

City Council of Peachtree City

WORKSHOP

January 8, 2008

6:30 p.m.

The Mayor and City Council of Peachtree City will hold a workshop on Tuesday, January 8, 2008, 6:30 p.m., in Council Chambers. The purpose of the workshop is to discuss maximum building heights in the General Commercial zoning district, review recommended amendments to the variance process, and status of the update to the Comprehensive Plan and related ordinance amendments.

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager

FROM: City Planner/ Zoning Administrator

DATE: January 4, 2008

SUBJECT: Amendment to Article X, Requirements by District, Section 1006.5(f), Maximum building height, specifically to provide for maximum building heights within the GC General Commercial zoning district.
January 8, 2008 City Council Workshop

Recommendation:

Staff recommends that Council provide guidance as to how to proceed with the proposed amendments to the height restrictions within the GC zoning district.

Discussion:

When the amendments establishing procedures for reviewing large retail developments within the GC zoning district were adopted on March 2, 2006, City Council also included an amendment to change the maximum building height within the GC zoning ordinance to no more than 35' above finish grade.

Up until that date, this portion of the ordinance read:

Maximum building height: Ten stories, but if over 35 feet, it must be approved by the fire department.

The adoption of this amendment resulted in several existing buildings being nonconforming with the current height restrictions. It also prevents all new buildings within most retail and commercial areas from exceeding 35' in height. Through the years, buildings within the GC zoning district could exceed 35' in height as long as they were approved by the fire department, and many buildings exceeding 35' in height were reviewed and approved during this time.

This issue surfaced during a recent Planning Commission workshop where site plans and building elevations for two new hotels were being discussed. Both hotels would be located within the GC zoning district, which would limit the building height to no more than 35'. One

Section 1006.5(f), Maximum building height

January 4, 2008

Page 2

hotel was proposed at three stories in height (55') and the second was proposed at four stories in height (60').

Staff researched the architectural plans for many of the retail and office buildings approved during the past few years, and found a significant number of existing buildings exceed 35' in height. Staff also researched building heights identified in each of the city's zoning ordinances and found that some zoning districts would still permit a 10-story building. We plan to review each of our zoning classifications and recommend that amendments be adopted to ensure consistency between each of the zoning districts.

In discussing the height issue with the Planning Commission, it was felt that the review of buildings that exceed a specified height should not only be based on fire and building codes, but also the actual design and aesthetics of the building. Several members of the Planning Commission recommended that Staff research and propose enhancements to the city's Design Guidelines Ordinance pertaining to building height. These proposals were presented to the Planning Commission on October 22 and were well received.

The proposed amendments to the GC zoning ordinance (Attachment "A") stipulate that no building can exceed 60' in height. However, if a building within this zoning district exceeds 35' in height, the Applicant must first meet with the Fire Marshal and the Building Official to determine if the building, circulation and site layout meet applicable Fire and Building Codes. Additionally, if the building exceeds 35' in height, the Applicant would also be required to submit schematic building elevations to Staff and the Planning Commission as a part of the conceptual site plan review process. These elevations would be reviewed in conformance with the proposed amendments to Section 726 of the General Design Guidelines Ordinance (Attachment "B").

At their meeting on October 22, the Planning Commission voted unanimously to recommend that the proposed amendments to the maximum height restrictions within the GC zoning district be forwarded to City Council with a recommendation that they be approved (Attachment "C"). In addition, the proposed amendments to the Design Guidelines Ordinance were considered by the Planning Commission in a Public Hearing on November 12, and were forwarded to City Council with a recommendation that they be approved (Attachment "D").

Budget impact:

There is no budget impact associated with this request.

**AN ORDINANCE TO AMEND ARTICLE X, REQUIREMENTS BY
DISTRICT, SECTION 1006.5 (f), MAXIMUM BUILDING HEIGHT,
OF THE PEACHTREE CITY ZONING ORDINANCE
TO PROVIDE FOR MAXIMUM BUILDING HEIGHT RESTRICTIONS
WITHIN THE GC GENERAL COMMERCIAL ZONING DISTRICT, AND TO
ESTABLISH DESIGN REVIEW CRITERIA WHEN A BUILDING
EXCEEDS A SPECIFIED HEIGHT,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Article X, Requirements by District, Section 1006.5 (f) Maximum building height, be repealed in its entirety and amended as follows:

Sec. 1006.5 (f) Maximum building height.

The maximum height of all buildings shall not exceed 60' from finish grade to the ridge line or the tallest portion of the roof. If the height of a proposed building exceeds 35', as measured from finish grade to the ridge line or the tallest portion of the roof, the proposed site access, site circulation and building design details regarding the overall building layout, proposed construction methods, and overall fire protection plan shall be reviewed and approved by the Fire Marshal and Building Official in accordance with current fire and building codes prior to the review by the Peachtree City Planning Commission. The Fire Marshal and Building Official may impose additional or alternative requirements to the approval based on conditions to include but are not limited to, the type of building, construction type and/ or the planned occupancy and use of the building and overall life safety considerations.

In addition, if the height of the proposed building exceeds 35', as measured from finish grade to the ridge line or the tallest portion of the roof, City Staff and the Planning Commission shall review the building elevations in accordance with Division 4. Standards for Retail, Commercial and Industrial Building Design as identified within Article VII. General Development Standards and Design Guidelines of the Land Development Ordinance. This review shall take place as a part of the conceptual site plan approval process.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____ 2008.

Harold Logsdon, Mayor

Attest: _____
City Clerk

DIVISION 4. STANDARDS FOR RETAIL, COMMERCIAL AND INDUSTRIAL BUILDING DESIGN.

Sec. 724. Applicability.

