



Planning Commission

Revised Regular Meeting Agenda

January 8, 2024 | 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 November 27, 2023

V. Public Hearing

VI. Old Agenda Items

VII. New Agenda Items

1. Landscape Plan, Peachtree City Orthodontics, 101 Gates Entry
2. ~~Conceptual Plat, Towson Place, Deanwood Terrace Extension~~
Postponed
3. Conceptual Site Plan and Building Elevations, West Georgia Dermatology, 112 Wilshire Village Drive
4. Conceptual Site Plan, Highway 54 West Development, 1941 W HWY 54

VIII. Workshop Items

1. Planning Commission 101

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator Yasmin Julio at (770) 632-4261 or e-mail yjulio@peachtree-city.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 1/3/2024
Robin Cailloux, Planning Director 1/3/2024

DATE: January 8, 2024

SUBJECT: Landscape Plan, Peachtree City Orthodontics, 101 Gates Entry

Recommendation:

Staff is of the opinion the proposed landscape plan for Peachtree City Orthodontics at 101 Gates Entry meets the Landscape Plan requirements of the City ordinances and recommends approval.

Discussion:

Southtree Commercial has submitted a landscape plan for Peachtree City Orthodontics under construction at 101 Gates Entry. The property is located along Highway 74 at the entry of The Gates subdivision and is separated from the Highway by a separate tree save/landscape buffer parcel.

Based on the total amount of impervious surface on the parcel (20,142 SF), the landscape ordinance requires at least 60 caliper inches of canopy trees and 40 caliper inches of understory trees. Per Section 1110(e) of the Land Development Ordinance (LDO), undisturbed tree-save areas may be used to offset the number of tree inches required on a site. No tree-save areas were identified on the plan and the applicant is not requesting to use the Tree Fund alternative compliance option. The proposed plan meets the caliper inch requirement (see table below).

Tree Type	Inches Req.	Inches w/ Credit	Inches Provided	Inches Balance	Number of Trees to Fund	Contribution
UNDERSTORY	40	40	40	0	0	\$0
CANOPY	60	60	60	0	0	\$0
Total	100	100	100%*	0	0	\$0

*Must be at least 50%

Per Section 1108 of the LDO, the perimeter of all parking lots shall be landscaped with evergreen plant material that is a minimum of 24 inches in height at time of planting. While they are evergreen, the proposed Loropetalum and Indian Hawthorn located on the south side of the parking area will only reach 2-3' at maturity, However, Staff feels the selection is acceptable because the parking is not highly visible from the street or

the adjacent lot. In addition, the berm on the adjacent parcel is planted with fairly large evergreen trees which provides a nice screen between the office parcel and the residential neighborhood amenity.

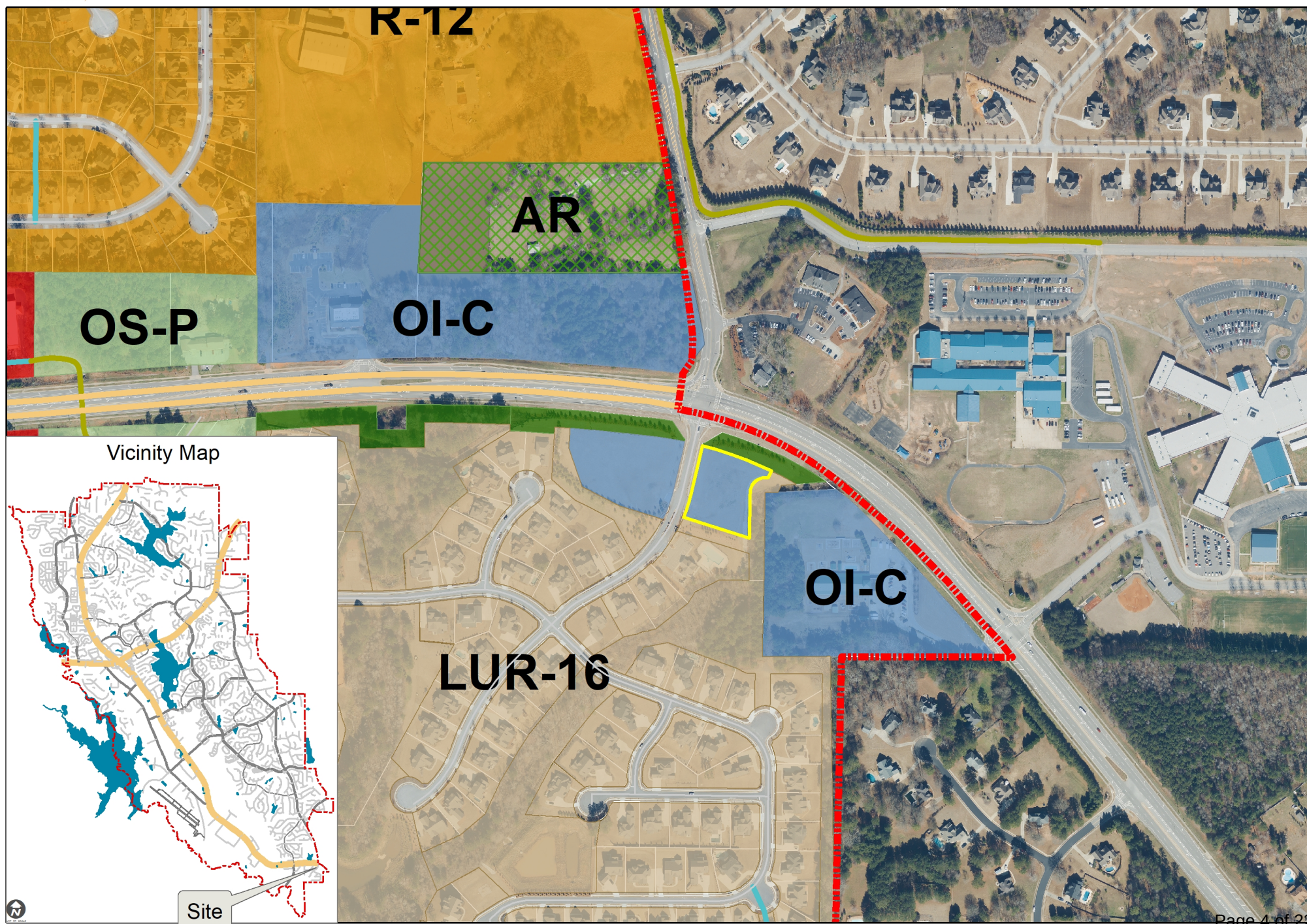
October Glory Maples and Scarlet Oaks provide brilliant fall foliage for the parking lot, while crape myrtles, flowering cherries, and a variety of blooming shrubs bring spring and summer flowers throughout the property.

