method per Georgia Annexation Law, Article 2 of Official Code of Georgia (O.C.G.A.) §36-36.

Current Zoning

The attached Zoning Map shows the zoning of the surrounding area. The annexation territory is currently zoned **A-R, Agricultural Residential**, in unincorporated Fayette County. Booth Middle School and the housing on Carriage Lane and Spear Road are zoned **E-R Estate Residential**. The Hyde Park subdivision on Landaulet Court is zoned **LUR Limited Use Residential** for a single-family development with minimum lot size of 1.5 acres.

Adopted Future Land Use

The attached Future Land Use Map shows the adopted future land use for the area. The annexation territory in the County is planned for **Rural Residential -3**, which has a minimum 3-acre lot size. The County also does a broad-stroke mapping of potentially **Environmentally Sensitive** areas along major streams and tributaries, shown in green on the map and labeled, "ENVIRO." The purpose is to notify property owners that future development will require further environmental surveys, and that protection of these land types is required where they are discovered.

The surrounding area within Peachtree City is mapped as **CS Community Services** for the school and church, **SFM Single Family Medium** for lots that are ¼ acre or larger, and **SFL Single Family Low** for lots that are 1 acre or larger. The proposed development would fit the definition of SFL Single Family Low.

Impact on Community Facilities

The Step Two application for annexation requires a review of how the proposed development will affect the City's facilities and services, which are summarized below.

Water will be provided by Fayette County Water System is available at the site. Sewerage will be provided by individual private septic systems permitted by the Fayette County Health Department.

Public safety will be provided by Peachtree City upon annexation. The Peachtree City Police and Peachtree City Fire and Emergency Services Departments have reviewed the application and indicate that the growth in service area will not impact their ability to continue providing high quality service and response times to the entire City.

Stagecoach Road is in the process of being dedicated to Peachtree City from the Fayette County School Board. An extension of Stagecoach Road is proposed by the applicant to the new subdivisions. This extension and the roads within the development must be constructed to Peachtree City standards and at the expense of the developer.

The Conceptual Site Plan shows a multi-use path adjacent to the Stagecoach Road extension. All paths shall be required to be constructed to City standards.

Consistency with Comprehensive Plan

City staff have assessed the proposal's compliance with goals and policies adopted in the Comprehensive Plan, in particular Natural Resource, Land Use, and Housing goals.

NATURAL RESOURCES

The City has adopted a goal of preserving environmentally sensitive lands in greenbelts and permanently protected open spaces. The proposed Conceptual Site Plan does not meet this standard because the floodplains are incorporated into the proposed lots. However, the applicant's Narrative states that they are open to dedicating this land to a conservation trust. If this land is removed from the lot, the lot sizes will be reduced.

LAND USE

Peachtree City's Comprehensive Plan utilizes the Village Concept as the driving development pattern for the City. A Village Center is an area of high activity with a mix of commercial uses and then steps down in land use intensity from multi-family residential to low density residential. Low density residential as defined on the Future Land Use Map (Single Family Low with residential lot sizes of one acre or larger) should be located outside of a Village Center.

The proposed development is not located within a Village Center. Therefore, the residential use is appropriate, and should be at a lot size of at least one (1) acre or larger to meet the standards for SFL Single Family Low Future Land Use Map category.

HOUSING

The Comprehensive Plan includes a policy of encouraging housing options that accommodate aging in place, working from home, and multi-generational families while protecting the residential character of established neighborhoods. While not specified in the annexation application, proposed housing could meet this policy if it includes accessible design options such as main-level bedroom suites, home offices, and low-maintenance siding.

Budget Impact:

City Staff updates the Land Use Fiscal Impact Analysis annually with each budget to provide a broad-scope analysis of providing City services overall. The analysis is based on existing land use and the number of existing dwelling units in the City to, among other things, determine the average annual cost of providing City services to each dwelling unit. The Fiscal Year 2024 average cost of City services per dwelling unit is \$1,379. To recoup this cost in property taxes alone, the Fair Market Value (FMV) of a dwelling unit would need to be \$570,407.

The Land Use Fiscal Impact Analysis also calculates the Fair Market Value per acre to recoup the cost of providing City services. The Fiscal Year 2024 average cost of City services per residentially-zoned acre is \$4,455. To recoup this cost in property taxes alone, the Fair Market Value of an acre of residentially-zoned land would need to be about \$1,842,983.

The Table below summarizes the property-tax generation of the property comparing three scenarios: (Existing Conditions) shows the revenue of the property currently, (Scenario A) shows revenue of the property if the land is developed per the County's Future Land Use Map, and (Scenario B) shows revenue from the property if it is developed as proposed. Because the applicant states that the proposed development will be comparable to Hyde Park, the average value of the lots in Scenario A and B are based on the average lot value of existing homes in Hyde Park.

Existing Conditions									
Property Use	Fair market Value	Assessed value	School	County Fire	County EMS	911	County	City	Total
<i>Agricultural Residential</i> <i>(no change in existing conditions)</i>	\$334,990	\$133,996	\$2,680	\$411	\$61	\$28	\$541	\$0	\$1,041
Scenario A: Not annexed and developed as FLU in County									
Residential (14 3-acre lots @ \$1M)	\$14,000,000	\$5,600,000	\$112,000	\$17,192	\$2,554	\$1,176	\$22,590	\$0	\$43,512
Scenario B: Annexed and developed as proposed									
Residential (developed) (23 lots @ \$1M)	\$23,000,000	\$9,200,000	\$184,000			\$1,932	\$37,113	\$55,596	\$278,640

Recommendation

Should the Planning Commission recommend approval of the request to City Council, staff recommends the following conditions of approval be considered for the LUR zoning:

1. The extension of Stagecoach Road shall be designed as a Village Collector road and shall comply with the design standards stipulated in Section 803 and the buffer standards stipulated in Section 723 of the Land Development Ordinance.
2. No lots shall directly front Stagecoach Road.
3. Environmentally sensitive lands such as floodplains, wetlands, streams, and their associated buffers shall be platted separately from residential lots and dedicated to either a non-profit land trust, a Home Owners' Association, or the City.
4. A 50-foot non-disturb landscape buffer shall be located along Spear Road.
5. Permitted uses include all uses permitted in the ER estate residential zoning district.
6. Conditional uses shall include all the conditional uses permitted in the ER estate residential zoning district.
7. A maximum of 21 residential lots is permitted.
8. Minimum lot size shall be one acre.
9. Minimum residential lot width along a public street shall be 100 feet or 35 feet along a cul-de-sac.
10. Building setbacks shall be 50 feet on the front, 15 feet on the side and 30 feet on the rear.
11. Homes shall be faced with either brick, stone, or cementitious siding. Building elevations facing public streets or visible from a public street shall not be blank and shall utilize the same level of architectural detailing as the front elevation.
12. All homes shall have at least one ground-level bedroom and full bathroom.
13. The Applicant shall establish a Home Owners' Association, which shall be responsible for the maintenance of community facilities, subdivision entrance signs, and sidewalks. A note to this end shall be placed on the final plat.

Attachments:

1. Applicant Narrative

2. Conceptual Plan
3. Zoning Map
4. Future Land Use Map



APPLICANT Narrative

PREAMBLE

Each of the subject tracts was purchased separately over the last 28 years by Applicant in furtherance of a larger, long range plan first envisioned in 1985 with the initial land purchase and subsequent development in 2005 of Hyde Park (Phase 1). As key components for Hyde Park's development, a Declaration of Protective Covenants, HOA By-Laws, Deed Restrictions AND Development Guidelines were carefully crafted with the anticipation of several future land purchases within the delineated, contiguous land lots (61 and 68).

The resulting build out of Hyde Park (Phase 1) is the example to be followed for the subject development of Phase II, to be known as Kensington Gardens at Hyde Park. Clearly the subject property is part of a very long range plan and not of a speculative nature.

Applicant has been a citizen of Peachtree City since 1974, has operated multiple businesses in Peachtree City since 1978, developed a previous high quality neighborhood development adjacent to this property, and has raised a family that now lives and works in Peachtree City as well. Applicant and his family are looking to do another high quality development that matches the character of Peachtree City that they understand and cherish.

Comprehensive Plan Goal Statements

1. Natural Resources

The subject property borders the West and East sides of Camp Creek and, of the approximate 52 acres, roughly 12 acres (23%) are within the floodplain. The remaining 40 acres rises quickly away from the floodplain and any environmentally sensitive areas. It is our intention to develop the East side first, incorporating a new bridge over the creek and to develop the West side after the East side is completely developed and occupied.

With the Comprehensive Plan firmly in mind, our goal is to clearly protect this waterway and its drainage areas. To this end, we have already tentatively agreed with The Southern Conservation Trust (See Attached) to dedicate the creek and floodplain areas for conservation, and we are also receptive to involvement with the FCBOE/Booth Middle School in conjunction with their previous "Project

Adventure” or similar program. We are also receptive to alternative cartpath placement and/or a potential City easement/greenbelt along the waterway.

In any event, these areas are fully protected within stringent existing Federal, State, and Local regulations, which will be further protected by certain deed restrictions and land covenants as deemed necessary for proper development.

It is worth noting that the current Fayette County (Unincorporated) Land Use Plan incorrectly shows the West Camp creek boundary as environmentally sensitive (wetlands?) fully abutting the Peachtree City limits almost the entirety of our property. This designation is factually incorrect. Prior Fayette County Land Use Plans along with Fayette County’s Geospatial Map and FEMA’s FIRM Map (attached) show the vast majority of the property (on BOTH sides of the creek) as completely outside of the floodplain, with zero delineated environmentally sensitive wetlands. Our on-site flood survey further confirms this to be the case. The incorrect designation of this property mistakenly identifies 3/4ths of the proposed development:

No home will be in the floodplain or any environmentally sensitive area; and after dedication to SCT, wetlands will not be a part of any lot.

More than 1 acre and more than 50% of each lot will be outside of the floodplain (exceeding City required 30%), while many of the lots do not touch the floodplain at all.

2. Land Use & Development Patterns

Per the City’s Land Use Plan, low density is defined as one (1) acre or larger and numerous one-acre parcels (or less) currently exist and are occupied along Stagecoach and Spear Road. At an average density of over 2.25 acres, this 52 acre (23 Lot) development adheres to Comprehensive Plan “Low Density” land use for the Eastern area of the City AND is also in keeping with the County’s desired density for the area.

More particularly, to the South of and bordering this proposed development, the County zoned Shaker Ridge subdivision consists of 8 lots averaging just over 2 acres with half of them being 2.0 and 2.1 acres. Other lots on Spear Road towards Ebenezer are 0.35, 1.08, 2.0, and 4.38, and 5.0 acres in size. The East side of Kensington Gardens will have a developed acreage density of 1.88 acres/lot with all lots that border Shaker Ridge being over 2 acres in size. It is further noted that further South on the City’s Eastern side, several developments (e.g. The Estates and The Preserve) consist of low density, one acre lots.

Lastly, the County’s Comprehensive Plan, and more particularly recent rezonings in the area, suggest that even a density of 1 acre/lot under a conservation subdivision would be acceptable (See Attachments).

3. Economic Development

Being only a residential development, the property taxes and miscellaneous impact and development fees on the individual lots and homes will be contributing factors to City finances, in addition to future resident local spending.

4. Transportation

The development is divided into two sections bifurcated by Camp Creek with a paved continuation of Stagecoach Road from Robinson Road over a new bridge to the East side of Camp Creek. Additional Golf cart access for Kensington Gardens will use a 20’ Old Stagecoach Road formal easement to also cross

Camp Creek and connect to the City's path system and the new school – eliminating or reducing most/all middle school car traffic from either portion of this development. This cart path creek crossing will be enhanced with a covered bridge design.