The intent of these standards is to enhance the visual appearance of the community as a whole, as well as the commercial appeal of individual establishments. The mission or intent of this requirement is to adopt design standards which, over time, will establish a streetscape and image that will make the City of Peachtree City unique to surrounding jurisdictions, establishes a unifying theme, presents the traveling public with a sense of arrival, is harmonious with its surroundings, is aesthetically pleasing and enhances the character of the community.

As such, the following goals, at a minimum, are established:

- (a) To encourage the rehabilitation/ redevelopment of commercial areas.
- (b) To reinforce and promote the established "village center" planning concept and associated retail and commercial development.
- (c) To facilitate and encourage safe, attractive, and convenient pedestrian circulation and alternate forms of transportation within a development, along a corridor and throughout the community.
- (d) To promote and encourage new development to be compatible in both scale and character with adjoining developments.
- (e) To use landscaping techniques to soften the effect and blend each development with the surrounding areas.
- (f) To further energy conservation and stormwater management through better design.
- (g) To ensure that quality development throughout the city is obtained.

Development or redevelopment of all retail, commercial, office and/ or industrial tracts lying within 500 feet of the centerline of SR 74 or SR 54, or within 500 feet of the centerline of any scenic road, community or village collector as defined by this ordinance, shall comply with the requirements of this Ordinance.

Each new development and/ or changes to existing development located within these areas shall be reviewed by the Planning Commission for conformance with these guidelines. There shall be no alteration of the existing condition of land, uses, structures, landscaping or lighting within these areas without approval of the Planning Commission. However, if a proposed development will not be visible from the road once the project is completed, the Planning Commission may waive review of the development.

The compatible relationship of each development within these areas is of critical public concern for any building or site enhancements. The intent of the

design review is not to stifle innovative site planning, engineering, or architectural design but to assure respect for and reduce incompatible and adverse impacts on the visual experience. The Planning Commission shall base their review on the guidelines established herein as the sole basis for their review.

Sec. 725. Architectural design.

The design of all structures, walls, fences, signs, light fixtures and accessory buildings shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings, and the scale of neighboring architecture, complying with the intent of this section. Innovative, high quality design and development is strongly encouraged to enhance property values and long-term economic assets along designated corridors.

Diversity of architectural design is highly encouraged. However, multiple buildings on the same site or within the same development should be designed to create a cohesive visual relationship between the buildings.

“Franchise architecture” for single or multiple buildings within a development should be avoided in order to create buildings that complement one another. Franchise architecture is defined as building design that is trademarked or identified with a particular franchise, chain or corporation and is generic or standard in nature. Franchises or national chains should follow the standards of this ordinance to create a building that is compatible with the development in which it is located, utilizing similar architectural design, building materials or color selections to blend in with the surrounding development.

Architectural design should be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color, materials, and detailing. The Architect should consider each of the following contexts as part of the design process:

- (a) Size (the relationship of the project to its site);
- (b) Scale (the relationship of the building to those around it);
- (c) Massing (the relationship of the building's various parts to each other);
- (d) Fenestration (the placement of windows and doors);
- (e) Rhythm (the relationship of fenestration, recesses and projections);
- (f) Setback (in relation to setback of immediate surroundings);
- (g) Materials (their compatibility with the surrounding developments); and,
- (h) Context (the overall relationship of the project to its surroundings).

Buildings should incorporate alcoves, arcades, awnings, covered walkways, porticoes or roofs that protect pedestrians from the rain and sun. In

addition, when appropriate, buildings should incorporate changes in mass, surface, lighting or finish to emphasize entranceways.

Blank walls that can be seen from any street (public or private) are prohibited. Walls shall have offsets, jogs, or other distinctive changes in the building façade. Long or continuous wall planes shall be avoided, particularly in pedestrian activity areas, where buildings should exhibit more detail and elements appropriate for close range pedestrian view.

Sec. 726. Building height and massing.

The height of proposed buildings should be coordinated with the height of adjoining structures, especially where buildings will be located very close to each other. It is often possible to adjust the height of a wall, cornice, or parapet line to match that of an adjacent building. Similar design linkages, such as window lines, should be placed in a pattern that reflects the same elements on neighboring buildings.

The massing of a building can be defined as the overall geometry (length, width and height) of its perceived form. Massing is a significant factor that contributes to establishing the character of a specific building. Of particular importance in defining the massing of a building is the overall height of the form, both actual and perceived, as well as the geometry of the roof.

In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top", the following guidelines must be met:

(a) Top: The "top" of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.

(b) Middle: The middle of the building must be made distinct by change in building materials and/ or color, windows, balconies, recessed panels, step backs, or other decorative features. The middle of a building typically consists of a pattern of upper-story windows.

(c) Base: Buildings shall have a distinct "base" at the ground level by using articulation and materials such as stone, masonry, or decorative concrete. Distinction of the base may also be defined by windows, alcoves, water tables, a change in materials, texture or color, building overhangs, canopies, awnings, or other architectural elements. For multi-story buildings, a base may be one story tall, defined by a storefront, a cornice, or a change in materials.

The facades of all buildings shall be proportionally divided using architectural elements including windows and entries in conjunction with porches.

arcades, and awnings. Any wall surface over 30 feet in length should include at least one change in plane. Larger buildings shall be divided into bays of 25 to 40 foot widths. Bays can be articulated by pilasters, piers, differentiation in material, texture, or color, or by variation in the wall plane.

Sec. 727. Exterior building materials and architectural elements.

All sides of a building may have an impact on adjoining developments and should be considered for treatment with an architectural finish of primary materials (i.e., brick, wood and stone), unless other materials demonstrating equal or greater quality are used. As a general rule, front facades should be at least 80 percent brick and/ or stone. Side facades should be at least 50 percent brick and/ or stone. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only.