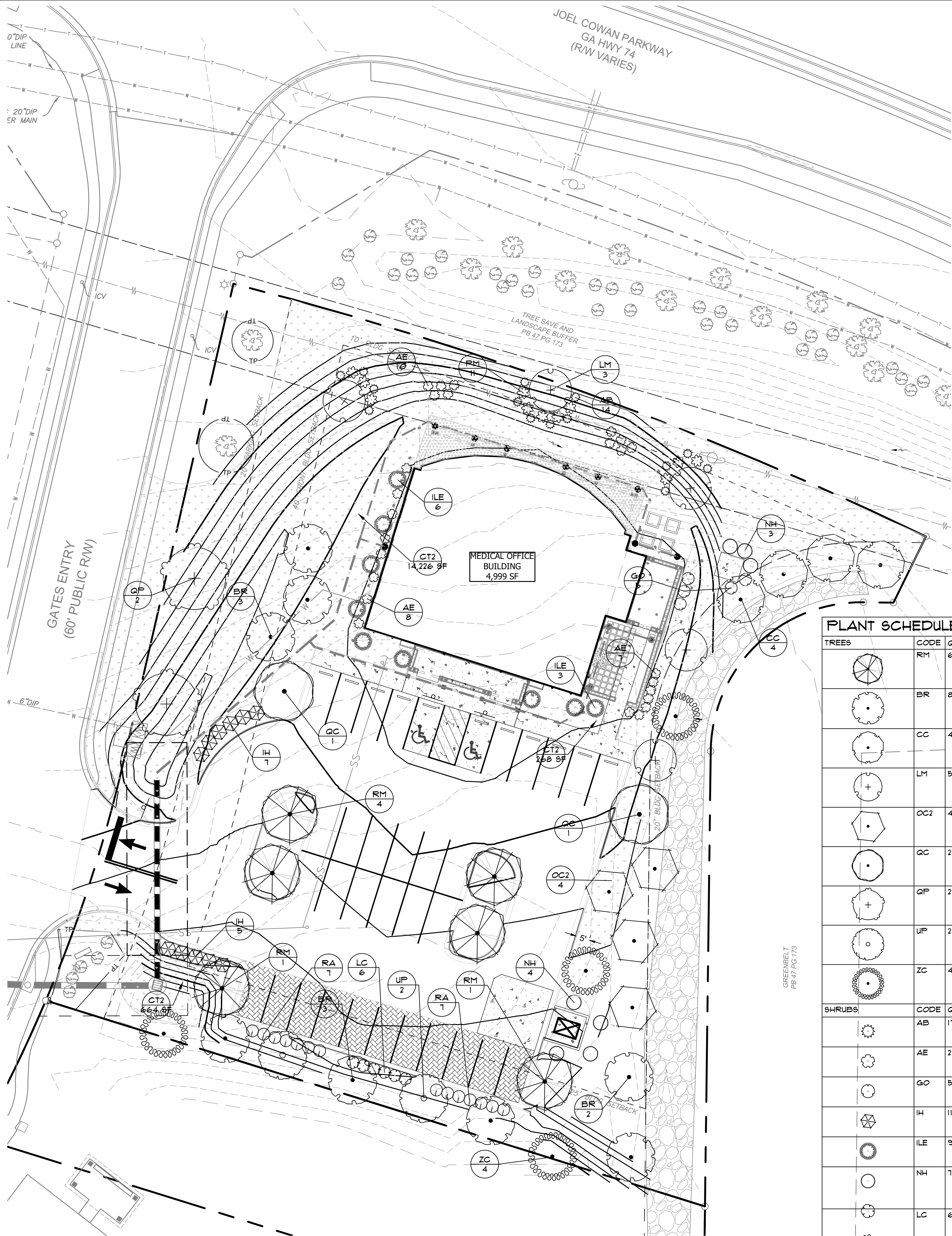
Budget Impact:

No budget impact

Attachments:

1. Zoning Map
2. Landscape plan





- IRRIGATION NOTES:
1. IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE AREAS, INCLUDING SID AND BEDS. PROVIDE 100% COVERAGE OF ALL BED AREAS, AND 125% COVERAGE OF ALL SOD AREAS.
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF IRRIGATION PLAN TO LANDSCAPER PRIOR TO INSTALLATION.
 3. CONTRACTOR TO PROVIDE OWNER WITH LAYOUT PLAN AND OPERATIONS/MAINTENANCE MANUALS FOR IRRIGATION CONTROLS AND APPURTENANCES.

- INSTALLATION NOTES:
1. PRE-INSTALLATION CONFERENCE REQUIRED AFTER PLANTS HAVE BEEN DELIVERED TO SITE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT, LANDSCAPE ARCHITECT, AND ENGINEER AT A MINIMUM.
 2. BUFFER MATERIALS SHALL BE PLACED PER PLAN AND ADJUSTED BASED UPON REMAINING VEGETATION TO PROVIDE MAXIMUM SCREENING POSSIBLE TO RESIDENTIAL NEIGHBORS.
 3. LANDSCAPE FENCE SCREENING MATERIALS TO BE PLACED AT TOP OF SLOPE TO SHIELD LIGHT SPRAY FROM TURNING VEHICLES.
 4. PER SEC. 109 OF THE LAND DEVELOPMENT ORDINANCE, THE HVAC EQUIPMENT IS REQUIRED TO BE SCREENED BY EITHER AN OPAQUE WALL OR FENCE COMPATIBLE WITH THE EXTERIOR OF THE BUILDING OR EVERGREEN PLANT MATERIAL SCREENING SHALL BE AT LEAST 12 INCHES TALLER THAN THE EQUIPMENT.

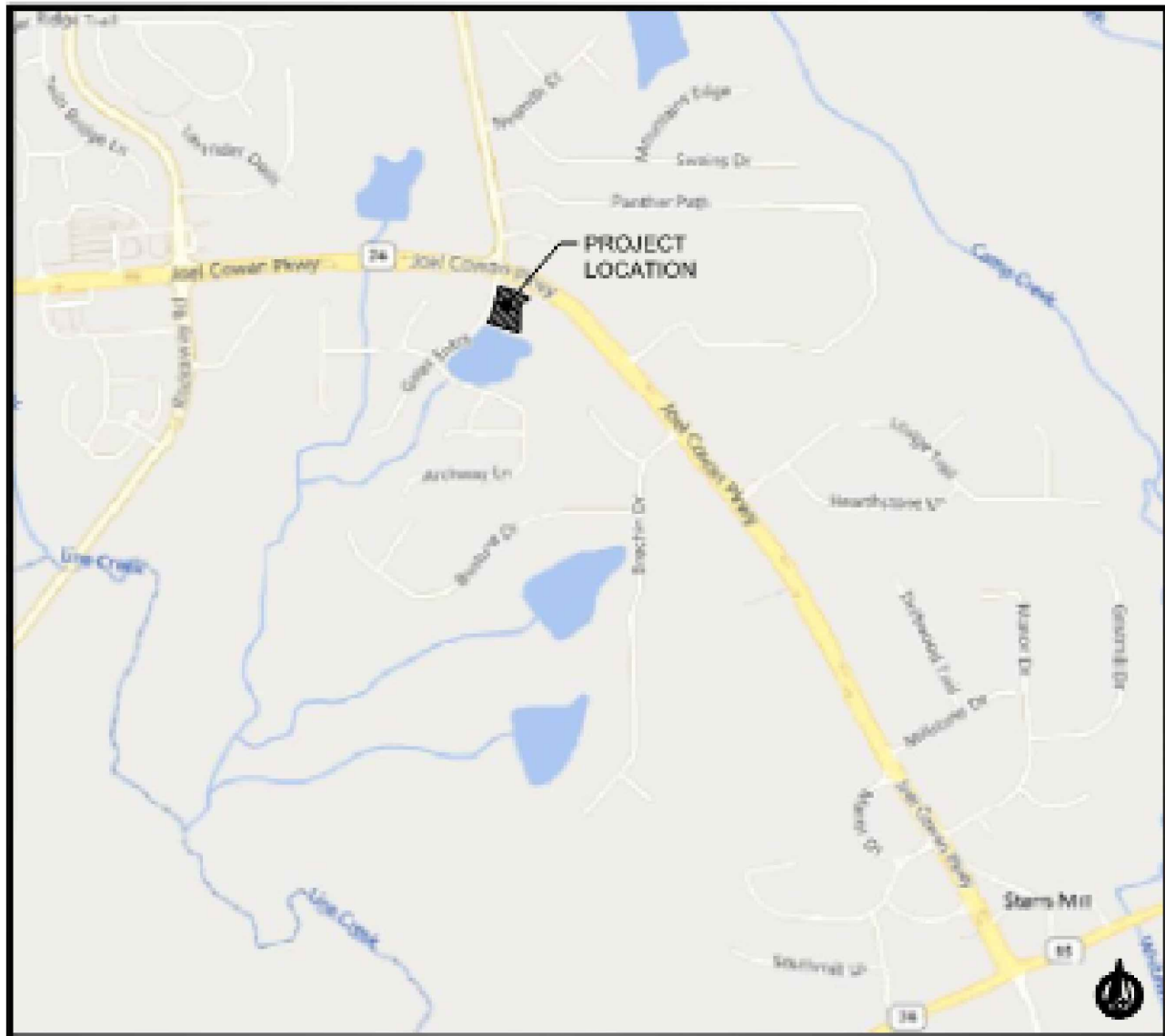
PEACHTREE CITY, GA PLANT GUARANTEE NOTES