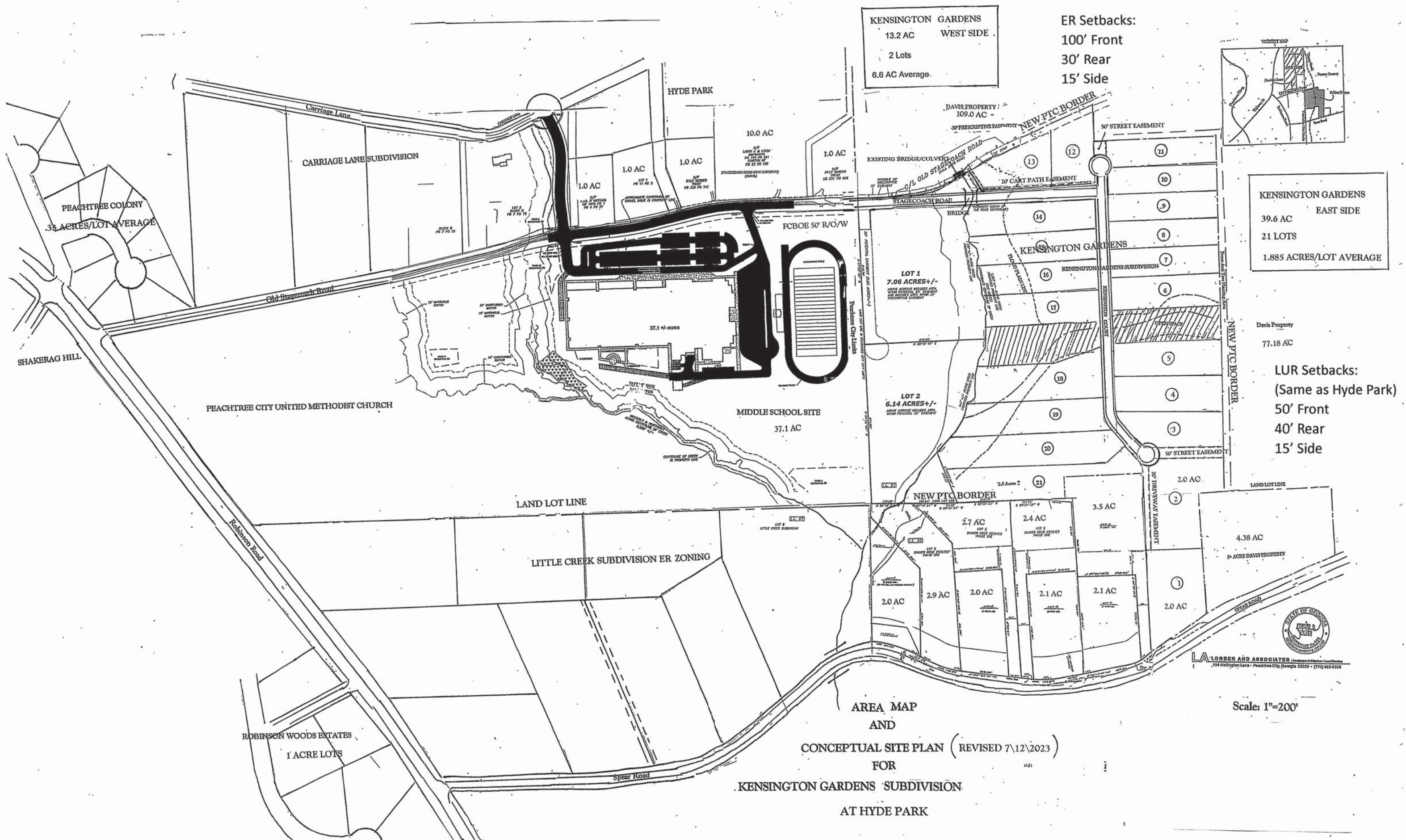
5. Housing

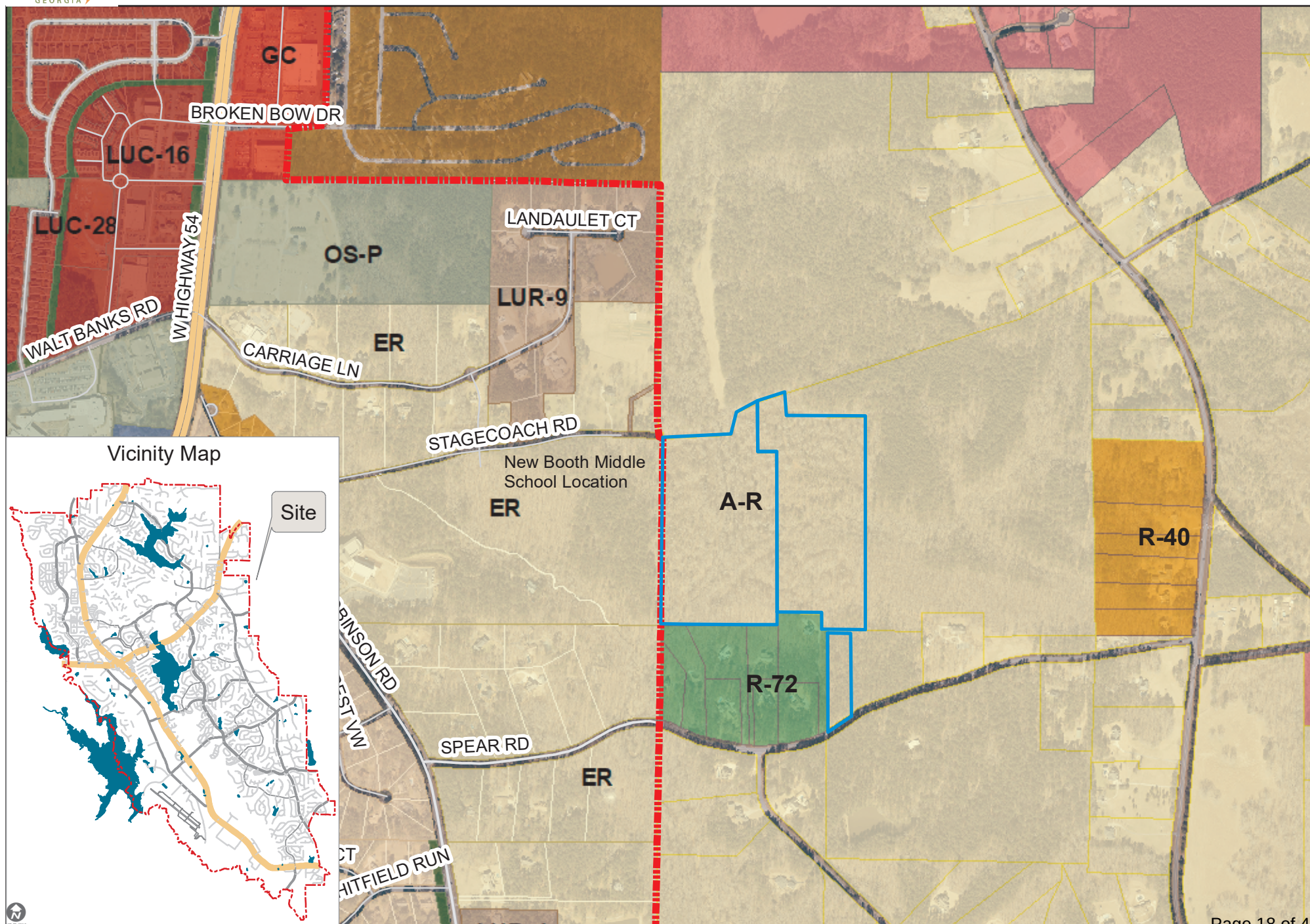
On the East side of Camp Creek, the development will include 21 large upscale homes equivalent to the existing Hyde Park subdivision with the same HOA and Development Standards. On the West side of Camp Creek, the development will consist of two (2) large Estate Residential lots consistent with many of the other lots on Stagecoach and Carriage Lane, which are also intended to be incorporated into the Hyde Park (& Kensington Gardens) HOA, further protecting the integrity of the area.

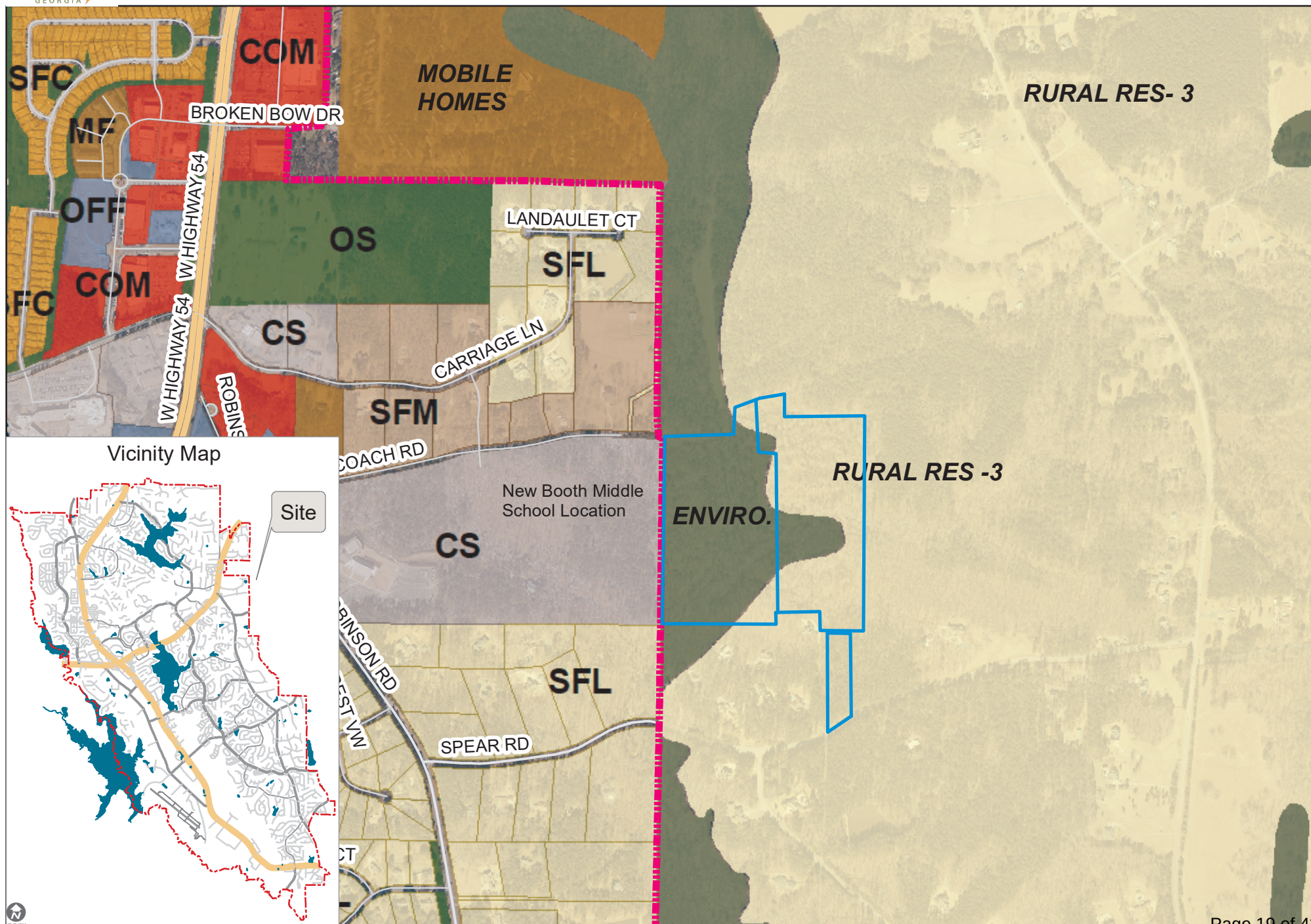
The overall development offers potential homeowners an alternative to the prevalent cluster home subdivisions.

6. Community Service and Facilities

This development has access to public water system from both Spear Road and Stagecoach Road and the property has adequate soil conditions to allow individual septic systems and redundancy. Fire, police, and emergency service are within a reasonable response time with easy access from Highway 54 down Stagecoach or Carriage Lane. Infrequent first responder access for this area already entails City personnel through Mutual-Aid agreements with the County (See attached).







CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 8/9/2023
Robin Cailloux, Planning Director 8/9/2023

DATE: August 14, 2023

SUBJECT: 23-08-01 Conceptual Site Plan, Hoshizaki Expansion, 618 S HWY 74

Recommendation:

Staff believes the proposed plan for the Hoshizaki expansion meets the City ordinances and recommends approval of agenda item 23-08-01.

Discussion:

Integrated Science and Engineering has submitted a conceptual site plan for a warehouse addition at the Hoshizaki manufacturing facility. The existing building contains 52,615 SF of office area, 44,556 SF of warehouse, and 167,391 SF of manufacturing for a total of 264,562 SF. The new building is proposed to be two levels of approximately 60,000 SF each, bringing the overall total to 384,562 SF.

Zoning Requirements

The subject tract is a total of 45.59 acres and is zoned GI, General Industrial, which permits the use as proposed.