The following types of building materials should not be used on any part of the exterior of a building exposed to public view:

- (a) metal building without a masonry base course or other architectural features
- (b) prefabricated steel panels
- (c) highly reflective, shiny, or mirror-like materials
- (d) mill-finish (non-colored) aluminum metal windows or doorframes
- (e) aluminum, vinyl or fiberglass siding or roofing materials
- (f) unfaced or painted concrete block
- (g) pre-cast concrete panels or exposed, unfinished foundation walls
- (h) exposed plywood or particle board

Sec. 728. Exterior color selection.

Material or color changes generally should occur at a change of plane. Piecemeal embellishment and frequent changes in material and/ or color selections will be avoided.

Facade colors should be low reflectance, and subtle, neutral, or earth-tone colors. High-intensity colors, metallic colors, black, or fluorescent colors should not be used.

Building colors should be carefully chosen so that each building color complements that of its neighbors. Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors). The base color should consist of more subdued earth tones or brick

shades. Trim colors should have contrasting lighter or darker shade than the base color. If natural brick is used, it should not be painted.

Sec. 729. Primary color(s).

A maximum of three predominant colors should be designated as a primary unifying element. Accent colors should not be considered predominant colors. Flexibility may be used to allow additional colors and/ or a range of predominant colors provided that these colors are in the same family of colors or are similar to each other. Any color specified as a primary unifying element shall be dominant in the building facade.

Sec. 730. Accent colors.

Accent colors may be used as a secondary unifying element provided they are used throughout the development.

Sec. 731. Awnings.

The use of awnings on buildings is encouraged to provide protection from sun, wind, and rain, and to improve aesthetics of the building exterior. It is recommended that awnings be constructed with a durable frame, covered by a canvas material. Aluminum and other metal canopies are acceptable in most instances, particularly when integrated into shopping center designs.

Solid colors are preferred over striped awnings, but striping is permitted if colors complement the character of the structure or group of buildings.

Awnings are encouraged for first floor retail uses to provide architectural interest and to encourage pedestrian activity. Where awnings are used, they should be designed to coordinate with the design of the building and any other awnings along the same block face. Awnings on second floor windows can be used to soften the appearance of a particular elevation or to assist in reducing the scale of the overall building.

**EXCERPT FROM APPROVED MINUTES
PLANNING COMMISSION MEETING
October 22, 2007**

PH-07-13 Proposed Amendment to Article X., Section 1006, GC General Commercial District, providing for the addition of specific criteria addressing maximum building heights.

Mr. Rast stated that at the last Planning Commission meeting, Staff was asked to expand upon the design guidelines that were adopted several months ago and develop specific criteria for reviewing the architectural design of buildings that exceeded a specific height.

Mr. Rast stated that in reviewing the zoning ordinance, he felt that the language addressing building height and massing was not appropriate for that section.

Mr. Rast stated if architectural design was being addressed, the appropriate area to include the language would be in section 725, under Architectural design. He also added a section (Sec. 726), to specifically address building height and massing. Any questions would refer to this section.

Mr. Scott approved of the addition stating that if a building exceeded 35' in height, a schematic building elevation would be required. He felt that incorporated the earlier discussions. He also felt there was a problem regarding the distance from the road and that this language should be clarified. Mr. Rast replied that although not previously included, guidelines would now be in place for any development or redevelopment within 500' of Highway 54 or 74 or any scenic road.

Mr. Scott asked if this would give the Planning Commission more say in the architectural design. Mr. Rast responded that it would.

Mr. Staples stated that Division 4 did not refer to the trees, coverage or buffers and wondered if there was a reason that was not expanded upon.

Ms. Lynda Wojcik, a resident of Peachtree City, stated that she had spoken with several neighbors who were concerned about the removal of trees. She felt that pine trees should be looked at as closely as specimen trees and that there should be a clause addressing all trees that were 20' or higher. Trees were being cut prior to the property being sold.

Mr. Daniel Klinger, a resident of Peachtree City, came forward and asked if the need to increase to 60' was due to the new hotels that were being proposed. Mr. Rast responded that the primary reason this was being addressed was that for years within the GC General Commercial zoning district, the maximum building height was ten stories with a requirement for review by the Fire Department if the building's height exceeded 35'. Several buildings in GC were built according to those standards. He also stated that City Council made an amendment making the building

Excerpt from approved minutes
Planning Commission meeting
October 22, 2007

heights no more than 35' which then made some of the existing buildings nonconforming. Mr. Rast also stated that Staff wanted to create consistency between GC and OI Office Institutional. There were still areas where a plan could be submitted to build a ten-story building and the City would not be able to challenge that.

Mr. Klinger also asked whether the plan would not be approved if the Fire Marshall felt the building was not accessible with current city equipment. Mr. Rast responded that several requirements would need to be met for the Fire and Building Departments.

Mr. McKernan, another resident of Peachtree City, reminded staff that height should be reviewed by the Federal Aviation Administration (FAA). Mr. Rast responded that buildings around the airport already required approval from the Fire and Building Departments along with FAA approval.

Mr. Staples stated that he liked all of Staff's additions but felt that the treescape issue was not being addressed.

Mr. Mullin stated that there were separate issues regarding what could be done for buildings that went above the tree line. He was also pleased that developers would now have to get architectural approval for buildings over 35'. The pine trees were providing a buffer when used properly.

Mr. Rast stated that in the Vegetation Protection and Landscape Ordinance, developers had minimal criteria as to what had to be provided on the site. He also stated that 20 years ago when buildings like the Wyndham were built, the current tree coverage was not there. The developer left enough room for the trees that were planted to mature and spread out. This was not seen for several years but with the new ordinance that was being seen again. Mr. Rast stated that if a site was redeveloped, they would have to bring the site into compliance with the ordinances.