- (A) ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI Z60).
- (B) ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
- (C) IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. PROPERTY SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF FRESH MULCH AT LEAST ONCE EACH YEAR TO PREVENT WEED GROWTH AND TO MAINTAIN SOIL MOISTURE. PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOVED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCRoACHMENT FROM ADJACENT GRASSED AREAS.
- (D) WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- (E) A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- (F) THE OWNERS OF THE PROPERTY AND THEIR AGENTS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT BE LIMITED TO, FERTILIZATION, PRUNING (WITHIN LIMITS), PEST CONTROL, MULCHING, MOVING, PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIAL, WATERING SCHEDULE FOR IRRIGATION SYSTEM AND ANY OTHER CONTINUING MAINTENANCE OPERATIONS REQUIRED TO MAINTAIN THE HEALTH AND VITALITY OF ALL PLANT MATERIAL. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE AND SHALL RESULT IN ISSUANCE OF APPROPRIATE CITATIONS AND/OR FINES.
- (G) ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH ITS MATURE SIZE AND SHALL BE MAINTAINED AT ITS MATURE SIZE EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY. VEGETATION SHALL NOT BE CUT OR SEVERELY PRUNED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED. A VIOLATION OF THIS SECTION SHALL SUBJECT THE VIOLATOR TO A FINE AS SPECIFIED WITHIN THE LAND DEVELOPMENT ORDINANCE. IN ADDITION TO THIS FINE, THE OWNER OF THE PROPERTY WHERE A VIOLATION HAS OCCURRED SHALL BE REQUIRED TO REPLACE EACH UNLAWFULLY PRUNED, DAMAGED, OR REMOVED TREE WITH A TREE OF EQUAL SIZE AS DETERMINED BY THE CITY.
- (H) THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENT AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF SURVIVING TO MATURITY. THE OWNER SHALL BE NOTIFIED BY LETTER OF ANY REPLACEMENTS OR RESTORATION THAT MUCH BE MADE TO MAINTAIN COMPLIANCE WITH THIS ORDINANCE. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN 45 DAYS OF RECEIPT OF SUCH LETTER IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- (I) AFTER DEVELOPMENT IS COMPLETE, THE CITY LANDSCAPE ARCHITECT SHALL CONTINUE TO MAKE RANDOM INSPECTIONS TO INSURE THAT ALL EXISTING TREES OF PROTECTED SIZE AS WELL AS REPLACEMENT AND/OR SUPPLEMENTAL TREES ARE MAINTAINED. TREE PLANTING SHALL BE REQUIRED SHOULD ANY OF THESE TREES DIE, BE REMOVED, OR BE DESTROYED AT ANY TIME AFTER COMPLETION OF DEVELOPMENT. THIS REGULATION APPLIES TO ALL PROJECTS REGARDLESS OF THE DATE THE DEVELOPMENT PERMIT OR DEVELOPMENT APPROVAL WAS ISSUED.

PLANT SCHEDULE SITE

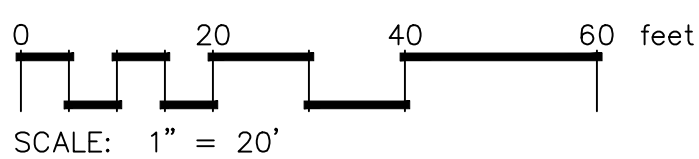
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	RM	6	ACER RUBRUM	OCTOBER GLORY MAPLE	3" CAL	B&B	MIN 10' HT
	BR	8	BETULA NGRA	RIVER BIRCH	3" CAL	B&B	MIN 10' HT, IF MULTI-TRUNK, MIN. OF 3 CANES, EACH A MIN. OF 2" IN CALIPER
	CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B&B	MIN 8' HT
	LM	5	LAGERSTROEMIA X 'MUSKOGEE'	GRAPE MYRTLE MUSKOGEE	2" CAL	B&B	MIN 8' HT
	OC2	4	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	2" CAL	B&B	MIN 8' HT
	QC	2	QUERCUS COCCINEA	SCARLET OAK	4" CAL	B&B	MIN 10' HT
	QP	2	QUERCUS PHellos	WILLOW OAK	4" CAL	B&B	MIN 12' HT
	UP	2	ULMUS PARVIFOLIA	CHINESE ELM	2" CAL	B&B	MIN 8' HT
	ZC	4	ZELKOVA CARPINIFOLIA	ZELKOVA	2" CAL	B&B	MIN 8' HT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AB	11	ABELIA X GRANDIFLORA HOPELY'S TM	TWIST OF LIME ABELIA	3 GAL	POT	
	AE	25	AZALEA ENCORE TM	ENCORE AZALEA	3 GAL	POT	
	GO	5	GARDENIA JASMINOIDES 'LEETWOO' TM	SCENTAMAZING GARDENIA	3 GAL	POT	
	IH	11	ILEX CRENATA 'HELLER'	HELLER'S JAPANESE HOLLY	3 GAL	POT	
	ILE	9	ILEX CRENATA 'SKY PENGIL'	SKY PENGIL JAPANESE HOLLY	1 GAL	POT	
	NH	1	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1 GAL (4), 15 GAL (3)	POT	MIN 4' HT (1 GAL), MIN 6' HT (15 GAL), 15 GAL AT TRNPMR
	LC	6	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	3 GAL	POT	
	PM	11	PITTOSPORUM TOBIRA 'MOJO'	MOJO PITTOSPORUM	3 GAL	POT	
	RA	14	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL	POT	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CT2	17,000 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDA GRASS	SOD		SOD ALL BARE AREAS NOT RECEIVING PLANTS OR MULCH
	GR	1,000 SF	WHITE GRAVEL MULCH BED		MULCH		1-2 IN THICK, FINE STAW MULCH AT ALL OTHER BED LOCATIONS

SITE LOCATION MAP



OWNER / 24 HR CONTACT:
SOUTHTREE COMMERCIAL
201 PROSPECT PARK
PEACHTREE CITY, GA 30269
TOMMY WEBB, 770-631-0499

LANDSCAPE PLAN DRAWN BY:
ALL SOUTH DEVELOPMENT
P.O. BOX 2290
PEACHTREE CITY, GA 30269
PH: 770-378-3604



SITE INFORMATION

TOTAL SITE AREA	= 117 AC (5,024 SF)
FLOOD PLAIN, WETLANDS, PONDS, ETC.	= 0 AC (0 SF)
OTHER BUFFERS (UNBUILDABLE LAND)	= 0.12 AC (5,372 SF)
DESIGNATED TREE SAVE AREAS	= 0 AC (0 SF)
TOTAL BUILDABLE AREA	= 105 AC (45,652 SF)

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, PATIOS	= 5,281 SF
DRIVES, PARKING, SERVICE, ETC.	= 13,155 SF
SIDEWALKS, EXTERIOR CONCRETE	= 1,706 SF
TOTAL IMPERVIOUS AREA	= 20,142 SF

TREE DENSITY REQUIREMENTS

TO REFER TO ARTICLE XI, SEC. 110- LANDSCAPE PLAN SPECIFICATIONS, IN THE PEACHTREE CITY, GA ORDINANCE FOR CALCULATIONS OF REQUIRED LANDSCAPE PLANT MATERIAL.