The proposed site plan conforms to all zoning setbacks:

- front building setback - 50 feet
- undisturbed tree-save landscape buffer - 60 feet
- side setbacks - 20 feet
- rear setback -50 feet

Site Characteristics

The new warehouse is proposed to be located approximately 100 feet to the north of the existing building on top of an existing parking lot. The upper floor will be level with the existing building and the buildings will be connected by an enclosed passage way. The majority of the displaced parking will be relocated behind the existing building while some will be relocated out front near the existing building entrance.

Loading will take place at the lower level of the building where the grade level is naturally lower. Due to the grade change on the north and east sides of the property, a retaining wall is required. Therefore, a modular block wall is proposed.

The property currently has two stormwater ponds. One pond is proposed to be modified and a new pond is to be added in the rear behind the expansion area.

The subject tract is located along a major thoroughfare and therefore an architectural review from the Planning Commission will be required.

Circulation and Parking Standards

The parcel has 529 existing parking spaces. The proposal is to relocate parking displaced by the new building and maintain the current number of spaces.

A new circulation road is proposed off of the northern property entrance drive with a direct path around the existing parking area for easy truck access to the loading area behind the new building. Four loading docks are required for the new building, with six new docks being proposed.

PARKING CALCULATIONS

	REQUIRED RATIO	AREA	REQUIRED	PROVIDED
<i>Office</i>	1/300 SF	52,615 SF	175	
<i>Warehouse</i>	1/2,500 SF	164,556 SF	66	
<i>Manufacturing</i>	1/2,000 SF	167,391 SF	84	
TOTAL			325	529*

*The proposal is to maintain the existing number of parking spaces.

Tree-save Landscape Buffer

The existing 60-foot landscape buffer will be preserved.

Budget Impact:

None

Attachments:

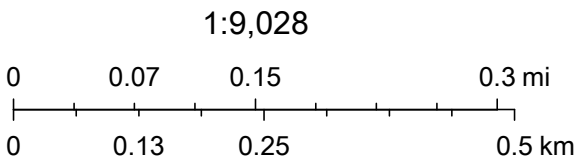
1. Zoning map
2. Conceptual Site Plan

Zoning Map
618 Highway 74 S
GI, General Industrial



8/4/2023, 9:09:42 AM

	Road Centerlines		R		LUR		LUR		GR		LC		LUC; LUC-32; LUC-33
	lakes		R		LUR		LUR		GR		GC		LUC; LUC-32; LUC-33
Zoning			R		LUR		LUR		GR		LUC; LUC-32; LUC-33		LUC; LUC-32; LUC-33
	<Null>		R		LUR		GR		GR		LUC; LUC-32; LUC-33		LUC; LUC-32; LUC-33
	AR		R		LUR		GR		GR		LUC; LUC-32; LUC-33		LUC; LUC-32; LUC-33
	ER		LUR		LUR		GR		GR		LUC; LUC-32; LUC-33		LUC; LUC-32; LUC-33
	VR		LUR		LUR		GR		GR		LUC; LUC-32; LUC-33		LUC; LUC-32; LUC-33
	R-43		LUR		LUR		GR		OI		LUC; LUC-32; LUC-33		LUC; LUC-32; LUC-33
				LUR		LUR		GR		OI		LUC; LUC-32; LUC-33	



Keith, Map data © OpenStreetMap contributors, CC-BY-SA

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 8/8/2023

DATE: August 14, 2023

SUBJECT: 23-08-02 Conceptual Plat, Mill Farms, 2443 Redwine Road

Recommendation:

Staff is of the opinion that the conceptual plat meets the City's ordinances and the zoning conditions and therefor recommends approval.

Discussion:

Moore Bass Consulting, on behalf of Jeff Lindsey Communities, has submitted a conceptual plat for the Mill Farms subdivision under the LUR zoning category containing 74 single-family residential lots. Because the property was rezoned, and the rezoning affects the lot setbacks, the Conceptual Plat must be re-reviewed and approved by the Planning Commission.

The LUR zoning was approved with the following conditions that apply to the Conceptual Plat:

1. Each lot shall conform to the requirements of the R-12 zoning district for minimum lot area (12,000 square feet), minimum lot width (85 feet or 35 feet on cul-de-sac), and maximum building height (35 feet).
2. The minimum front setback is 25 feet.
3. Minimum side setback is five (5) feet, except for lots that back up to the 25-foot buffer along the western and northern property lines of the overall development. The minimum side setback for these lots shall conform to the requirement of the R-12 zoning district, which is 10 feet.
4. Minimum rear setback is 20 feet, except for lots that back up to the 25-foot buffer along the western and northern property lines of the overall development. The minimum rear setback for these lots shall conform to the requirement of the R-12 zoning district, which is 30 feet.
5. A multi-use path connection shall be provided to the southern property line as shown on the master plan.
6. A multi-use path connection shall be provided to the northern property line as shown on the master plan.
7. A minimum 40-foot landscape buffer shall be provided along Redwine Road. This buffer shall be left undisturbed to the greatest extent possible, and removal of trees shall only be permitted by the Planning and Development Director. This buffer shall be deeded to the City as a greenbelt.

8. The location of all floodplains, wetlands, and associated buffers shall be field located and surveyed. None of these areas shall be located within the buildable envelope of a lot.

Staff notes that the Inset detail on the plat for Lots 22-44 shows the correct setbacks, and satisfies conditions number 2-4 above. For condition number 8, the buffers shown on lots 52 and 6 are for reference only and will not be on the final plat for these lots due to the approved stream impacts permitted by the Army Corp of Engineers and GA EPD.

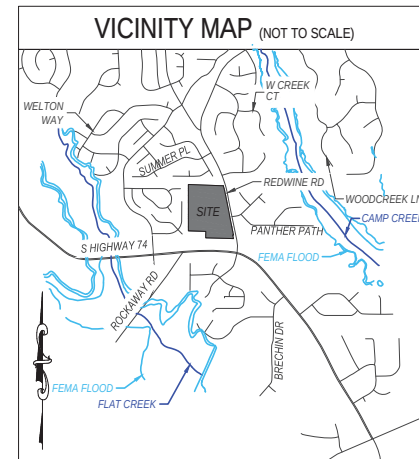
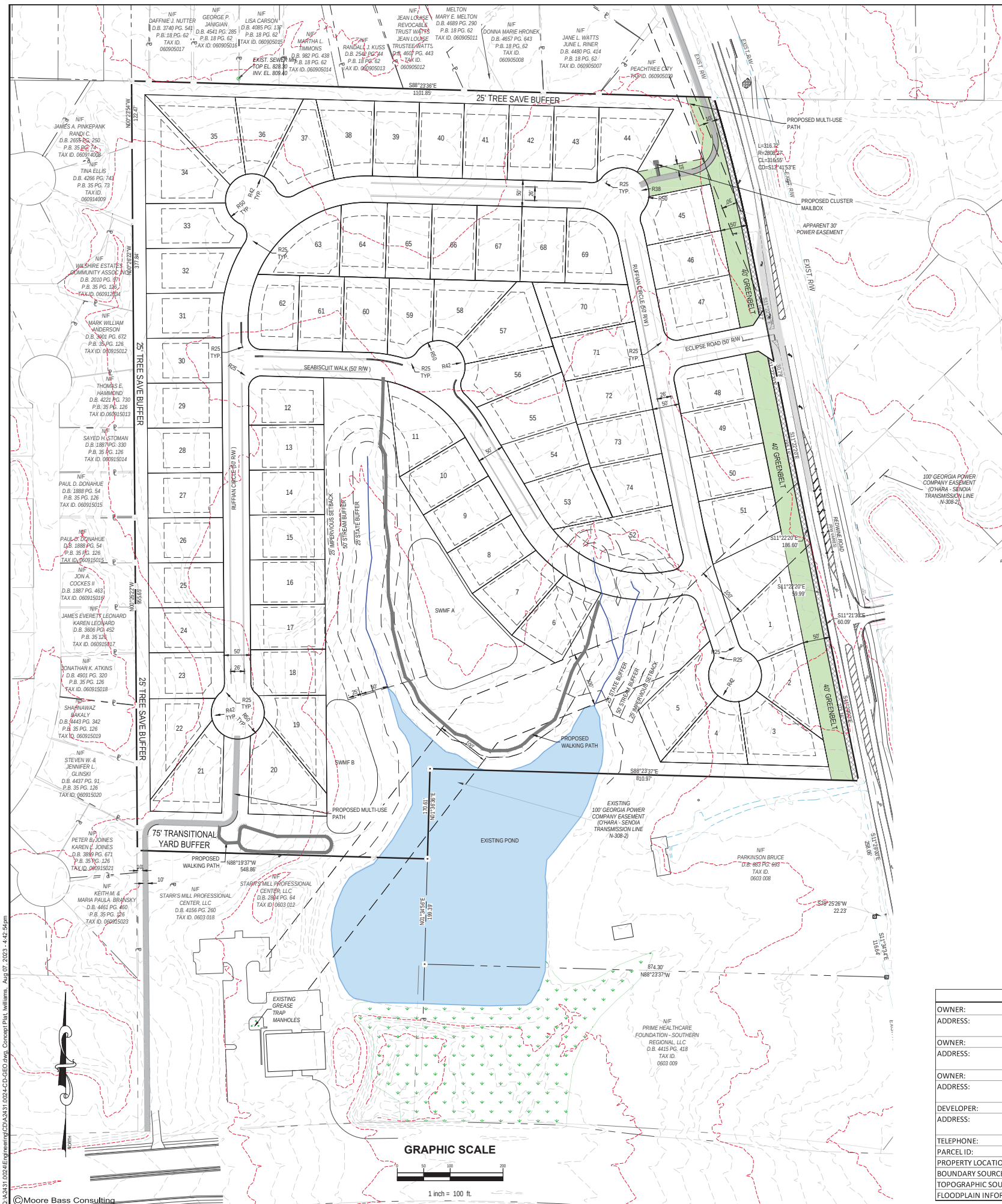
Staff has reviewed the proposed plat and determined that all conditions are satisfied on the document.

Budget Impact:

There are no budget impacts associated with this item.

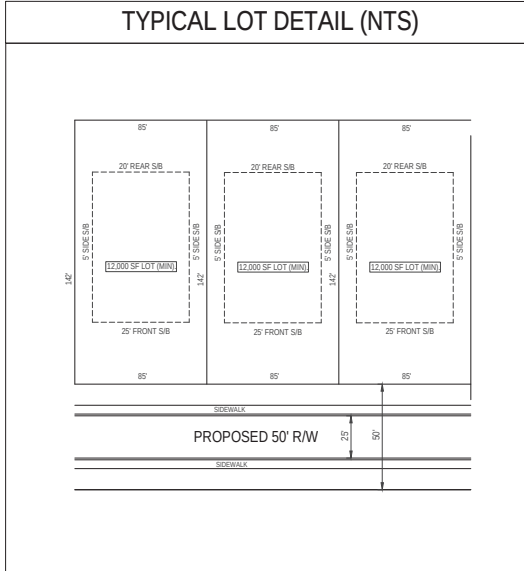
Attachments:

1. Conceptual Plat Mill Farms LUR



- | LEGEND | | | |
|--------|--------------------------|----------------|-------------------------------|
| DB | DEED BOOK | EOP | EDGE OF PAVEMENT |
| PB | PLAT BOOK | FH | FIRE HYDRANT |
| PG | PAGE | L | LINE LABEL |
| LL | LAND LOT | NF | NOW OR FORMERLY |
| OTP | OPEN TOP PIPE | SQ. FT. | SQUARE FOOT |
| RB | REBAR | IRON PIN FOUND | IRON PIN SET |
| IPF | IRON PIN FOUND | | CALCULATED POINT |
| IPS | 12" REBAR W/C SLF 001179 | | POWER POLE (PP) |
| CRMP | CRIMP TOP PIPE | | FIRE HYDRANT (FH) |
| RW | RIGHT OF WAY | | WATER VALVE (WV) |
| | OVERHEAD POWER LINE | | WATER METER (WM) |
| -X | FENCE | | JUNCTION BOX (JB) |
| CMP | CORRUGATED METAL PIPE | | SANITARY SEWER MANHOLE (SSMH) |
| POB | POINT OF BEGINNING | | DROP INLET (DI) |
| POC | POINT OF COMMENCEMENT | | RW MONUMENT |
| | PROPERTY LINE | | SINGLE WING CATCH BASIN |
| ℄ | CENTERLINE | | DOUBLE WING CATCH BASIN |
| | | | CURB INLET |
| | | | HEADWALL (HW) |
| | | | FLARED END SECTION |
| | | | LIGHT POST (LP) |
| | | | YARD INLET |
| | | | SEWER CLEAN OUT |

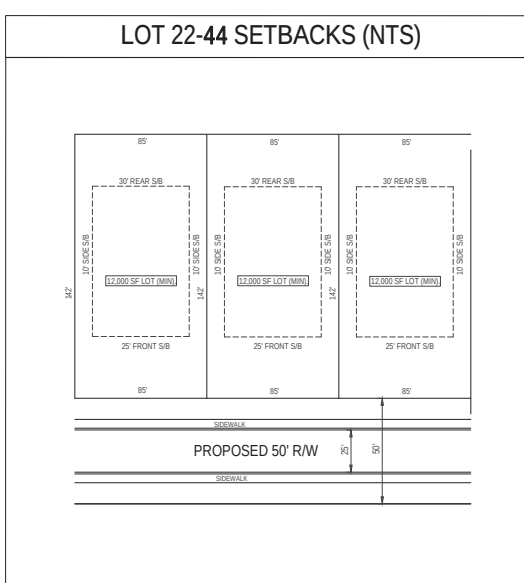
FLOOD NOTE AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C01132E EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.