Mr. Mullin stated that when the Delta Employees Credit Union property was purchased, there were no trees on the property. There was a perception that Staff and Council allowed them to cut down all of the trees but that was not the case. Mr. Rast stated that the trees that had been planted on the site would not provide a dense buffer but there would be a nice cluster of trees when matured.

Mr. Mullin stated that each site was unique. The lots on the Commerce Drive property were not selling due to the amount of rock on the site. This was the reason the developer received approval to clear cut the property.

Mr. Rast stated that one of his biggest disappointments during his tenure with Peachtree City was the way the Department of Transportation removed the trees on Highway 74. He felt this was the opportunity to recreate and reestablish that corridor.

Excerpt from approved minutes
Planning Commission meeting
October 22, 2007

Mr. Staples asked when the median trees would be installed on Highway 54. Mr. Rast stated that the City did not have funding and would have to apply for grant funding. If approved, it would be addressed then.

Mr. Rast stated that more changes would come at a later date. The building height was all that was being addressed at this meeting.

After discussion, a motion was made by Mr. Staples, seconded by Mr. Scott, and unanimously adopted that the proposed amendment to Article X., Section 1006 GC General Commercial District, providing for the addition of specific criteria addressing maximum building heights be forwarded to City Council with a recommendation that it be approved.

**EXCERPT FROM APPROVED MINUTES
PLANNING COMMISSION MEETING
November 12, 2007**

PUBLIC HEARING

The Chairman called the public hearing to order. He explained the rules for conducting a public hearing and informed the people in the audience that printed copies of the rules were available at the entrance.

PH-07-16 Proposed amendment to Article VII, General Design Requirements, specifically Division 4, Standards for retail, commercial and industrial building design pertaining to building height and massing.

The Chairman opened the public hearing at 7:20 p.m.

Mr. Rast gave an overview of what had been discussed at the Planning Commission meeting of October 22, 2007. The proposal was to add some language within Division 4 of the Design Guidelines ordinance discussing building height and massing and how to break up a larger building. The verbiage was basically what was discussed at that meeting, and he recalled that the members in attendance had been in favor of the way Staff was approaching this subject.

Mr. Rast further explained that he envisioned this as the next step in the Design Guidelines ordinance where pictures and sketches of the City's proposals would be included. In essence, as the buildings got taller and exceeded 35' in height, they would be reviewed by the Planning Commission. He said that a way to break up the façade of the building was to introduce the base, middle, and top; a definition of each was included. It was thought this would give some teeth to the Design Guidelines and allow the Planning Commission to review these buildings for aesthetics and how they blended in with surrounding buildings.

As far as massing was concerned, Mr. Rast stated that this too would involve breaking up the façade. It was recommended that language be introduced to require that the elevation be changed if the building was more than 50' long. Language addressing blank façades was already included in the guidelines to require that elements be added for architectural interest.

Mr. Rast stated that, as Staff and the Commissioners worked through the Design Guidelines ordinance, he would like to prepare a companion design guidelines manual that could be given to the developers. Different sections would be added, augmented, etc., to make the ordinance more enforceable and user friendly. He mentioned the BB&T

Excerpt from approved minutes
Planning Commission meeting
November 12, 2007

building and the new hotels currently being reviewed and noted that those developers were working with staff to design their buildings with more architectural interest. He thought more results would be seen as buildings were reviewed in relation to this ordinance.

Ms. Phyllis Aguayo of Stonington Drive repeated a concern she had expressed previously. She felt it was important to have this ordinance and understood the Planning Commission's motives. However, her concerns were relative to future Planning Commissions and future City Councils. She thought it was necessary to have protection in place that would not leave the decisions to individual tastes. She added that there were some buildings that would fit in other areas but had no place in Peachtree City. Development had to be appropriate to Peachtree City's village concept as well as architecturally sound and not left to the individual tastes of future Planning Commissions and City Councils.

Ms. Aguayo further stated that in the past when a maximum was set in the ordinance, the maximum seemed to become the standard. This had happened with the Buffer Ordinance, where the minimum buffer had become the standard rather than the exception. She strongly felt that 35' should be the standard and that only under special circumstances and with special review should developers be permitted to exceed that height. In this way, the ability to negotiate would be maintained.

Ms. Aguayo also thought that Peachtree City's village concept should dictate that village type designs be the standard. She did not think that breaking up the design was enough.

No one else spoke in favor of or in opposition to the proposed amendment.

The Chairman closed the public portion of the public hearing at 7:30 p.m.

Mr. Mullin noted that building height was not being addressed at this meeting but rather a proposal to add language to Section 726 of Division 4 of the General Design Requirements. Mr. Rast confirmed that Mr. Mullin was correct.

Mr. Mullin stated that he liked what was being proposed, but he did not know what could be added to make it more restrictive. He thought something in black and white to define Peachtree City architecturally was needed. He felt this language helped a lot and was in favor of passing it. He also thought it should be addressed further but did not think that should keep the Commission from approving the proposed amendment. Further consideration could still be given to building height limitations.

Mr. Rast thought the height limitations and design guidelines that had been discussed at the last two or three meetings went hand in hand. He would like to be able to address

Excerpt from approved minutes
Planning Commission meeting
November 12, 2007

both this proposal and the proposal relative to building height limitations at a joint workshop with Planning Commission and City Council.

Mr. Rast stated that the majority of the comments that were received at the Comprehensive Plan Public Forums related to maintaining the aesthetics, keeping out chain architecture, and other issues involving aesthetics. He thought ordinances were now in place that added a very good layer of protection and that they should be enhanced so that a manual could be created for the developers to reference. Mr. Rast noted that prior to developing the Design Guidelines ordinance, there was nothing available for them. He agreed that there would be changes to the Planning Commission, City Council, and City Staff. However, if something could be developed that, for the most part, was agreeable to all parties, it could easily be passed on to the next Planning Commission, City Council, or City Staff. This proposal was a small portion of that effort. Even though there were not a lot of undeveloped sites in the City, he felt this would be even more important in redevelopment.