TOTAL IMPERVIOUS AREA	= 20,142 SF
20,142 SF / 1000	= 20.1 TREES
20.1 TREES X 3" CAL = 603	= 60 OVERSTORY INCHES REQ'D
20.1 TREES X 2" CAL = 402	= 40 UNDERSTORY INCHES REQ'D

TREES PROVIDED:

OVER-STORY TREES PROVIDED
18 OVER-STORY TREES = 60 INCHES *
* NOTE - OAKS ARE PLANTED AT 4 INCH CALIPER

UNDER-STORY TREES PROVIDED
22 UNDER-STORY TREES = 44 INCHES (TREES) PLUS 6 INCHES (NELLIE'S)**
** NOTE - 3 NELLIE R. STEVENS PROVIDED AT UTILITY SCREENING ADDING ADDITIONAL INCHES REQUIRED



SITE DEVELOPMENT PLANS
FOR
PEACHTREE CITY ORTHODONTICS
at THE GATES

LANDSCAPE PLAN

DRAWING NO.
L100

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 1/3/2024
Robin Cailloux, Planning Director 1/3/2024

DATE: January 8, 2024

SUBJECT: Conceptual Site Plan and Building Elevations, West Georgia Dermatology, 112 Wilshire Village Drive

Recommendation:

Staff is of the opinion that the proposed conceptual site plan and building elevations for West Georgia Dermatology at 112 Wilshire Village Drive meet the City's ordinances and standards as well as the Wilshire Pavilion design guidelines and recommends approval.

Discussion:

Highland Land Planning has submitted a conceptual site plan and building elevations for a new 10,310 SF dermatology office to be located at 112 Wilshire Village Drive at the south end of town. The subject parcel is one of the last two undeveloped lots in this section of Wilshire Pavilion and is situated behind the recently developed convenience store and gas station at the corner of HWY 74 and Rockaway Road. The Somerby senior living property is located to the south and another vacant lot to the west. The lot is 1.56 acres and is part of the Stephens Tract that was rezoned to GC, General Commercial, with conditions in 2007. The zoning conditions included some restrictions on permitted uses. However, the proposed medical building is a permitted use.

Setbacks

The proposed site plan conforms to all zoning setbacks:

- front building - 40 feet
- front parking/driveway - 20 feet
- side setbacks - 10 feet
- rear setbacks - 20 feet

Development Standards

The property is within 500 feet of HWY 74, which is a major thoroughfare, and Rockaway Road, which is classified as a community collector, and therefore is subject to architectural review by the Planning Commission per Section 724 of the Land Development Ordinance (LDO). In addition, there are some architectural requirements specified in the zoning conditions for this lot.

Access and Parking Standards

PARKING CALCULATIONS				
	REQUIRED RATIO	AREA	REQUIRED	PROVIDED
Medical Office	1/250 SF	10,310 SF	41	50
Golf cart parking	None	n/a	0	0
TOTAL			41	50*

* Maximum parking permitted is 125% of the required amount. 50 is 122% of the required amount.

Per the conditions for this zoning lot, inter-parcel access shall be provided between each parcel in the Stephens Tract. A shared driveway is proposed, which is bisected by the property line between this lot and the adjacent lot, to provide access to both lots from Wilshire Village Drive. There will be a second access point to Wilshire Village Drive at the far end of the adjacent lot. Both entrances serve both buildings. There is access to all other parcels from Wilshire Village Drive. Shared trash collection is proposed at the end of the shared driveway.

Section 706 of the LDO requires multi-use path connections for residential and commercial developments. The development parcel can be accessed via the existing path that runs parallel to Rockaway Road and connects to Wilshire Village Drive.

Landscape Requirements

The property abuts Rockaway Road, which is classified as a community collector road, and therefore a 50-foot tree-save/landscape buffer is required per Section 723 of the LDO. The buffer may be reduced to 30 feet if the developer installs additional landscaping that amounts to at least twenty percent of the caliper inches of trees required. The applicant is requesting a buffer reduction to 30 feet. There is a requirement in the zoning for this property that the minimum buffer along Rockaway Road shall be no less than 30 feet, so the request meets this requirement. In addition, there is a zoning requirement for a 25-foot landscaper buffer on the south side of the parcel. The proposed development also meets that requirement.

Architectural Design

Section 725 of the LDO establishes general goals for architectural design including compatibility with surrounding development and also architectural innovation. Per the conditions of this zoning lot, in addition to complying with the City's design guideline ordinance, the architectural design, color selection, and exterior materials shall comply with the architectural guidelines established for the Wilshire Pavilion

development. Secondly, all sides of the building must include architectural detailing and similar building materials.

The proposed architecture for this building has been designed to coordinate with the building on the adjacent lot, which was approved in September of 2022. It incorporates modern accent materials with more traditional brick and large window areas. Projecting metal canopies emphasize building entrances while protecting pedestrians. Building facades are articulated with differentiation in building material and texture as well as varying heights and planes creating an innovative design.

Building Materials

The same colors and materials as those proposed for the adjacent lot are specified. Brick and a fiber cement product looking like wood cladding cover most of the facades with pre-finished corrugated metal panels used as accents. Staff feels the fiber cement product meets the intent of the LDO requirements for durable, long-lasting, low maintenance materials similar to brick and stone. Architectural detailing is proposed on all sides which meets the zoning condition.

Exterior Colors

Sections 728 through 730 establish color requirements which state that the predominant color should be neutral or earth tones. In addition, this parcel is required to conform to the Wilshire Pavilion design guidelines.

The Wilshire Pavilion materials and color palette:

- Field brick - Boral 'Red'
- Accent brick - Boral 'Chocolate'
- Mortar - Blue Circle 'Limestone Beige'
- EIFS - Finestone 'Vanilla'
- Cornice - Finestone EIFS 'Starbright'
- Metal canopy Berridge 'Hemlock Green'
- Metal storefront - Clear anodized aluminum

The design guidelines state that the materials may be used per the architect's discretion. The proposed architectural design uses the same palette that was approved on the adjacent lot as well as the new development at the intersection of HWY 74 and Rockaway Road located across the street from the project site to the north.