- GREENBELT NOTES:**
1. ALL ON-SITE GREENBELT AREAS SHALL BE DEEDED TO THE CITY AS A PART OF THE FINAL PLAT PROCESS.
 2. ALL PROPOSED MULTI-USE PATHS CONSTRUCTED BETWEEN LOTS SHALL BE A MINIMUM OF 10 FEET IN WIDTH AND LOCATED WITHIN A 50' WIDE GREENBELT AREA.
 3. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE LOCATED IN GREENBELT AREAS.
- GREENBELT AREA
TO BE DEEDED TO THE CITY**

PROPOSED DEVELOPMENT SUMMARY			
PROPOSED ZONING INFORMATION			
ZONING:	LUR		
TOTAL SITE AREA:	38.72	ACRES	
NET DEVELOPABLE AREA:	38.72	ACRES	
PROPOSED LAND USE			
SINGLE-FAMILY RES. DETACHED	74	UNITS	
MIN. LOT WIDTH:	85	FEET	
MIN. LOT AREA:	12,000	SQ. FT.	
FRONT SETBACK:	25	FEET	
SIDE SETBACK:	5	FEET	
	10	FEET	LOTS 22- 44
REAR SETBACK:	20	FEET	
	30	FEET	LOTS 22- 44
PROPOSED LAND USE SUMMARY:			
SINGLE-FAMILY DETACHED:	74		
TOTAL:	74	UNITS	
PROPOSED GROSS DENSITY:	1.91	UNITS / ACRE	
PROPOSED OPEN SPACE:	10.68	ACRE	
PROPOSED OPEN SPACE PERCENTAGE:	28%		

PROPERTY INFORMATION	
OWNER:	DENNIS & KAREN PARMAN
ADDRESS:	2459 REDWINE ROAD FAYETTEVILLE, GA 30214
OWNER:	MICHAEL M. BLONDEAU
ADDRESS:	2443 REDWINE ROAD FAYETTEVILLE, GA 30214
OWNER:	BHUPENDRA PATEL
ADDRESS:	2471 REDWINE ROAD FAYETTEVILLE, GA 30214
DEVELOPER:	JEFF LINDSEY COMMUNITIES, INC.
ADDRESS:	140 VILLAGE CIRCLE SENOIA, GA 30276
TELEPHONE:	404-725-2237
PARCEL ID:	0603.013, 0603-005, 0603-011
PROPERTY LOCATION:	REDWINE ROAD, PEACHTREE CITY, GA
BOUNDARY SOURCE:	SURVEY BY MOORE BASS CONSULTING, INC.
TOPOGRAPHIC SOURCE:	FAYETTE COUNTY G.I.S.
FLOODPLAIN INFORMATION:	PER FAYETTE / MAP # 13113C0132E / DATE: 9/26/2008 / PANEL: 132



**CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM
DATE OF APPROVAL UNLESS PRELIMINARY PLAT
IS SUBMITTED TO CITY PLANNER**

GEORGIA811
Utilities Protection Center, Inc.

**Know what's below.
Call before you dig.**

 Moore Bass Consulting, Inc. • Civil Engineering • Land Surveying • Development Consulting • Landscape Architecture • Environmental Permitting www.moorebass.com TALLAHASSEE • ATLANTA	
1350 Keys Ferry Court McDonough, GA 30253 770.914.9394	
MILL FARMS PEACHTREE CITY, GEORGIA	
JEFF LINDSEY COMMUNITIES 1 VILLAGE CIRCLE SENOIA, GA 30276	
PROJECT NAME	
CLIENT NAME	
REVISIONS	
11/15/21 REWED PER CITY AND COUNTY REVIEW COMMENTS	
12/08/21 REWED PER COUNTY COMMENTS	
01/04/22 REWED PER CITY AND COUNTY REVIEW COMMENTS	
06/09/22 REWED LAYOUT AROUND GPC CROSSING	
02/15/23 REWED SENIOR CUTOFF, TE-IN	
04/11/23 REWED PER CITY AND COUNTY REVIEW COMMENTS	
A2431.00224-CD-GEO DATE 8/11/21 CONTRACT # A2431.0024 DRAWN BY SDS/BC The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBC for use solely with respect to this Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. 1350 KEYS FERRY COURT MCDONOUGH, GA 30253 USF #1177	
SEAL  LEVEL 2 CERTIFICATION CERT #0000048661 EXP. 12/14/25	
SHEET TITLE CONCEPT PLAT	
SHEET 1.0	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 8/9/2023
Robin Cailloux, Planning Director 8/9/2023

DATE: August 14, 2023

SUBJECT: 23-08-03 Building Elevations, Sherwin-Williams, 1110 Crosstown Court

Recommendation:

Staff believes the proposed building elevations for Sherwin-Williams meet the City's ordinances and standards and recommends approval of agenda item 23-08-03.

Discussion:

Heirloom Development has submitted building elevations for the Sherwin-Williams paint store to be located at 1110 Crosstown Court in the Crosstown Court Commercial Complex. The property is zoned GC, General Commercial and the proposed building is 4,400 SF.

Architectural Design

The store entry faces Crosstown Court. A gabled roof with columns accentuates the front entrance and provides a covered area for patrons. Side windows and clerestory windows over the doors provide additional natural light inside the store. A dormer on the front elevation provides additional visual interest. The facade that faces Crosstown Drive looks similar to the entrance facade with columns, a gabled roof, side windows, and windows in place of entry doors. The roof style and board and batten accents give the building an office-like appearance.

Building Materials and Colors

The proposed building has a neutral color palette that blends with the natural surroundings. A single brick color is proposed on all three sides of the building that face a public road. Hardi board and batten siding is used as an accent on the roof gables on two of the facades and a dormer on the front elevation. The remaining side will be Hardi lap siding above the brick base. Except for the gabled roof and the dormer, the building is 100% brick on three sides with a brick base on the rear. An asphalt shingled roof is also proposed.

The proposed color palette is as follows:

- Brick - General Shale, Millstone
- Board and Batten accent - Hardi Smooth Board, SW 6141 Softer Tan

- Siding (rear of building) - James Hardi Lap Siding, SW 6141 Softer Tan
- Cornice - Hardi Smooth Board, SW 6144 Deeper Tan

Budget Impact:

None

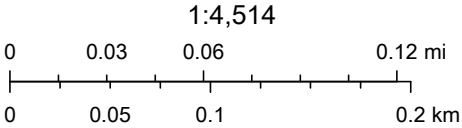
Attachments:

1. Zoning map
2. Building Elevations
3. Materials Board

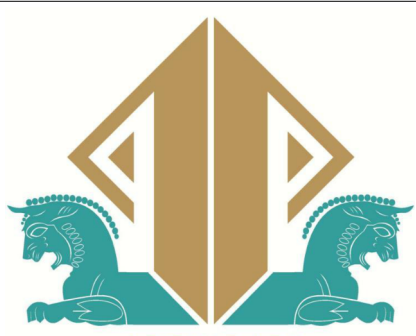


6/7/2023, 11:36:24 AM

Road Centerlines	R-43	LUR	LUR	GR	GR
lakes	R	LUR	LUR	GR	GR
Zoning	R	LUR	LUR	GR	GR
<Null>	R	LUR	LUR	GR	GR
AR	R	LUR	LUR	GR	OI
ER	R	LUR	LUR	GR	LC
VR	LUR	LUR	GR	GR	GC



nkeith, Map data © OpenStreetMap contributors, CC-BY-SA



P.O. BOX 724081 ATLANTA,
GA 31139

WWW.ARCHI-PARS.COM

SEAL

REVISIONS

#	DATE	DESCRIPTION
1	07/24/2023	REVISION 1

ISSUE DATE

NO	DATE	REMARKS/BULLETINS
1	05/26/2023	OWNER REVIEW SET
2	06/12/2023	PERMIT SET

PROFESSIONAL IN CHARGE:

--

PROJECT MANAGER:

ALI R. NAJAFI

QUALITY CONTROL:

--

PROJECT NAME

**SHERWIN-WILLIAMS
PAINT STORE**
1110 CROSSTOWN CT, PEACHTREE CITY,
GA 30269

PROJECT NUMBER

20230330102

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

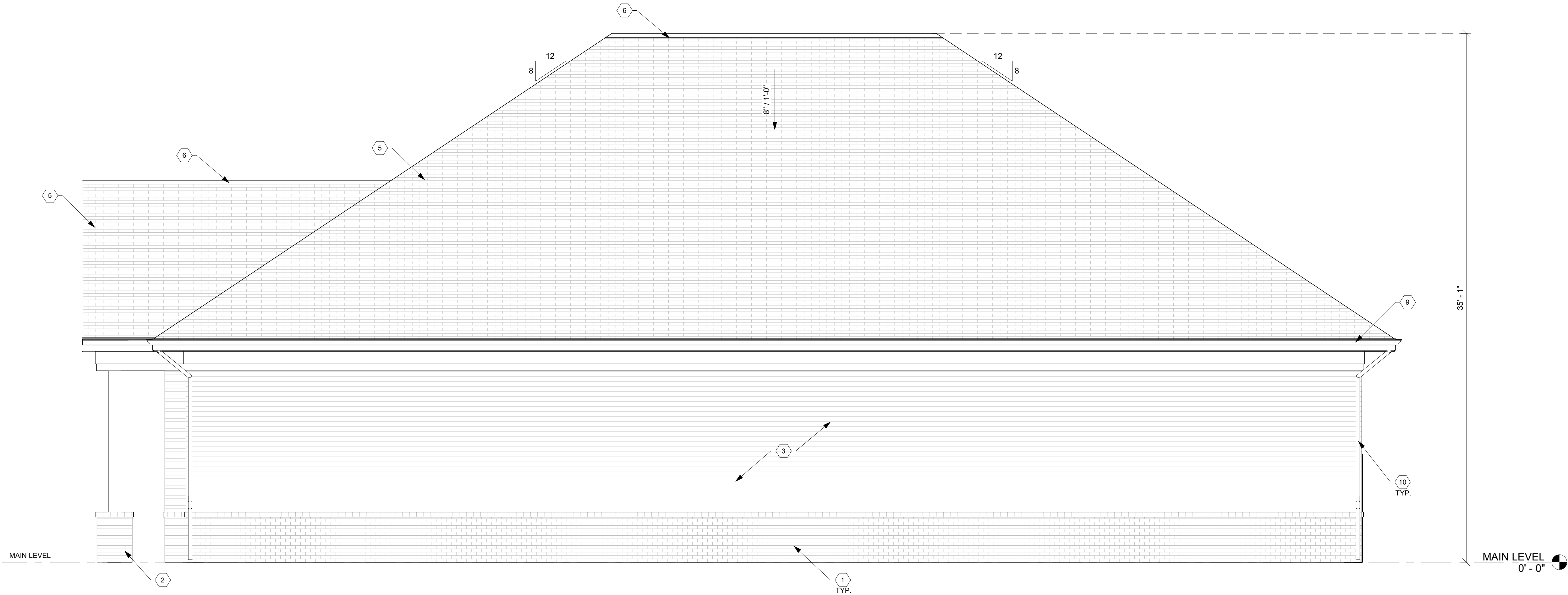
A5-00

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OF

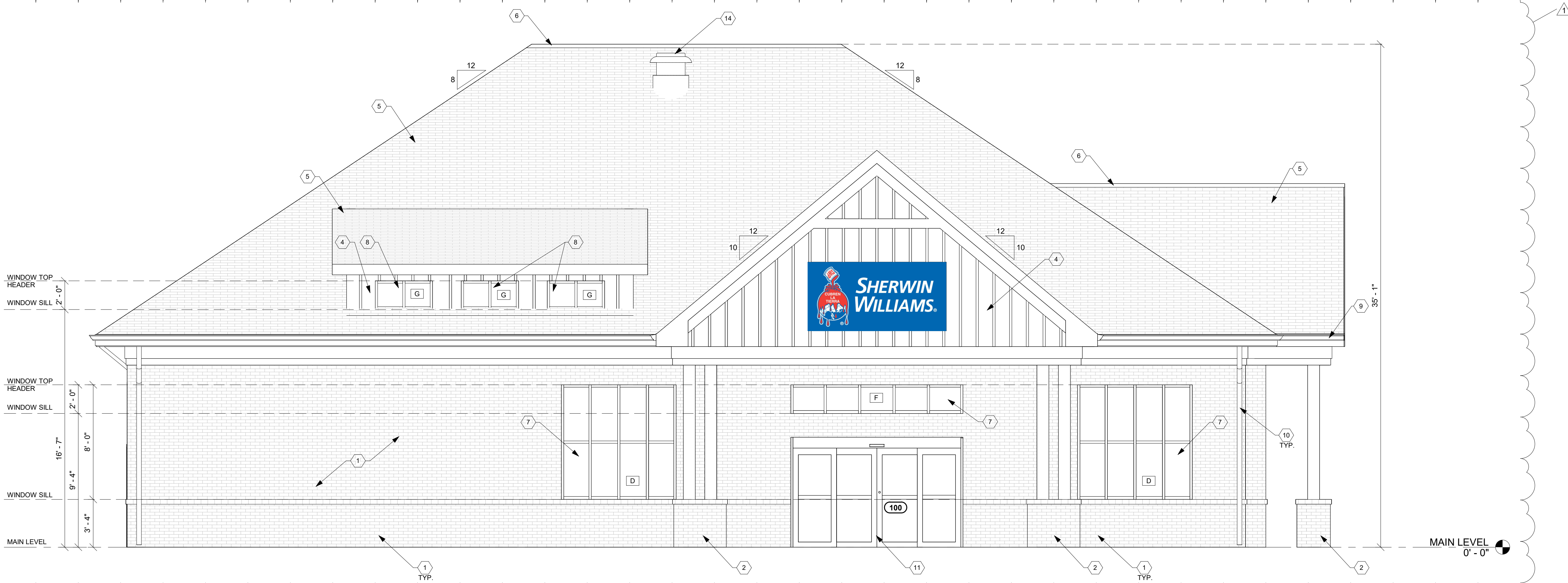
KEYNOTES - ELEVATIONS

1	BRICK VENEER
2	BRICK COLUMN BASE
3	FIBER CEMENT LAP SIDING
4	BOARD AND BATTEN SIDING
5	ASPHALT SHINGLES
6	RIDGE VENT
7	CLEAR WINDOWS
8	WINDOWS WITH BLACK-OUT FILM
9	PREFINISHED ALUMINUM GUTTER
10	PREFINISHED ALUMINUM DOWNSPOUT
11	AUTOMATIC DOORS
14	WEATHER CAP , SEE MECHANICAL



2 PROPOSED REAR ELEVATION

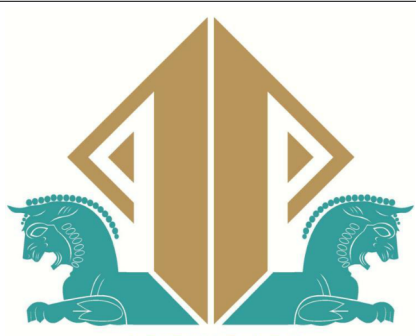
A5-00 1/4" = 1'-0"



1 PROPOSED MAIN ELEVATION

A5-00 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION



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GA 31139

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SEAL

REVISIONS

#	DATE	DESCRIPTION
1	07/24/2023	REVISION 1

ISSUE DATE

NO	DATE	REMARKS/BULLETINS
1	05/26/2023	OWNER REVIEW SET
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PROFESSIONAL IN CHARGE:

--

PROJECT MANAGER:

ALI R. NAJAFI

QUALITY CONTROL:

--

PROJECT NAME

**SHERWIN-WILLIAMS
PAINT STORE**
1110 CROSSTOWN CT, PEACHTREE CITY,
GA 30269

PROJECT NUMBER

20230330102

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

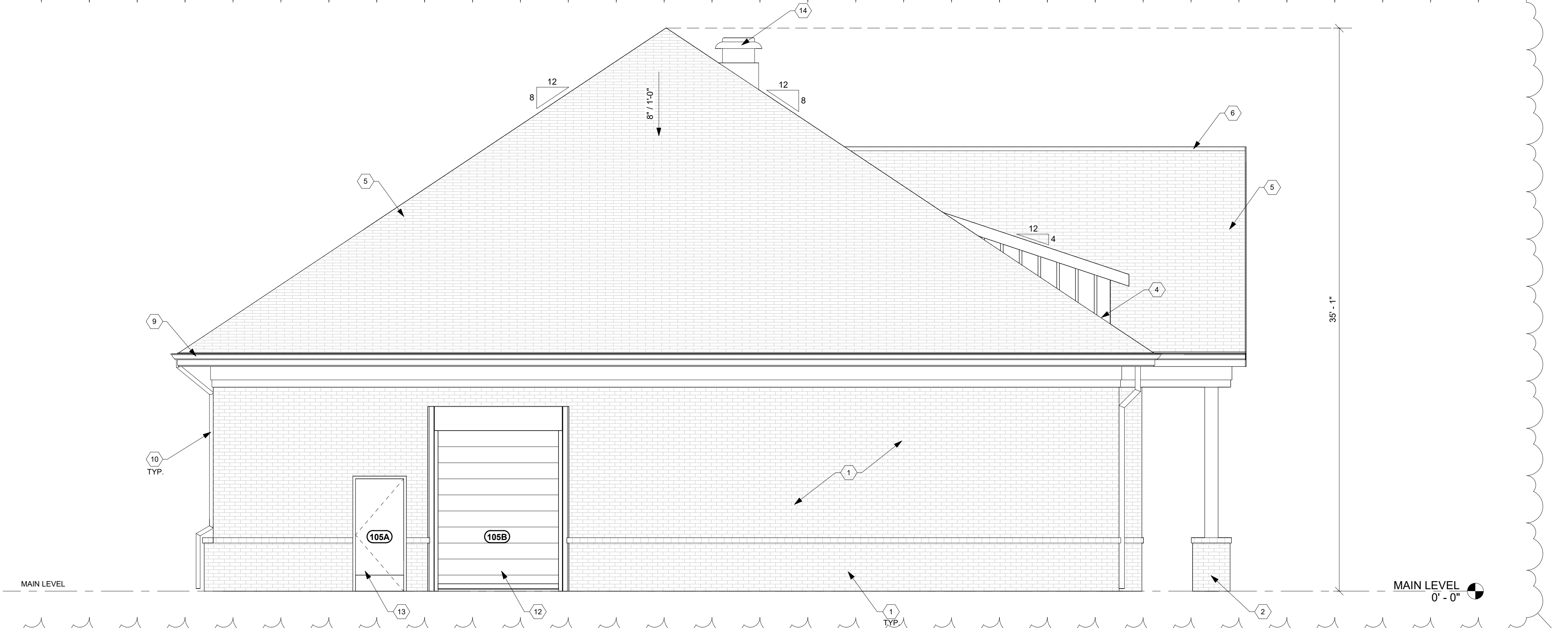
A5-01

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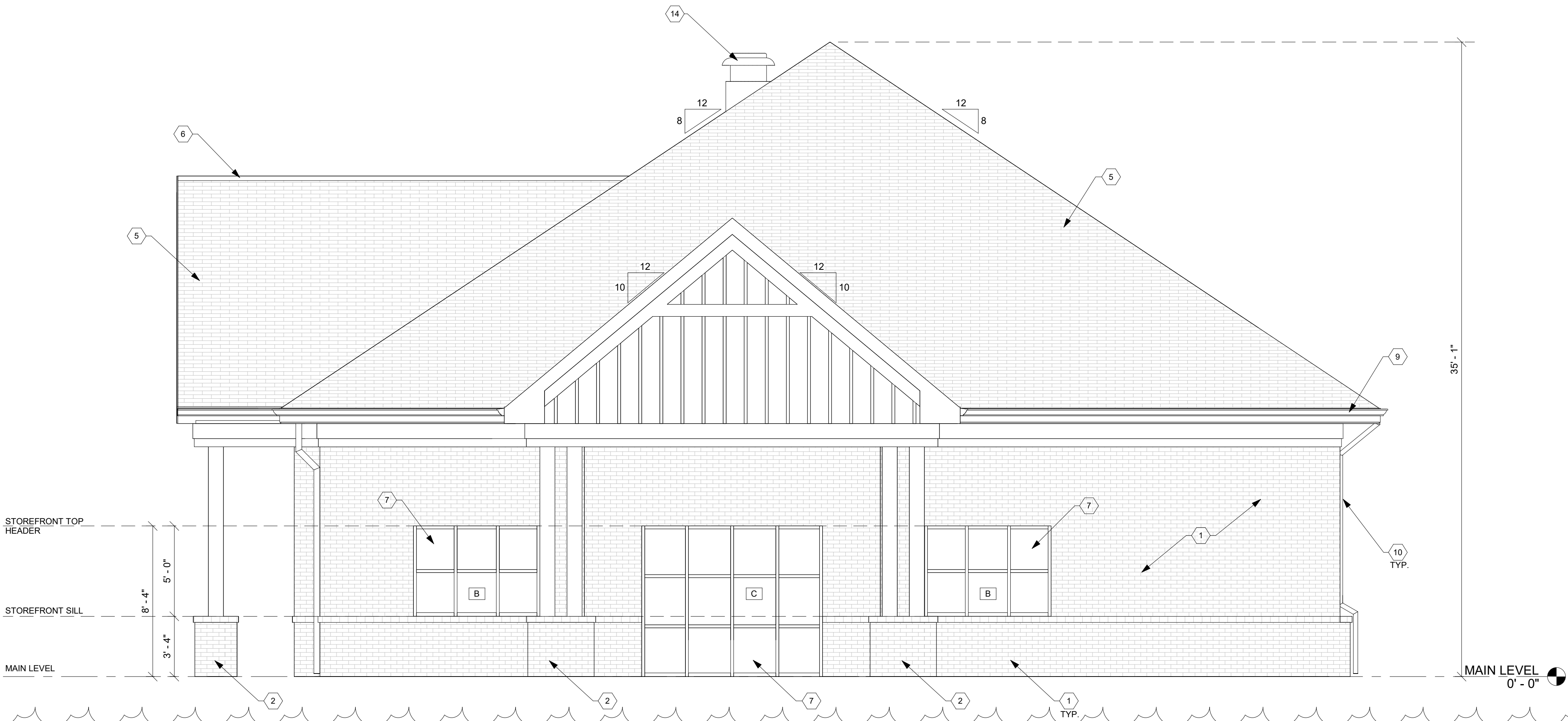
OF

KEYNOTES - ELEVATIONS

1	BRICK VENEER
2	BRICK COLUMN BASE
3	FIBER CEMENT LAP SIDING
4	BOARD AND BATTEN SIDING
5	ASPHALT SHINGLES
6	RIDGE VENT
7	CLEAR WINDOWS
9	PREFINISHED ALUMINUM GUTTER
10	PREFINISHED ALUMINUM DOWNSPOUT
12	8' x 10' ROLL UP DOOR
13	PAINT DOOR TO MATCH FIBER CEMENT LAP SIDING
14	WEATHER CAP , SEE MECHANICAL



2 PROPOSED LEFT ELEVATION
A5-01 1/4" = 1'-0"



1 PROPOSED RIGHT ELEVATION
A5-01 1/4" = 1'-0"

1110 Crosstown Ct Sherwin Williams

Brick  General Shale: Millstone	Board and Batten  SW 6141 Softer Tan Interior / Exterior Location Number: 206-C1 Material: Hardi Smooth Board & Hardi Smooth Batten Board Color: SW 6141 Softer Tan
Siding  SW 6141 Softer Tan Interior / Exterior Location Number: 206-C1 Material: James Hardi Lap Siding Color: SW 6141 Softer Tan	Cornice  SW 6144 Deeper Tan Interior / Exterior Location Number: 206-C5 Material: Hardi Smooth Board & Hardi Smooth Trim Board Color: SW 6144 Deeper Tan

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 8/8/2023
Robin Cailloux, Planning Director 8/9/2023

DATE: August 14, 2023

SUBJECT: 23-08-04 Building Elevations, Warehouse, 782 S HWY 74

Recommendation:

The applicant does address the "shall" statement in the ordinance of not having a blank wall facing a street, and the proposal calls for a brick wrap and base for the metal siding where the building may be seen by the public on the side facades. However, the proposal does not satisfy all the "should" statements in the ordinance and the proposed color does not blend with the natural surroundings. Therefore, approval or denial of agenda item 23-08-04 is at the discretion of the Planning Commission.