Mr. Staples thought this was a great direction to be taking and wanted to be sure it was being paralleled with efforts to address clear cutting, tree save areas, buffers, canopy considerations, etc. Mr. Rast said this was another ordinance that was on Staff's list of things to do. He noted that concerns had been voiced by the Planning Commission and City Council as well as others who were frustrated because there was no ordinance to preclude this from happening.

Mr. Rast agreed with Ms. Aguayo that if a building exceeded a certain threshold identified in the ordinance, there should be additional requirements that would need to be met. He referenced the Comfort Suites at Lexington development and the significant planting areas and architectural details that had been provided to reduce the scale of the building.

Mr. Scott said that he would like the city's "village concept" to be referenced in the Intent statement of Section 724 because "this is who we are." In this way, he thought other people would understand that Peachtree City's unique approach was different from anywhere else.

Mr. Mullin thought the problem was the difficulty in trying to define this concept with words. The ordinance amendment being proposed was just one small step in a much larger task that would define the specifics and thereby control the architecture in Peachtree City.

Mr. Staples thought that Mr. Scott's point was that the language should be broadened to say that architectural design should be compatible with the developing character of the

Excerpt from approved minutes
Planning Commission meeting
November 12, 2007

neighboring areas. He thought each village should have some degree of unspecified uniqueness that should be considered.

Mr. Mullin thought it was fine to define the intent but he wondered how that could be done with developers.

Mr. Scott thought the process that had been used in working with the developers of the three new hotels had worked well.

Mr. Mullin noted that in some cases, developers had been more willing to step up to the plate for their developments in Peachtree City. He thought that was because Staff and the Planning Commission were willing to go the extra mile. He also agreed with Ms. Aguayo that the ordinance needed to be such that future Planning Commissions, City Councils, and staffs would be able to accurately interpret the intent of this ordinance. He was excited that an effort was underway to better define the different aspects of development because he felt it would outlive all of us and make Peachtree City a better place.

Mr. Staples redirected the discussion to landscaping requirements. One of his pet peeves had been the lack of landscaping in city areas, e.g., medians, etc. He wondered if there was any way to allow developers who might be restricted on their own property to compensate with landscaping on property other than their own.

Mr. Rast thought this was a good point, but noted that sites should not be overdeveloped to the point where all of the required plant material could not be planted. He pointed to the Storage Xxtra site as an example of a site that had been developed to the point where it would be a challenge to get all of the trees on the site. He added that he did not like to see trees planted right next to each other because they would never survive. He was aware of some jurisdictions that allowed "tree banks" where a developer would plant what they could on their site and then donate the remainder of the plants or the funds for them to the tree bank so that the city could use them for planting in other areas.

Mr. Rast stated this would be on the list of ordinances Staff would be working on. He added there were a lot of innovative planning and design ideas that could be incorporated into ordinance format and he felt there was an opportunity for the city to be on the forefront in establishing achievable Design Guidelines. He would like to get the Planning Commission and City Council together to discuss some of them so as not to waste time on items in which Council was not interested.

Mr. Staples wanted to confirm that the ordinances the Commission was looking at were the early stages of Staff's rule book. Mr. Rast stated that they were and noted that, although not a pattern book that would be used for historical districts, it was a reference

Excerpt from approved minutes
Planning Commission meeting
November 12, 2007

manual. He added that Staff would want to stay away from the urban feel but still try to bring things that were compatible with what was being done in Peachtree City.

Mr. Staples thought it was very important to go to the extreme (the ideal) with any illustrations in the manual.

Mr. Mullin thought looking at what was and was not working in Peachtree City would be a good place to start. He noted that in New Orleans, the pattern book for developing a building basically consisted of snapshots of what was there. He stated that this might be where Peachtree City should start, photographing buildings that were to scale and nestled in the trees. He thought Ms. Aguayo would be a good resource for that since she had lived here longer than most people.

Mr. Mullin pointed out that there was a tree island located in the middle of the Aberdeen Village Retail Center. He thought this was a good example of the charm and character of Peachtree City. The City was not typical in the way most cities were developed.

Ms. Aguayo made several comments, but since she did not come to the microphone, her comments were inaudible.

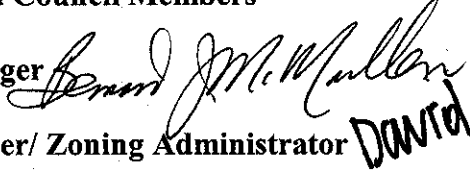
Mr. McCann thought there should be more "shall's" and "will's" in the language in Division 4. Mr. Rast agreed but noted this document was just to get the thought process going. Mr. Mullin noted that Section 726 had the "shall's" and "must's."

After discussion, a motion was made by Mr. Staples, seconded by Mr. Scott, and unanimously adopted to forward the proposed amendment to Article VII, General Design Requirements, specifically Division 4, Standards for retail, commercial and industrial building design pertaining to building height and massing to City Council with a recommendation for approval.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 

FROM: City Planner/ Zoning Administrator 

DATE: January 4, 2008

SUBJECT: Review of recommended amendments to variance process
January 8, 2008 City Council workshop

Recommendation:

Staff recommends that Council provide guidance as to how to proceed with the recommended amendments to the variance process.

Discussion:

Both the Zoning and Land Development Ordinance include established variance procedures, which allow an applicant to apply for relief from specific requirements within each ordinance. For instance, an applicant may apply for a variance from a specific zoning ordinance to allow a building to encroach into a minimum building setback established within a particular zoning district.