Proposed materials and color palette:

- Field brick - Palmetto brick 'Whitestone' Wirecut
- Accent brick - Meridian brick 'Domino'
- Accent - Cement fiber wood cladding 'Cedar'
- Accent - Pre-finished corrugated panel 'Iron Ore'
- Metal canopies - 'Iron Ore'

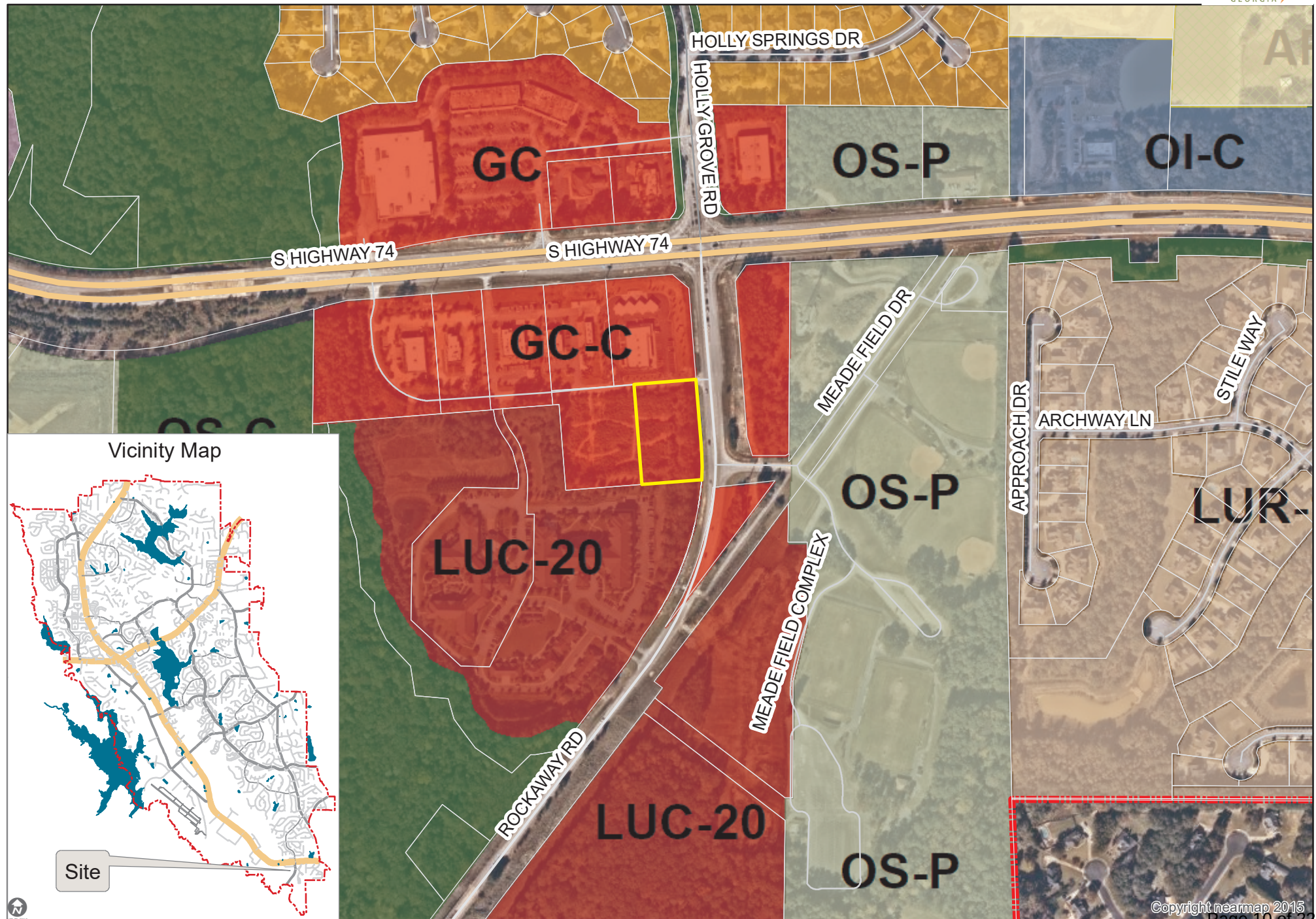
Staff feels the neutral color palette is compatible with the surrounding buildings and meets the intent of the Wilshire Pavilion design guidelines.

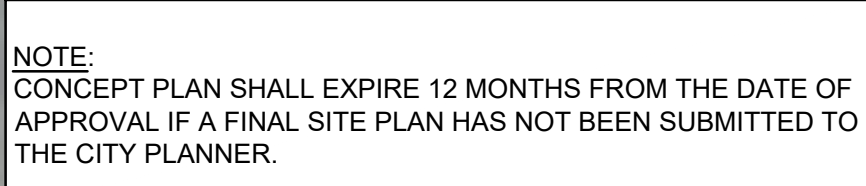
Budget Impact:

No budget impact

Attachments:

1. Zoning Map
2. Conceptual Site Plan
3. Renderings
4. Building Elevations
5. Materials Board





1. OWNER / DEVELOPER:
WEST GEORGIA DERMATOLOGY
109 PROFESSIONAL PLACE
CARROLLTON, GA 30117
CONTACT: AUSTIN WILSON
PHONE: (770) 838-9333
2. ARCHITECT:
JEFFERSON_ARCHITECTURE
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWN
PHONE: (770) 632-9545
2. ENGINEER:
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K. ALMAND, P.E.
EMAIL: RALMAND@HIGHLAND.P.US
PHONE: 770-631-0499
3. SURVEYOR:
INTEGRATED SCIENCE & ENGINEERING, INC.
1039 SULLIVAN ROAD, STE. 200
NEWMAN, GA 30265
CONTACT: EVAN GLADNEY
EMAIL: EGLADNEY@INTSE.COM
PHONE: (678) 552-2106
4. SITE DATA:
ADDRESS: 112 WILSHIRE VILLAGE DRIVE
PARCEL: LOT 6B
TAX PARCEL ID NUMBER: 0609 022
ZONING: GC (GENERAL COMMERCIAL) - WITH CONDITIONS
USE: MEDICAL OFFICE
5. SITE AREA: 1.56 ACRES
6. SETBACKS:
FRONT: 40 FEET (BUILDING), 20 FEET (PARKING AND DRIVES)
SIDE: 10 FEET (BUILDING)
REAR: 20 FEET (BUILDING)
7. BUFFERS:
RESIDENTIAL BUFFER - 25 FEET
TREE SAVE AND LANDSCAPE BUFFER - 50 FEET*
* REQUEST TO REDUCE TO 30 FEET AND PROVIDE ADDITIONAL LANDSCAPING
8. BUILDING AREA: 10,310 SF
9. PARKING SUMMARY:
BUILDING 1 = 10,310 SF
REQUIRED = 1 SPACE PER 250 SF = 42 SPACES
PROVIDED = 50 SPACES SHOWN (122% OF PARKING REQUIREMENT)
10. SURVEY: BOUNDARY SURVEY FOR OUTLOT 6B COMPLETED BY W.D. GRAY AND ASSOCIATES AS TITLE REVISED FINAL PLAT OF WILSHIRE VILLAGE DATED 10/1/10. TOPOGRAPHIC SURVEY PROVIDED BY INTEGRATED SCIENCE & ENGINEERING, INC.
11. FLOODPLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
12. ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
13. UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY AND SEWERAGE WATER AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
14. STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY EXISTING STORMWATER MANAGEMENT FACILITIES APPROVED AS PART OF WILSHIRE VILLAGE, PROVIDING STORMWATER DETENTION, WATER QUALITY TREATMENT, AND PROTECTION OF DOWNSTREAM CONDITIONS. HYDROLOGY STUDY ON FILE. THIS PROJECT MUST CERTIFY DURING THE DESIGN PROCESS THAT EXISTING PONDERS WERE DESIGNED FOR DEVELOPMENT OF LOTS, OTHERWISE EACH LOT WILL HAVE TO COMPLY WITH ADDITIONAL RUNOFF AND NEW REQUIREMENTS.
15. LIGHTING: SITE LIGHTING TO BE PROVIDED BY POWER COMPANY MEETING CITY OF PEACHTREE CITY SPECIFICATIONS.
16. WASTE/REFUSE: WASTE SERVICES TO BE PROVIDED BY DUMPSTER SERVICE PICK UP. DUMPSTER ENCLOSURE CENTRALLY PLACED AND CONSTRUCTED TO MEET CITY CODE.