Should the Planning Commission approve the building elevations, staff recommends the following conditions be considered for adoption:

1. The applicant shall work with staff to select an alternate color for white that has a lower reflectance, such as off-white, ivory, or gray.
2. The windows and doors on the front facade shall be painted to match the entrance canopy.

Discussion:

Davis Building Company has submitted elevations for a new 120,000 SF warehouse to be located at 782 S HWY 74. The parcel is zoned GI, General Industrial. The subject property has some visibility from HWY 74 and some from the adjacent property to the north. The Air Traffic Control facility is to the south, which has no public access, and to the east (rear) it backs up to the rear of another industrial property.

Architectural Design

Per the Peachtree City architectural design standards, all structures shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings. Blank walls that can be seen from the street shall have offsets, jogs, or other distinctive changes in the building facade.

For this proposal, the front facade is broken up into 25-foot sections differentiated by a change in materials as well as a change in plane and height for added visual interest. High windows accent every other section. The building entry is emphasized with a brick surround, ground level windows, and a canopy giving it a more human

scale. Brick wraps around to each side facade for approximately 30 feet, then changes to alternating vertical and horizontal sections of metal siding with a 3-foot brick base to anchor the remaining length of the side facades.

Building Materials and Colors

The proposal is for a mix of brick, EIFS, and metal siding. As a general rule, front facades should be at least 80% brick and/or stone (primary materials) and side facades should be at least 50% brick and/or stone. There is no general rule for primary materials for rear facades and therefore they can consist entirely of secondary materials.

The warehouse building is proposed to be 57% brick and 43% EIFS on the front (west) facade, 20% brick and 80% metal siding (not counting the roof) on the north and south facades, and 100% metal siding in the rear.

Sec. 727 of the Land Development Ordinance (LDO) lists building materials that should not be used on the exterior of a building exposed to public view. Among the materials listed is a metal building without a masonry base course or other architectural features. The proposal does meet this requirement with the treatment of the front facade, the brick wrapping around the front corners of the building, and the brick base all along the side facades.

Also among the materials listed in Sec. 727 are mill-finish (non-colored) aluminum metal windows or doorframes. The applicant is proposing the front windows and entry door be clear anodized aluminum. While the windows and door are not proposed to have color, they are proposed to be treated with a clear finish that makes them stronger and more durable. Should the Planning Commission approve the building elevations, staff recommends the windows and door be painted to match the canopy.

Sec. 728 of the LDO states that facade colors should be low reflectance, and subtle, neutral, or earth-tone colors. The applicant is proposing a white and gray color palette with dark brick. Should the Planning Commission approve the building elevations, staff recommends the applicant work with the planning department to select an alternative color for white that has a lower reflectance, such as off-white, ivory, or gray.

The complete color palette is as follows:

Brick (dominant) - General Shale, Midnight Mist

Brick (entrance feature) - Meridian Brick, Domino with mortar by Old Castle AMX, Premium Dark

EIFS, painted - Sherwin-Williams, SW7005 Pure White

Metal Siding (vertical) - Nucor, Polar White

Metal Siding (horizontal) - Nucor, PVDF Pearl Gray

Entrance Canopy - Sherwin-Williams, SW7069 Iron Ore

Standing Seam Metal Roof - Nucor, Galvalume

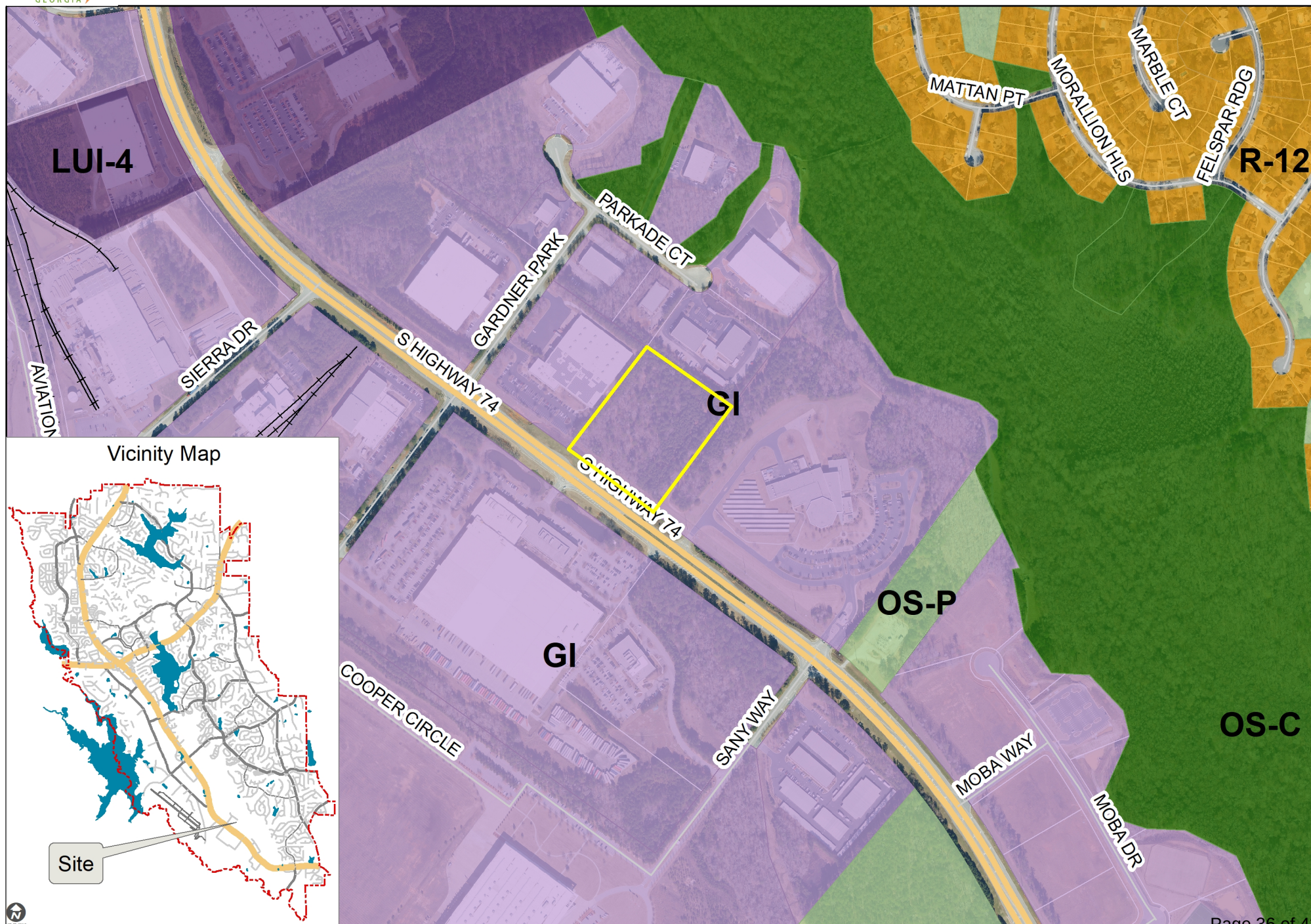
Trim, Gutters, Downspouts - Nucor, Polar White

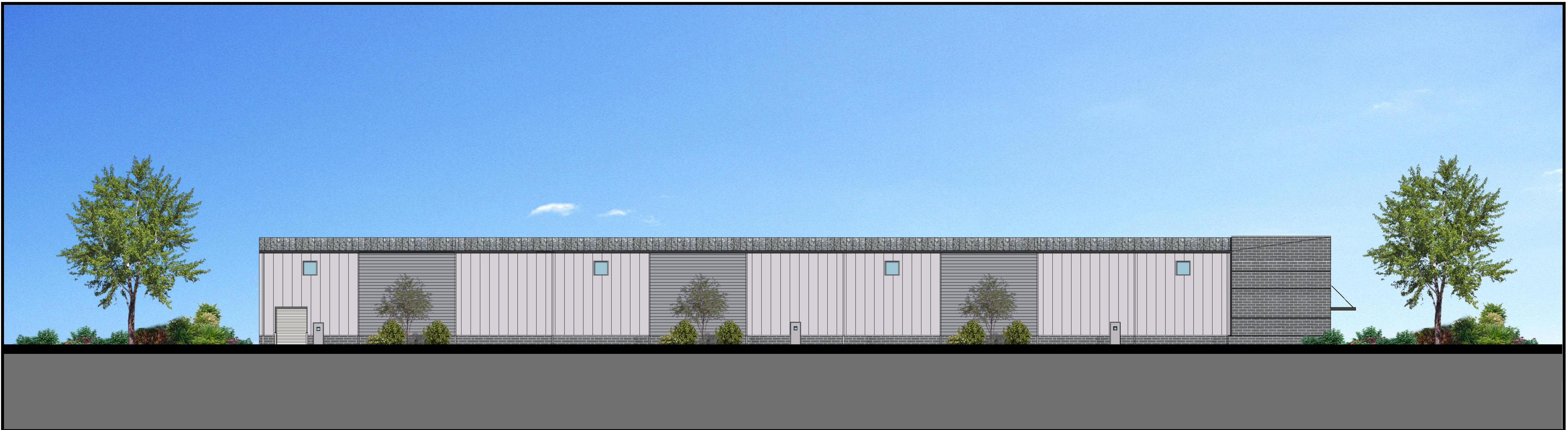
Budget Impact:

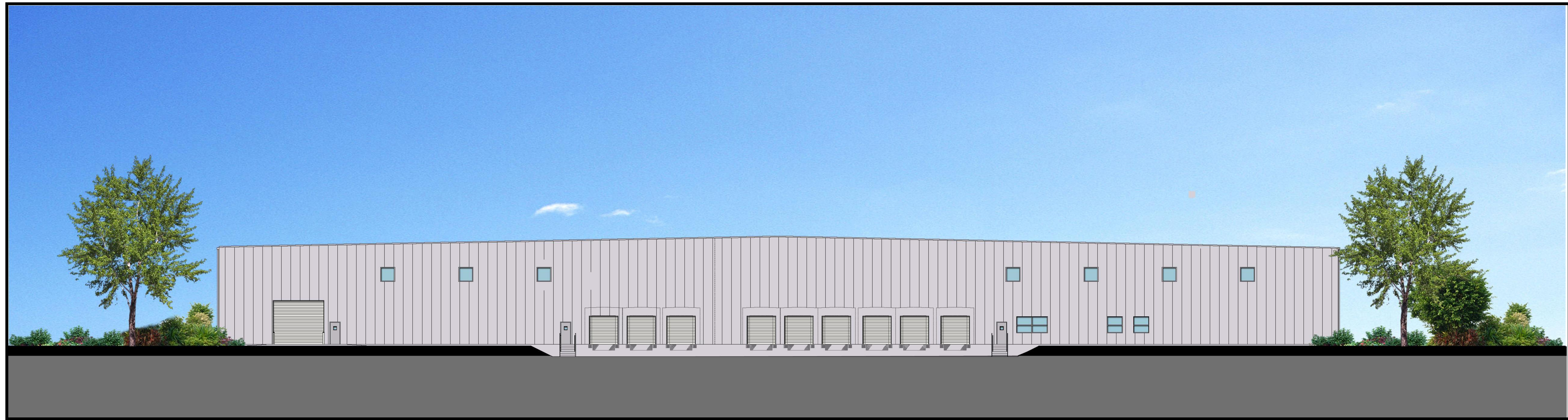
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Attachments:

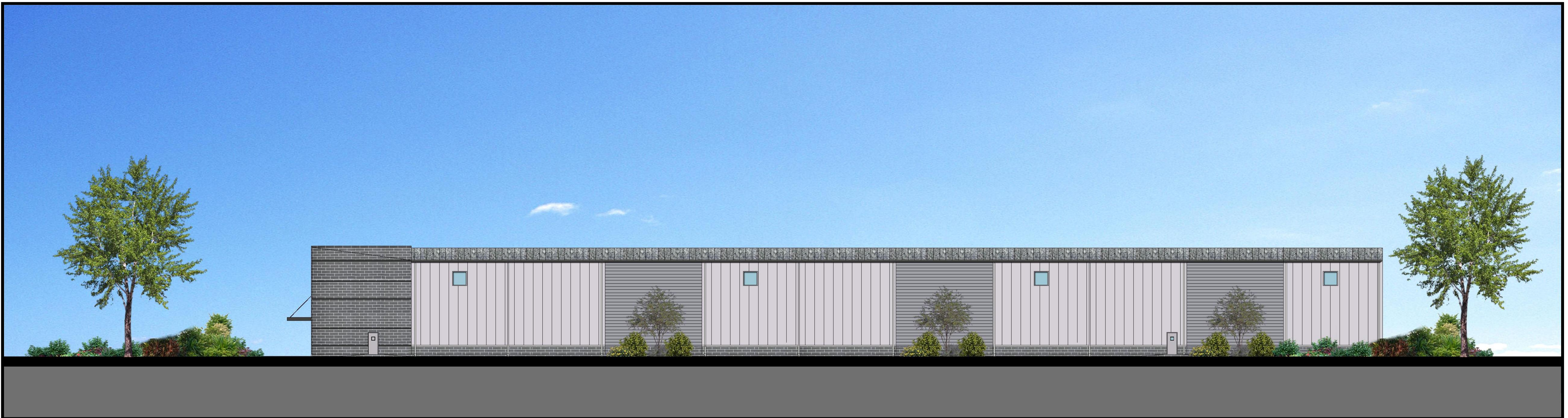
1. Zoning Map
2. Elevations
3. Materials-colors



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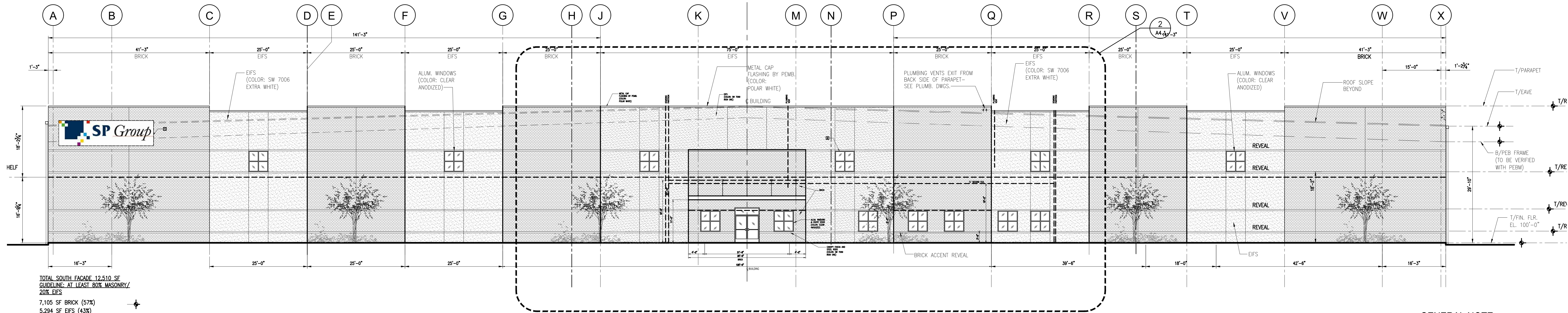


3 REAR (EAST) ELEVATION
N.T.S



4 SIDE (SOUTH) ELEVATION

[illegible]



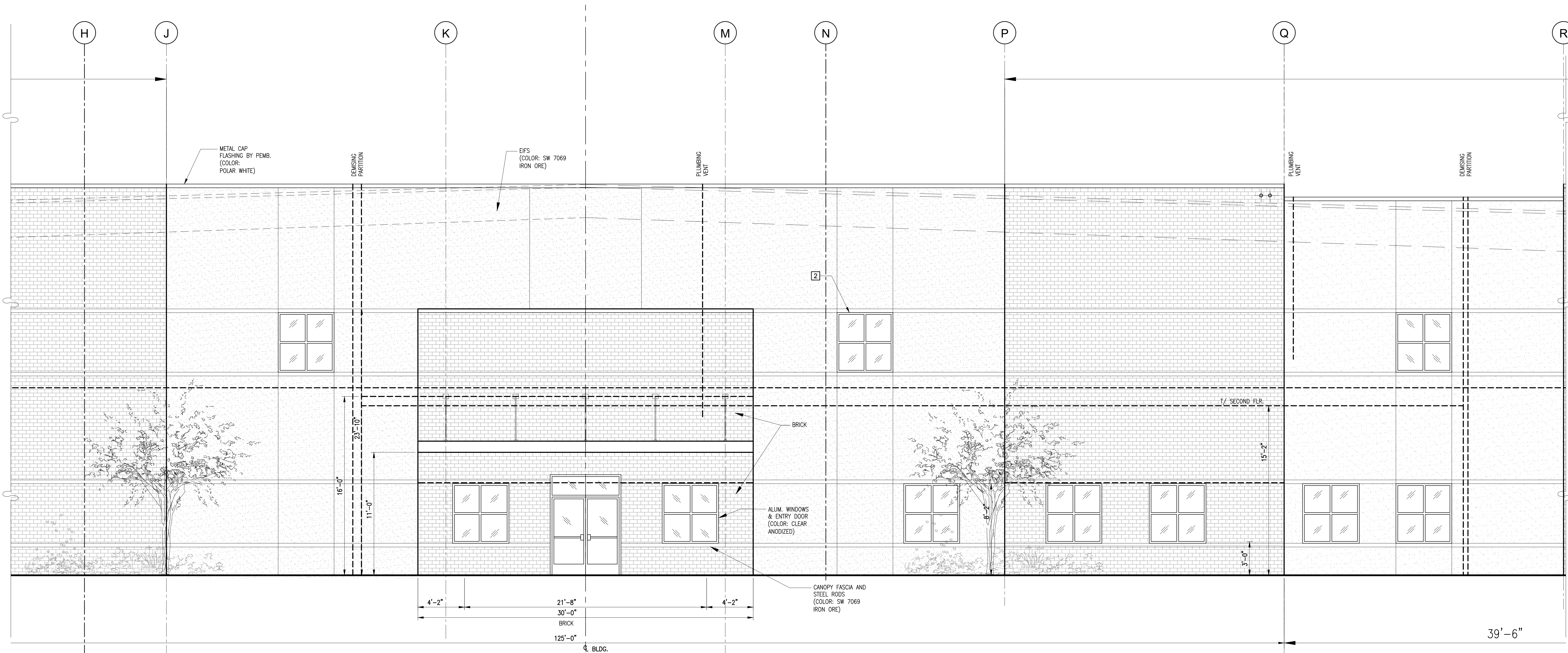
WEST ELEVATION
SCALE: 3/32" = 1'-0"

1

GENERAL NOTE:
1. ALL DIMENSIONS, BAY SPACING, COLUMN ORIENTATION, "X" BRACING BASED ON NUCOR BUILDING SYSTEMS DRAWINGS DATED 5/25/2023

COLOR SCHEDULE:
1. ALL PRE-ENGINEERED METAL BUILDING (PEMB) COLORS ARE BASED ON NUCOR BUILDING SYSTEMS.
2. STANDING SEAM ROOF COLOR: GALVALUME
3. R-PANEL METAL SIDING (EAST ELEVATION- REAR): COLOR: POLAR WHITE
4. R-PANEL METAL SIDING, GUTTERS AND DOWNSPOUTS (SOUTH AND NORTH ELEVATIONS): COLOR: POLAR WHITE
5. BRICK (SOUTH, NORTH AND WEST ELEVATIONS): COLOR AS SELECTED BY OWNER
6. NOT USED
7. NOT USED
8. NOT USED
9. EIFS (WEST ELEVATION): COLOR: SW 7005 PURE WHITE
10. ALUMINUM DOORS AND WINDOWS: COLOR: CLEAR ANODIZED
11. HOLLOW METAL DOORS AND FRAMES: COLOR: SW 7068 IRON ORE IN BRICK FIELD. SW 7757 HIGH REFLECTIVE WHITE IN METAL SIDING
12. METAL CAP FLASHING (WEST ELEVATION): COLOR: POLAR WHITE

KEY NOTES:
1 SP MEDITEC CORPORATE SIGN. SEE ELEC. FOR POWER REQUIREMENTS. SEE STRUCT. FOR STRUCTURAL REQUIREMENTS.
2 ALUM. PUNCHED CLEAR ANODIZED ALUMINUM WINDOW WITH 1" INSULATED CLEAR GLASS. APPROX. WEIGHT 210#
3 "X" BRACING LOCATION PROVIDED BY PEMB MANUF.
4

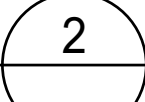
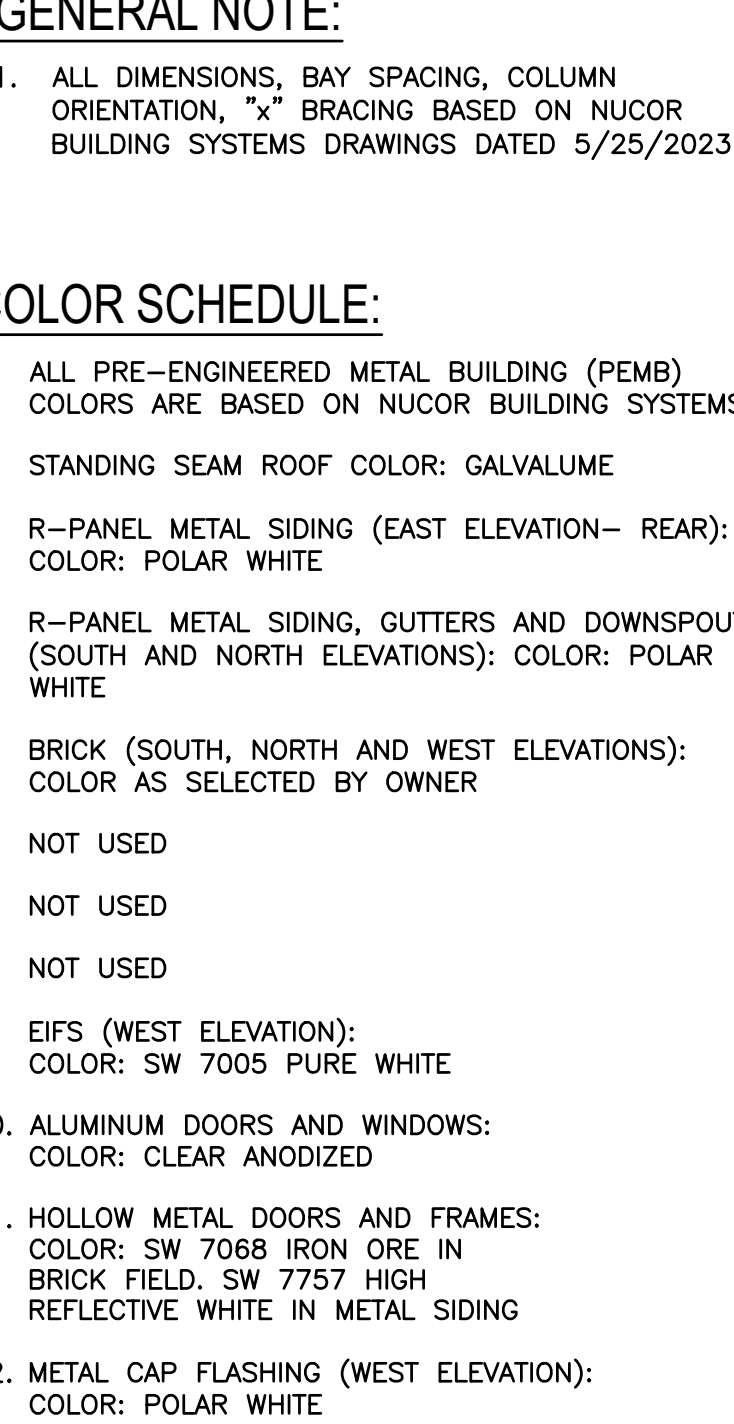