At last year's City Council Retreat, Staff was asked to review our existing variance process to determine if enhancements could be made to the criteria used to either grant or deny a variance request. Staff researched variance procedures from several jurisdictions and found that many included specific criteria that Staff and Council evaluated when reviewing variance requests.

The city's current variance process allows an Applicant to request either an Administrative Variance or a Variance, depending on specific circumstances. An Administrative Variance is typically a "housekeeping" process and is used to clear up situations where older structures may have been constructed within a building setback. Variances are typically granted for extreme hardship cases only, but not for "self-induced" hardships. It is not envisioned this would change with the proposed amendments to the variance process.

Staff is proposing amendments to both the Administrative Variance and Variance process, primarily in the criteria used to review each application. Administrative variances would still be reviewed by a committee consisting of the Zoning Administrator, City Manager and a representative from City Council. Variances would be reviewed by City Staff and City Council.

Review of recommended amendments to variance process

January 4, 2008

Page 2

In addition, Staff is suggesting the creation of a Special Exception Variance, whereby an Applicant may request relief from specific criteria identified within the Zoning and/ or Land Development Ordinance. This type of variance would be applicable if an Applicant desired to encroach into an established building setback only if the property abuts city-owned greenbelt or open space; reduce the number of parking spaces from the minimum required; or install a fence higher than typically permitted. Again, specific criteria would be established in order to qualify for this type of variance.

Attached are copies of Article XII, Appeals, from the Zoning Ordinance (Attachment "A") and Article XIII, Appeals and Variances, from the Land Development Ordinance (Attachment "B"). Additionally, Staff is providing a copy of our recommended amendments to the variance process, including the new special exception variance and specific review criteria (Attachment "C"). Should Council endorse these recommendations, Staff will prepare amendments to both Article XII and Article XIII and schedule Public Hearings accordingly.

At next Monday's workshop, we will also be presenting several "case studies" of each variance type and how the proposed review criteria would be used to evaluate these requests.

Attachments

ARTICLE XII. APPEALS*

***Editor's note:** Ordinance No. 339, which abolished the board of zoning appeals and repealed former art. XIA pertaining thereto, passed and reinstituted art. XII as herein set forth.

Sec. 1201. Authority.

The city council shall have jurisdiction over certain matters arising in connection with this ordinance as herein provided.

Sec. 1202. Powers and duties (appeals).

The city council shall have the following powers and duties:

(1202.1) To hear and decide special exceptions to the terms of this ordinance upon which the city council is required to pass under the provisions of this ordinance. When acting upon an application for special exception, the city council shall give consideration to the following factors, where applicable:

The proposed design and location of the particular development.

The possible traffic generating characteristics of the proposed development.

The effects of the proposed development on the present or intended character of the area in which it is proposed for location.

The availability of public utilities, facilities and services.

(1202.2) The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.

An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

- (a) Variance applications shall be filed with the city planner on forms provided by the city planner.
- (b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.
- (c) An application fee shall accompany each variance application. The fee shall be as established by the city council under the city's fee schedule and as maintained by the city clerk.
- (d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.
- (e) A sign displaying the hearing date and the nature of the hearing shall be

placed in a conspicuous location on the property not less than 15 days prior to the hearing date.

- (f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to the hearing date.
- (g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.
- (h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

- (1) Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- (2) Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- (3) Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance. (Ord. No. 589, 11-19-1992; Ord. No. 618, 7-7-1994)

(1202.3) After due consideration of an application for special exception, the city council shall take such action or establish such reasonable conditions of approval as will accomplish the intent and purposes of this ordinance.

(Ord. No. 877, 3-16-2006)

Sec. 1203. Appeal procedures.

Appeals to the city council for special exceptions and variances to the ordinance shall be filed with the city clerk in writing and clearly specify the grounds for the appeal. All documents constituting the record of the action which is being appealed shall be transmitted to the city council by the city clerk. Appeal applications shall be accompanied by a fee of \$25.00 which is deemed to be reasonable and necessary to defray public cost.

Action shall not be initiated on the same appeal by the same applicant more than once in every 12 months.

Any communication relative to an appeal will be regarded as information only until a proper application is filed with the city clerk.

Before acting on any appeal, the city council shall hold a public hearing hereon. Notice of the time, place, and subject matter of the hearing shall be published in a newspaper of general circulation in the city at least 15 days prior to the date of the hearing.

The process of advertising the public hearing, holding the public hearing, and rendering a decision on the appeal shall not be unduly delayed.

Sec. 1203.1. Administrative appeals.

A property owner may make an appeal for an administrative variance if the following requirements are met:

- a. The appeal only pertains to a zoning setback requirement;
- b. The appeal only pertains to an existing setback violation;
- c. The appeal is for a variance that would not exceed 25 percent of the required setback, up to a maximum of ten feet;
- d. The setback violation that is being appealed has been existing for at least one year, and the property owner making the appeal is not the same property owner who was responsible for the violation.

An appeal for an administrative variance must be initiated by a property owner. The appeal shall be made in writing to the zoning administrator. It must be accompanied by an accurate, up-to-date plat of the property clearly showing the nature and extent of the violation.

A special administrative variance committee comprised of the zoning administrator, a representative of the city council, and a representative of the planning commission shall review the appeal for conformance with the above requirements. The special committee shall also analyze the violation to determine whether granting the variance would cause substantial detriment to other property owners in the surrounding area or would impair the purposes of the zoning ordinance. If it is found that the appeal is in conformance with the requirements and does not adversely affect the area, the special committee may issue an official administrative variance. The property owner, the city clerk, and the building official shall be provided with a written notice of the variance.