HIGHLAND
LAND PLANNING

101 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269
 TEL: 770.653.1049
 COA No. PE07086581 Exp. 06/30/2024

DRAWING NO.







CONCEPTUAL RENDERINGS

WEST GEORGIA DERMATOLOGY - PEACHTREE CITY, GEORGIA 30269

DECEMBER 8TH, 2023



MATERIAL PERCENTAGE CALCUIATIONS - WHOLE BUILDING				
Brick: (S)- ± 765 SF (W)- ± 1,500 SF (N)- ± 720 SF (E)- ± 1,850 SF Total: ± 4,835 SF - 56%	Glass: (S)- ± 112 SF (W)- ± 923 SF (N)- ± 339 SF (E)- ± 409 SF Total: ± 1,783 SF - 20.6%	Metal Panels: (S)- ± 55 SF (W)- ± 200 SF (N)- ± 0 SF (E)- ± 315 SF Total: ± 570 SF - 6.7%	Fiber Cement: (S)- ± 165 SF (W)- ± 465 SF (N)- ± 145 SF (S)- ± 226 SF Total: ± 1,451 SF - 16.8%	Overall Total SF: ± 8,639 SF.

MATERIAL PERCENTAGE CALCUIATIONS - PER ELEVATION			
ELEVATION - SOUTH Brick: 765 SF - 69.7% Glass: 112 SF - 10.2% Metal Panels: 55 SF - 5.0% Nichiha [Fiber Cement]: 165 SF - 15.1% Total Elevation Area: 1,097 SF	ELEVATION - WEST Brick: 1,500 SF - 48.6% Glass: 923 SF - 29.9% Metal Panels: 200 SF - 6.5% Nichiha [Fiber Cement]: 465 SF - 15% Total Elevation Area: 3,088SF	ELEVATION - NORTH Brick: 720 SF - 59.8% Glass: 339 SF - 28.1% Metal Panels: 0 SF - 0% Nichiha [Fiber Cement]: 145 SF - 12.1% Total Elevation Area: 1,205 SF	ELEVATION - EAST Brick: 1,850 SF - 66.1% Glass: 409 SF - 14.6% Metal Panels: 315 SF - 11.3% Nichiha [Fiber Cement]: 226 SF - 8.1% Total Elevation Area: 2,800SF

EXTERIOR ELEVATION GRAPHIC LEGEND	
PRIMARY MATERIALS	ACCENT MATERIALS
 GLASS - STOREFRONT DARK BRONZE FINISH	 NICHIBA VINTAGEWOOD - CEDAR EPC762F NOMINAL 1'-0" x5'-0" COMPLETE SYSTEM WITH ANCHORS VERTICAL JOINTS AS SHOWN START NICHIBA BOARDS HORIZONTALLY PER MANUFACTURER'S WRITTEN INSTRUCTIONS USE 3" CORNER PIECE AT ALL CORNERS
 FIELD BRICK - PALMETTO BRICK WHITESTONE WIRE CUT ARGOS "LIMESTONE BEIGE" MORTAR	 CORRUGATED METAL PANEL BY MBCI COLOR: BURNISHED SLATE, 26 GAUGE, 7/8" DEEP CORRUGATION RUN CORRUGATION HORIZONTALLY
 FIELD BRICK - MERIDIAN BRICK CHOCOLATE WIRE CUT ARGOS "LIMESTONE BEIGE" MORTAR	



① ELEVATION - NORTH
3/16" = 1'-0"



② ELEVATION - SOUTH
3/16" = 1'-0"



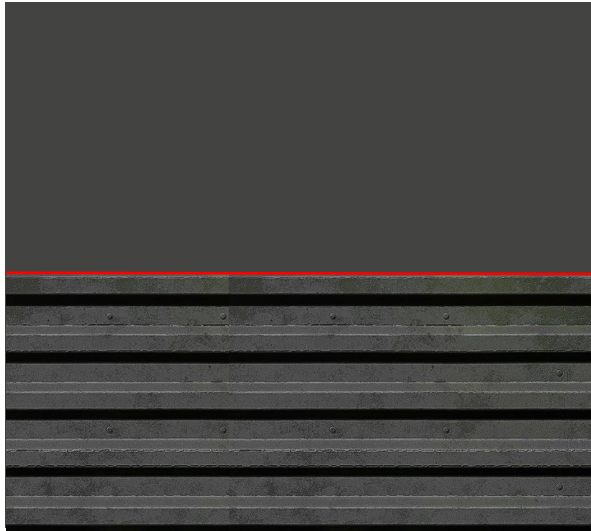
③ ELEVATION - EAST ALONG ROCKAWAY ROAD
3/16" = 1'-0"



④ ELEVATION - WEST FRONT ELEVATION
3/16" = 1'-0"

MATERIAL BOARD – WEST GA DERMATOLOGY

STEEL BEAMS - COLOR: IRON ORE (SW 7069)

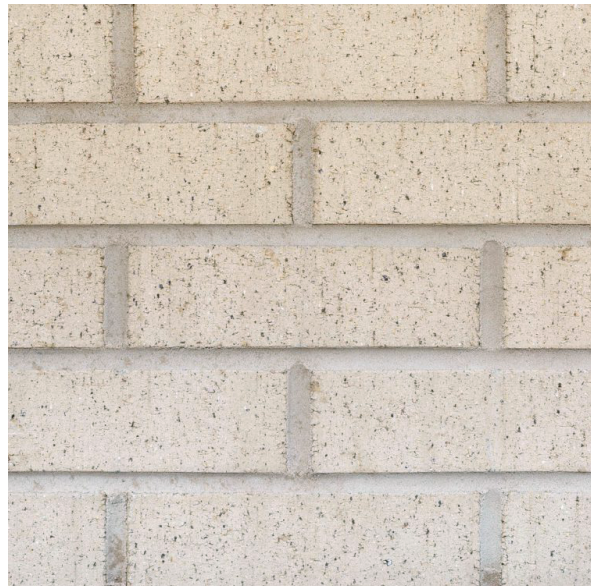


1 1/2" PANEL TYPE 7.2 PRE-FINISHED
CORRUGATED PANEL BY MBCI, SIGNATURE
200 COLOR CUSTOM IRON ORE (SW7069)

COLORED BRICK 1 – MERIDIAN BRICK
COLOR: CHOCOLATE WIRE CUT



COLORED BRICK 2 – PALMETTO BRICK
COLOR: WHITESTONE WIRECUT



WOOD CLADDING – NICHHA VINTAGEWOOD
COLOR: CEDAR



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 1/3/2024
Robin Cailloux, Planning Director 1/3/2024

DATE: January 8, 2024

SUBJECT: Conceptual Site Plan, Highway 54 West Development, 1941 W HWY 54

Recommendation:

Staff is of the opinion the conceptual site plan for the Highway 54 West Development at 1941 W HWY 54 meets the City ordinances and recommends approval.

Discussion:

Highland Land Planning has submitted a conceptual site plan for a mixed use development with a combination of office and commercial space in seven buildings totaling 90,000 SF to be located at 1941 West Highway 54 adjacent to the Smokerise Corners residential subdivision. The commercial parcel and the residential subdivision were previously part of the same Limited-use Commercial zoning district (LUC). However, the residential portion was rezoned to a Limited-use Residential zoning district (LUR) in August of 2022. There is a 70-foot greenbelt parcel that is owned by the Smokerise Corners HOA separating the residential from the commercial property.

Zoning Requirements

The subject tract is a total of 10.9 acres and is zoned LUC-30. Permitted uses include office uses and commercial uses except for automotive fueling stations, automatic car washes, and automobile maintenance facilities. The LUC-30 zoning ordinance states office uses shall cover no more than 4.1 acres of the overall development and commercial uses shall cover no more than 4.8 acres of the overall development.