ENLARGED ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

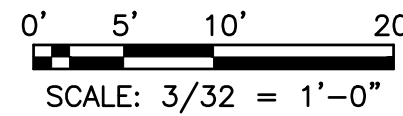
2

0' 5' 10' 20'
SCALE: 3/32" = 1'-0"
0' 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

M 7/28/2023 PROGRESS SET SWJ				L 7/24/2023 REVISION 12: ISSUED FOR ELEVATION REVIEW SWJ				NORTH				DRAWN BY SWJ				DEPT. CK. DEPT. APPR. COORD. CK. P.M. APPR. CLIENT APPR.				DIVIDEND COMMERCIAL REAL ESTATE				JOHNSON GROUP ARCHITECTS				SHEET TITLE ARCHITECTURAL 3D WEST EXTERIOR ELEVATION				JOB NO. DWT-23001				DATE				REV. NO. M				SCALE AS NOTED				DWT NO. 3D 4.1				PRODUCTION FACILITY SP MEDITEC 782 HWY 74 SOUTH PEACHTREE CITY, GA 30240				JOB NAME				ARCHITECTS, LLC				Page 89 of 42			
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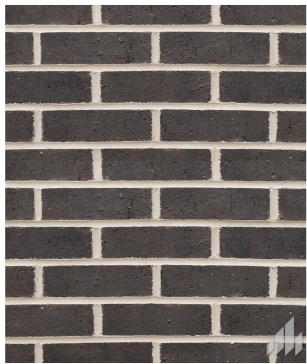
SCALE: $3/32" = 1'-0"$

[illegible]

SP Meditec Manufacturing Facility

Material Board

Brick: General Shale



Color: Midnight Mist

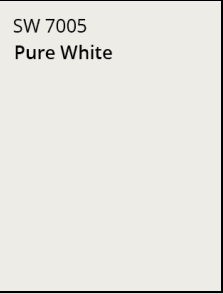


Color: Domino

EIFS



Paint:
Sherwin Williams



Color: Pure White

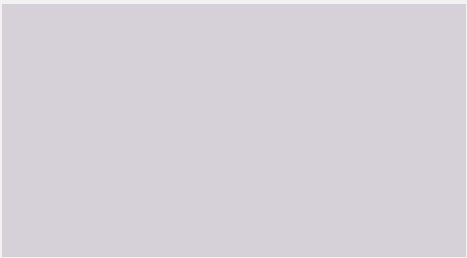
Standing Seam Metal Roof



Galvalume **

IR .77 SRI 72

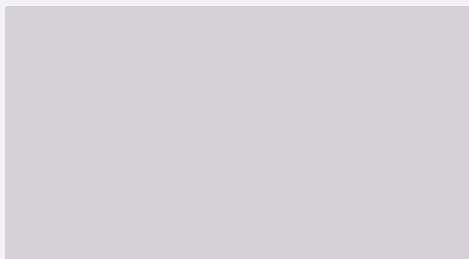
Trim, Gutters and Downspouts



Polar White †

IR .67 SRI 81

Vertical Metal Siding



Polar White †

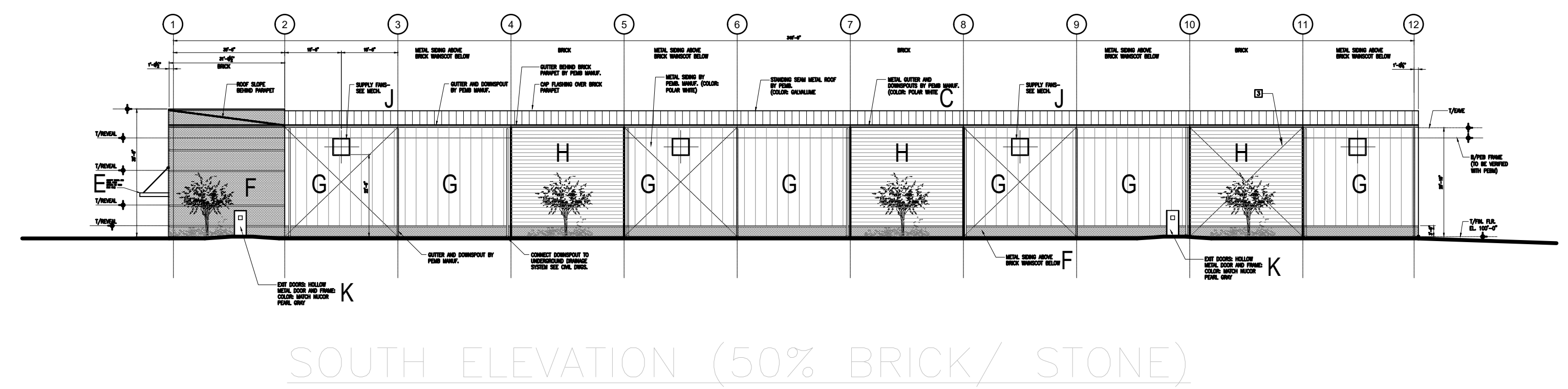
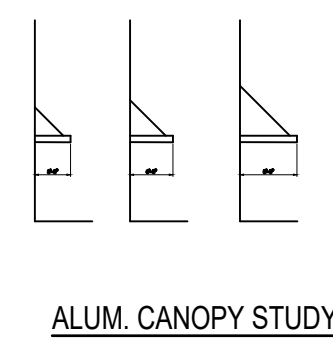
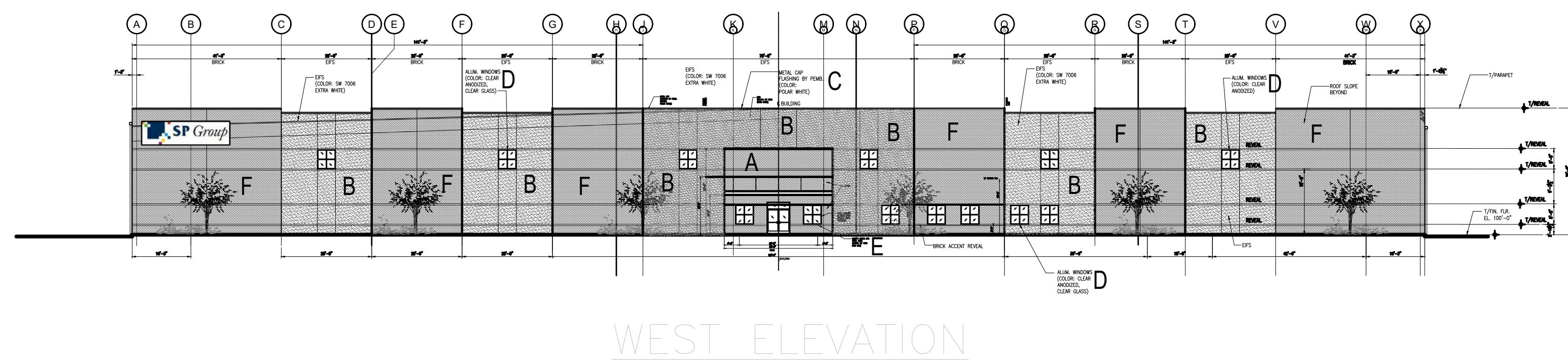
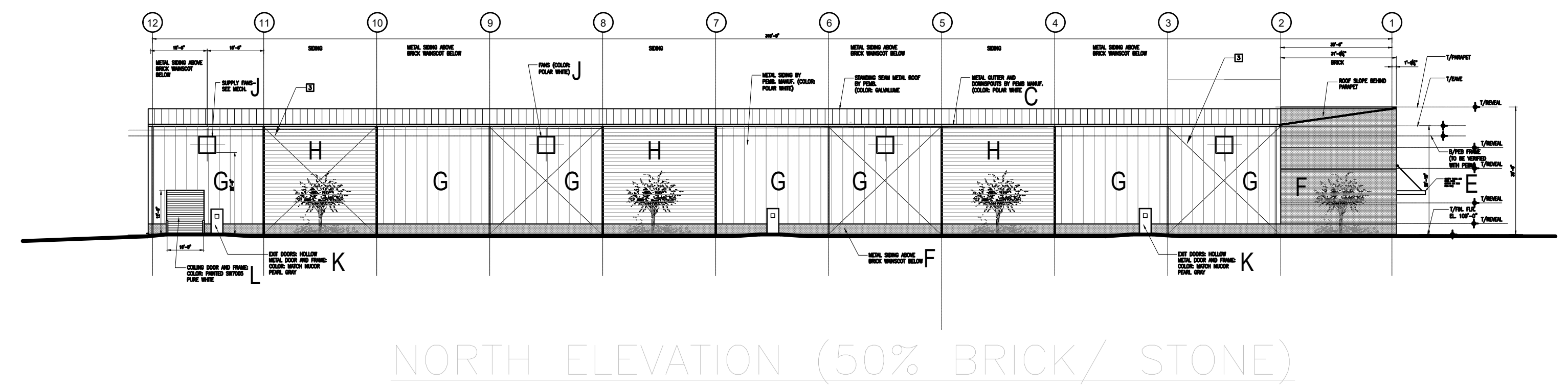
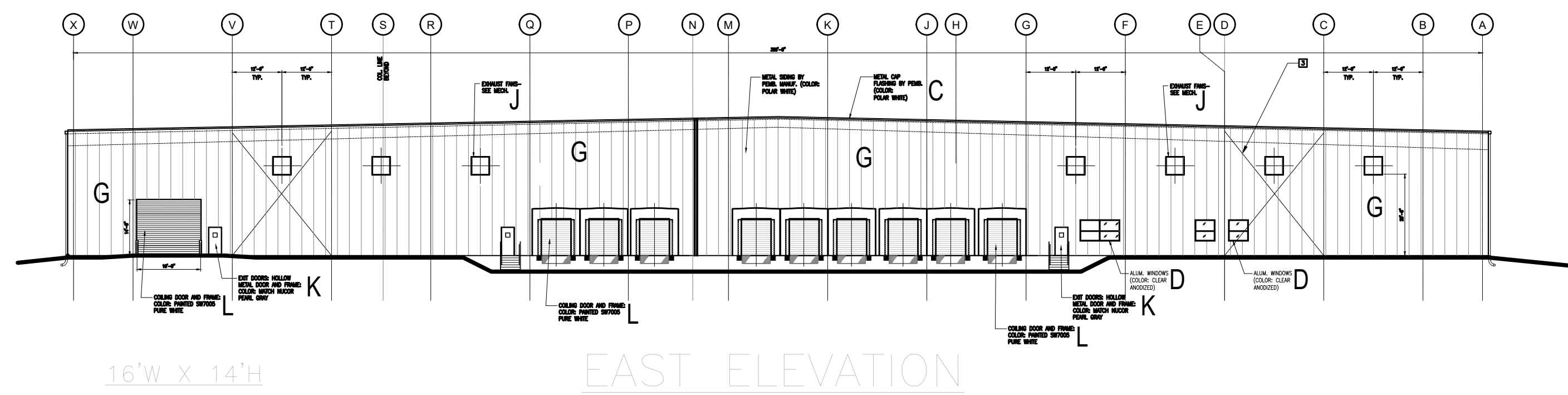
IR .67 SRI 81

Horizontal Metal Siding



Pearl Gray **

IR .47 SRI 54



COLOR SCHEDULE:

- A= BRICK: MERIDIAN BRICK, DOMINO, MODULAR AND MORTAR: OLD CASTLE AMX, PREMIUM DARK
- B= EIFS: PAINTED SHERWIN WILLIAMS SW7005 PURE WHITE
- C= CAP FLASHING, GUTTERS AND DOWNSPOUTS: NUCOR BUILDING SYSTEM POLAR WHITE
- D= ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM
- E= ENTRANCE CANOPY & RODS: SHERWIN WILLIAMS SW7069 IRON ORE
- F= BRICK: GENERAL SHALE, MIDNIGHT MIST
- G= METAL (VERTICAL) SIDING NUCOR: POLAR WHITE
- H= METAL (HORIZONTAL) SIDING, NUCOR: PVDF PEARL GRAY
- I= NOT USED
- J= SUPPLY FANS: MATCH NUCOR POLAR WHITE
- K= PAINT DOORS AND FRAMES: MATCH NUCOR PEARL GRAY
- L= METAL DOCK DOORS: PAINTED SW7005 PURE WHITE