If it is found that the appeal is not in conformance with the requirements or may possibly have an adverse affect on the surrounding area, the special committee shall deny the appeal in writing, stating the reasons for the denial. The special committee shall act on all appeals within ten working days after the application is filed.

If an appeal for an administrative variance is denied by the special committee, the property owner may make an appeal to the city council in accordance with the procedures in [this] section 1203.

(Ord. No. 574, 4-16-1992)

Sec. 1204. Appeals of city council decision or action.

Any person or persons severally or jointly aggrieved by any decision, action, or unduly delayed action on any appeal for special exception or variance, may take an appeal to the superior court of Fayette County in accord with statutes governing such action.

ARTICLE XIII. APPEALS AND VARIANCES*

***Note:** See the editor's note following art. XII.

Sec. 1301. Appeals.

These land development regulations shall be administered by the city planner and other city staff members, along with the planning commission for the city council. However, should an issue concerning these regulations remain unresolved by the city staff and planning commission, or if a written request for appeal should be filed with the city planner by any interested party within five working days of any action, a hearing shall be held by the city council for final resolution of the dispute. Sufficient information shall be provided by the applicant, affected city staff members, and the planning commission to ensure a timely decision by the city council. An applicant must first exhaust all appeals set out in this article before an appeal is made to the city council. For purposes of this section, an interested party shall be an applicant or a city resident who lives within 300 feet of the proposed subdivision or development at issue on appeal.

(Ord. No. 435, 6-4-87; Ord. No. 724, 11-4-99; Ord. No. 725, 11-4-99)

Sec. 1302. Variance.

The purpose of this section [article] is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

- (a) Variance applications shall be filed with the city planner on forms provided by the city planner.
- (b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.
- (c) An application fee shall accompany each variance application. The fee shall be as established by the city council under the city's fee schedule and as maintained by the city clerk.
- (d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.
- (e) A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date.
- (f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to

the hearing date.

- (g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.
- (h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

- a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

(Ord. No. 435, 6-4-87; Ord. No. 451, 2-4-1988; Ord. No. 590, 11-19-1992; Ord. No. 619, 7-7-1994; Ord. No. 724, 11-4-99; Ord. No. 725, 11-4-99; Ord. No. 880, 3-16-2006)

Variance.

The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. A variance is a request for relief from the provisions of the Zoning Ordinance. The power to grant a variance does not extend to use restrictions established within a particular zoning district

An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent. Application requirements shall be as described herein.

Variances may be considered in all districts and shall only be granted upon showing that:

- a. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,
- b. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Review criteria.

The Zoning Administrator shall determine the type of variance required, and shall classify the request as:

- 1) Administrative variance
- 2) Special exception variance
- 3) Variance

Administrative variance

Review and approval of a Request for an Administrative Variance shall be administered by a special administrative variance committee consisting of the Zoning Administrator, the City Manager and a member of City Council. Applications may be considered only if the following requirements are met:

- a. The request only pertains to a zoning setback requirement;
- b. The request only pertains to an existing setback violation;
- c. The request is for an encroachment that would not exceed 25 percent of the required setback, up to a maximum of ten feet;
- d. The setback violation being requested has been existing for at least one year; and,

- e. The property owner making the request is not the same property owner who was responsible for the violation.

In reviewing the application, the administrative variance committee shall analyze the application to determine whether granting the request would cause substantial detriment to other property owners in the surrounding area or would impair the purposes of the zoning ordinance. If it is found that the request is in conformance with these requirements and does not adversely affect the area, the administrative variance committee shall issue an official determination in writing approving the request. The property owner, the city clerk, and the building official shall be provided with a copy of this determination.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the administrative variance committee shall deny the appeal in writing, stating the reasons for the denial.

The administrative variance committee shall act on all appeals within fifteen (15) working days after the application is filed.

If a request for an administrative variance is denied by the administrative variance committee, the property owner may appeal this decision to the City Council in accordance with the procedures identified herein.

Special exception variance

A special exception variance is recognized as having a potential impact on only the immediate neighborhood and adjoining properties. Review and approval of special exception variance requests shall be administered by the Zoning Administrator, City Staff (as applicable), the Planning Commission and City Council.

A special exception variance may be considered for only the following:

- 1) A decrease of not more than 25 percent of the minimum building setback; provided that the property line in question adjoins a city-owned greenbelt or open space.
- 2) A decrease of not more than 25 percent in the minimum number of parking spaces; provided the applicant identifies on the site plan where this parking would be located if needed in the future.
- 3) An increase in the maximum height of a fence or wall; provided that,
 - a) such wall or fence is justified by reason of security of privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood;

- b) such greater height is justified by requirements for security of persons or property in the area;
- c) such greater height is justified for topographic reasons; or,
- d) such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

A special exception variance may be granted upon a finding that the relief, if granted, would not cause substantial detriment to the public good or be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity nor diminish and impair property values within the surrounding neighborhood or impair the purpose and intent of the zoning ordinance.

In no case shall a special exception variance be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council.

Variance

A variance is recognized as having potential impact on the larger area and may affect enforcement of the Zoning Ordinance elsewhere in the city. A Request for Variance shall be reviewed by the Zoning Administrator, City Staff (as applicable), and City Council.

Review criteria

In reviewing a Request for a Variance, the City Council shall not grant the request unless all of the following findings can be made:

- 1) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- 2) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;
- 3) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- 4) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
- 5) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or

improvements in the zone or neighborhood in which the property is located.

- 6) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the City Council shall deny the request in writing, stating the reasons for the denial.

The City Council shall act on all requests within thirty (30) working days once the application is deemed complete by the Zoning Administrator.

Filing procedure

All variance applications shall be filed with the Zoning Administrator on forms provided by the Zoning Administrator.

Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

An application fee, as established within the city's Schedule of Fees, shall accompany each variance application.

Upon receiving an application, the Zoning Administrator shall have no less than ten (10) working days to review the application for compliance with these requirements. Once the application is deemed complete, the Zoning Administrator shall schedule Public Hearings with the Planning Commission and/or City Council (as appropriate). Such hearings shall take place within 45 days after the application is deemed complete.

A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 10 days prior to a Planning Commission meeting and not less than 15 days prior to a City Council meeting, as appropriate.

A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear not less than 10 days prior to a Planning Commission meeting and not less than 15 days prior to a City Council meeting, as appropriate.

At the public hearing, the applicant may appear in person or be represented by an agent or attorney.

Limitations on authority

The authority and jurisdiction of individuals as provided herein shall be limited as outlined in the following. In exercising this jurisdiction, each individual shall have authority to determine whether it has jurisdiction.

- 1) There shall be no variances to permitted uses or accessory uses as specified in the zoning district regulations, administrative/ use permit or zoning conditions.
- 2) There shall be no variances to the minimum lot area or the minimum district size requirements in each zoning district.
- 3) There shall be no variances to the minimum lot frontage on a street as required in designated zoning districts.
- 4) There shall be no modification to increase the density or change the use approved under the zoning case except as to allow the development of a conservation subdivision.
- 5) There shall be no modification to revise a site plan that, as determined by the Planning Commission and/ or City Council, results in a significant change in the approved concept.

Appeal procedures.

Appeals to the City Council based on decisions of the Zoning Administrator (Administrative Variance) shall be filed with the City Clerk in writing and shall clearly specify the grounds for the appeal. All documents constituting the record of the action which is being appealed shall be transmitted to the City Council by the City Clerk.

- 1) Action shall not be initiated on the same appeal by the same applicant more than once in every 12 months.
- 2) Any communication relative to an appeal will be regarded as information only until a proper application is filed with the City Clerk.
- 3) An application fee, as established within the city's Schedule of Fees, shall accompany each Request for Appeal.
- 4) Before acting on any appeal, the City Council shall hold a Public Hearing as described herein.
- 5) The City Clerk shall place notice of the time, place, and subject matter of the hearing in the newspaper of general circulation which serves as the legal organ for the city not less than fifteen (15) days prior to the hearing.
- 6) The process of advertising the public hearing, holding the public hearing, and rendering a decision on the appeal shall not be unduly delayed.

Appeals of City Council decision or action.

Any person or persons severally or jointly aggrieved by any decision on any appeal for variance may appeal such decision to the Superior Court of Fayette County by Writ of Certiorari.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members
VIA: City Manager 
FROM: City Planner 
DATE: January 4, 2008
SUBJECT: Status of update to Comprehensive Plan and related ordinance amendments
January 8, 2008 City Council workshop

As you are aware, Staff is in the midst of updating the city's Comprehensive Plan. To date we have completed the Community Assessment and the Community Participation portions, both of which have been submitted to and approved by the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).

As a part of the Community Agenda, Staff held seven (7) public forums, visiting each village as well as the industrial park to solicit feedback from the community. We have also conducted two in-depth surveys, including a Visual Preference Survey, to solicit input from the community. The results of these surveys as well as the input received at the public forums will all be used as we prepare the update to the plan.

We have also completed a parcel-by-parcel inventory of every tract of land within the city, including acreage, building size and other pertinent information, and have used this information to update our GIS database as well as our zoning and land use maps. This process has resulted in the creation of the city's first parcel-based zoning and land use map, both of which will be presented to City Council for official adoption in early February. As a part of this process, we will be recommending changes to either the zoning or land use designation for several tracts of land. No substantial changes to either the zoning or land use map are anticipated.

In order to meet the June 30, 2008 adoption deadline, we have established the following schedule:

January 2008	Compile results of public forums, Visual Preference Survey, etc. Begin preparation of Community Agenda (Staff)
February 2008	Public workshops to discuss findings, establish goals and objectives Continue preparation of Community Agenda (Staff)
March 2008	Finalize Community Agenda, to include graphics (Staff) Identify ordinances that need updating to achieve goals and objectives recommended within plan update

Status of update to Comprehensive Plan

January 4, 2008

Page 2

<i>March 24, 2008</i>	<i>Planning Commission meeting - recommendation to City Council</i>
<i>April 3, 2008</i>	<i>City Council meeting - adopt Transmittal Resolution</i>
<i>April 4, 2008</i>	<i>Forward Community Agenda to ARC/ DCA for review</i>
<i>June 30, 2008</i>	<i>Adopt Community Agenda/ update to Comprehensive Plan</i>

In addition to preparing the update to the comprehensive plan, we are also working on several new ordinances and/ or ordinance amendments and plan to bring these before both the Planning Commission and City Council for adoption. These ordinances will be necessary to support the recommendations, goals and objectives identified within the comprehensive plan as well as maintain and enhance the quality of development within the city.

Based on the input we have received from the public and what we anticipate the goals and objectives within the comprehensive plan will entail, these ordinances will include, but will not be limited to, the following:

- Updates to permitted uses within all zoning ordinances (amend existing)*
- SR 74 North Overlay District (new)*
- SR 74 South Overlay District (new)*
- SR 54 East Overlay District (new)*
- Residential redevelopment guidelines (new)*
- Commercial redevelopment guidelines (new)*
- Tree removal on residential property (amend existing)*
- Redevelopment of Huddleston Road corridor (new)*
- Creation of "Pattern Book" to guide all new development within the city*

Finally, all information we have gathered for the comprehensive plan, including maps, data sheets, public comments, etc. is available for viewing on the Planning Department's web page through the city's website at www.peachtree-city.org.