Because the property is not being subdivided, this requirement is calculated as a percentage of building area. 4.1 acres of office is equal to 45% of the land area while 4.8 acres of commercial is equal to 55% of the land area. The total building square footage proposed is 90,000 square feet with 55% dedicated to commercial uses (50,000 square feet) and 45% dedicated to office uses (40,000 square feet). Along with the 1.9 acres of open space, the proposed conceptual site plan satisfies the zoning requirements.

Setback requirements for the LUC-30 district:

- front building setback - 30 feet
- front parking setback - 15 feet
- side setback - 10 feet
- rear setback - 30 feet
- buffer, HWY 54 - 50 feet

In addition, a minimum 50-foot wide area that abuts State Route 54 shall be reserved for the potential landing location of a multi-use path bridge or tunnel across the state route.

Site Characteristics and Development Standards

The lot is currently vacant and is located within 500 feet of a major thoroughfare. Therefore, an additional architectural review from the Planning Commission will be required. The applicant is not requesting an elevation review at this time. If unique signage is desired for this development, Staff recommends the applicant submit a Master Sign Program submittal with the building elevations for review and approval by the Planning Commission.

Parking Requirements

The proposal is for 363 parking spaces, which meets the minimum requirement of 327 spaces. The maximum parking permitted is 125% of the parking required, which equals 408 spaces. The proposal satisfies the parking requirements.

PARKING CALCULATIONS				
	REQUIRED RATIO	AREA	REQUIRED	PROVIDED
<i>Office</i>	1 / 250 SF	40,000 SF	160	160
<i>Commercial</i>	1 / 300 SF	50,000 SF	167	203
TOTAL		90,000 SF	327	363

Tree-save Landscape Buffer

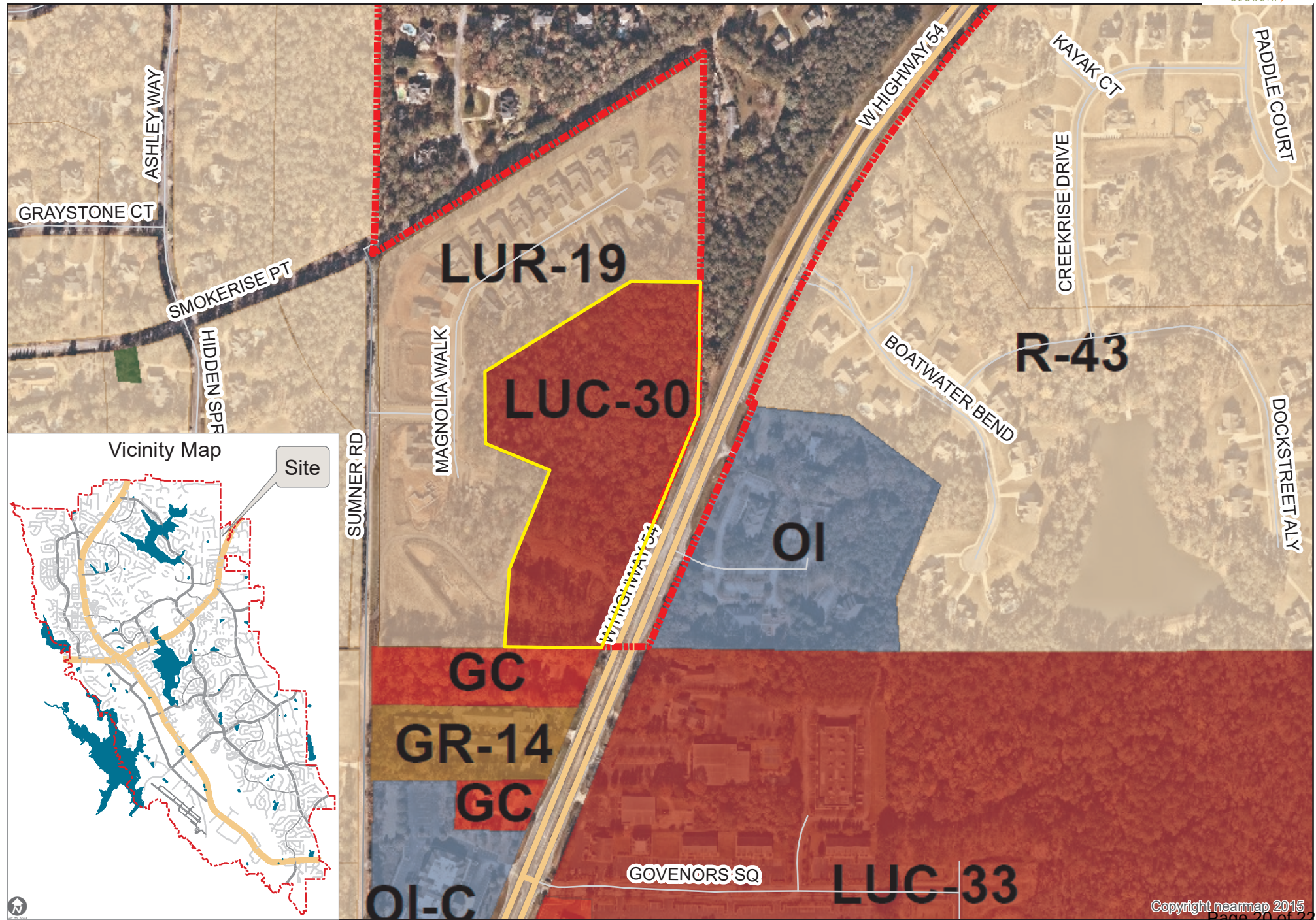
The buffer was approved at 50 feet for this LUC zoning district. The proposed development plan exceeds this requirement.

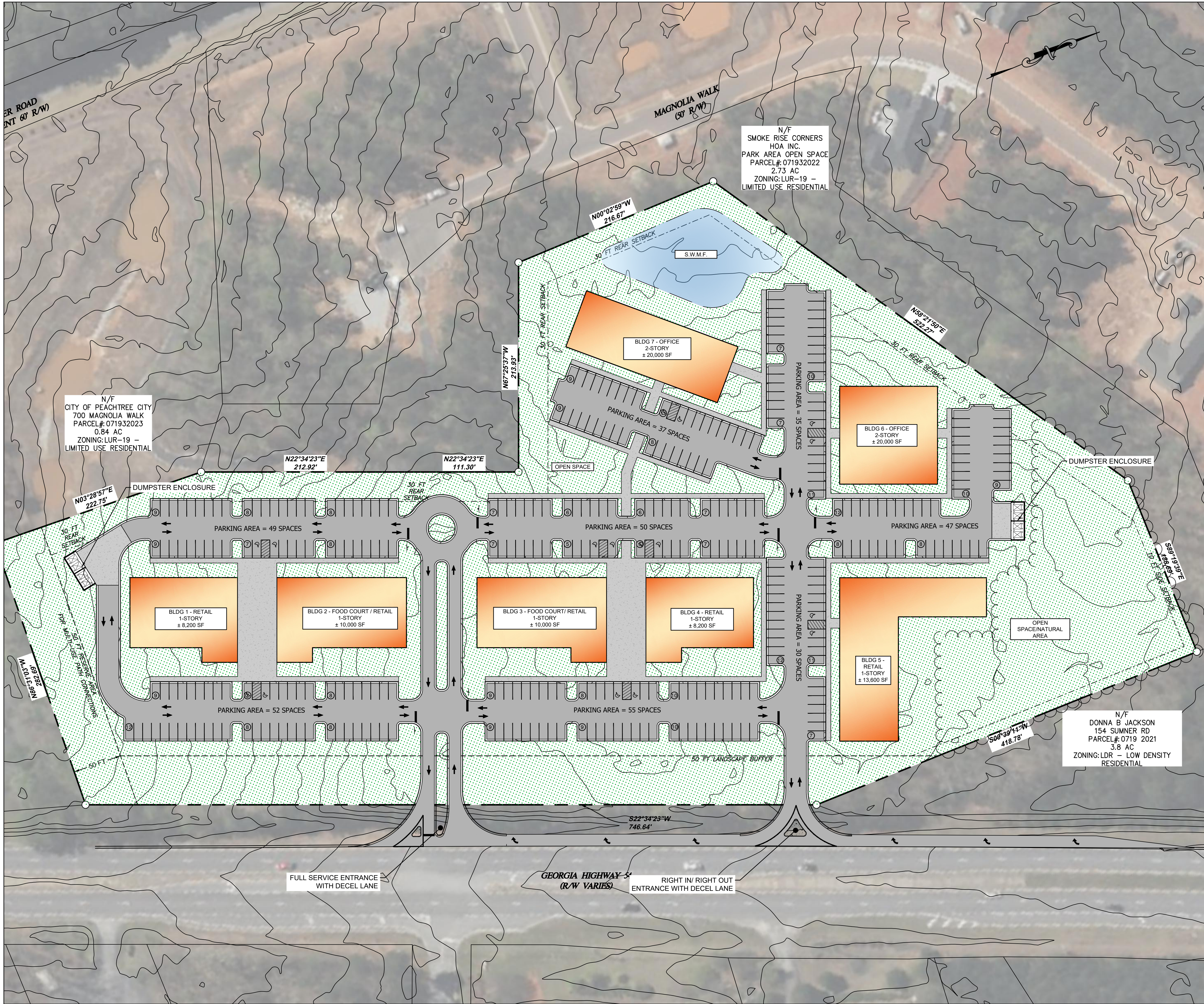
Budget Impact:

No budget impact

Attachments:

1. Zoning Map
2. Conceptual Site Plan





SITE PLAN NOTES: VICINITY MAP
N.T.S.

- OWNER / DEVELOPER:
INVER INVESTMENTS LLC
149 NORTH 85 PARKWAY
FAYETTEVILLE, GA 30214
CONTACT: JEFF LAMMES
EMAIL: JEFFLAMMES@GMAIL.COM
PHONE: (770) 560-5195
- ARCHITECT:
JEFFERSON ARCHITECTURE
150 HUDDLESTON ROAD
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWN
PHONE: (770) 632-9545
- ENGINEER:
HIGHLAND LAND PLANNING, LLC
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K. ALMAND, P.E.
EMAIL: RALMAND@HIGHLANDLP.US
PHONE: 770-631-0499
- SITE DATA:
TAX PARCEL ID NUMBER: 0719 061
ADDRESS: 1941 WEST HWY 54
ZONING: LUC-30 (LIMITED USE COMMERCIAL)
USE: MIXED USE - OFFICE/COMMERCIAL
- SITE AREA: 10.9 ACRES
DEDICATED OPEN SPACE: 1.9 ACRES PER LUC-30 SURVEY
IMPERVIOUS AREA: 5.4 ACRES
- SETBACKS:
FRONT: 30 FEET (BUILDING), 15 FEET (PARKING AND DRIVES)
SIDE: 10 FEET (BUILDING)
REAR: 30 FEET (BUILDING)
- BUFFERS:
HWY 54 LANDSCAPE BUFFER - 50 FEET
50 FEET SHALL BE RESERVED ALONG SOUTHERN PROPERTY LINE FOR POTENTIAL MULTI-USE PATH BRIDGE OR TUNNEL, PER LUC-30 ZONING.
- BUILDING AREAS:
RETAIL - BUILDING 1: 8,200 SF
BUILDING 2: 10,000 SF
BUILDING 3: 10,000 SF
BUILDING 4: 8,200 SF
BUILDING 5: 13,600 SF
BUILDING 6: 20,000 SF
BUILDING 7: 20,000 SF
OFFICE - BUILDING 6: 20,000 SF
BUILDING 7: 20,000 SF
TOTAL BUILDING: 90,000 SF (50K RETAIL/40K OFFICE)
(55% RETAIL, 45% OFFICE, PER LUC-30)
- PARKING SUMMARY:
BUILDINGS - 90,000 SF
RETAIL = 1 SPACE PER 300 SF, OFFICE = 1 SPACE PER 250 SF
REQUIRED = 327 SPACES
PROVIDED = 355 SPACES SHOWN (109% OF PARKING REQUIREMENT)*
* MAY BE REDUCED TO REQUIRED TOTAL DURING DESIGN
- NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
- WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY AND SEWERAGE WATER AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
- STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT FOR THIS MIXED-USE DEVELOPMENT IS PROVIDED WITHIN TWO EXISTING MICRO POOL EXTENDED DETENTION PONDS THAT WERE BUILT AS PART OF THE ASSOCIATED RESIDENTIAL DEVELOPMENT. THIS NEW DEVELOPMENT MUST CONFORM WITH EXISTING HYDROLOGY STUDY, OR PROVIDE ADDITIONAL STORMWATER QUALITY AND QUANTITY TREATMENT AS REQUIRED BY CODE. AS WELL AS PROVIDE ANY NECESSARY MUTUAL STORMWATER EASEMENTS AND AGREEMENTS. PREPARATION OF THE STORMWATER MANAGEMENT DOCUMENTS FOR THIS DEVELOPMENT WILL BE PERFORMED IN CLOSE COORDINATION WITH THE ENGINEERING DEPARTMENT. HYDROLOGY STUDY FOR SMOKE RISE CORNERS (RESIDENTIAL) & FUTURE BRADSHAW CORNERS (COMMERCIAL) DATED 1/17/2020, LAST REVISED 3/31/2020 BY HOVEY & ASSOCIATES, INC. IS ON FILE WITH THE CITY OF PEACHTREE CITY.
- DRIVEWAYS: DRIVEWAYS ARE REQUIRED TO BE DESIGN AND PERMITTED MEETING GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS. APPROVAL FROM GDOT MUST BE RECEIVED PRIOR TO THE ISSUANCE OF A CITY DEVELOPMENT PERMIT.
- LANDSCAPE PLAN: A LANDSCAPE PLAN MEETING THE CITY OF PEACHTREE CITY REQUIREMENTS IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE PLANNING COMMISSION AT A LATER DATE. SEPARATE FROM THE ENGINEERING DESIGN.
- SITE LIGHTING TO BE PROVIDED BY POWER COMPANY MEETING CITY OF PEACHTREE CITY SPECIFICATIONS.

NOTE:
IF UNIQUE SIGNAGE IS DESIRED, DEVELOPER MUST SUBMIT A MASTER SIGN PROGRAM WITH THE BUILDING ELEVATIONS.

NOTE:
THIS PROPERTY IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE WILL REQUIRE AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.

NOTE:
CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A FINAL SITE PLAN HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.

Date	Drawn by	Check by	Rev.	Description
12/8/23	RKA/EM	JLV	1	

CONCEPTUAL SITE PLAN

ENGINEERED CONCEPT PLAN FOR 1941 HIGHWAY 54 WEST

LAND LOTS 70 OF THE 5TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

NOT FOR CONSTRUCTION

HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269
770.631.0499
COA No. 18-0000051 | Exp. 06/30/2024

DRAWING NO. C200

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: January 8, 2024

SUBJECT: Planning Commission 101

Recommendation:

Discussion:

Budget Impact:

Attachments:

None