



Planning Commission

Regular Meeting Agenda
February 12, 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**
 1. Development Status Report
- IV. Approval of Minutes**
 1. Planning Commission Meeting January 8, 2024
- V. Public Hearing**
- VI. Old Agenda Items**
 1. Conceptual Site Plan, Highway 54 West Development, 1941 W HWY 54
- VII. New Agenda Items**
 1. Landscape Plan, Peachtree Cardiology, 100 McWilliams Drive
 2. Elevations - Request for Waiver, Osmose Expansion, 635 HWY 74 S
 3. Conceptual Plat, Towson Place, Deanwood Terrace Extension
- VIII. Workshop Items**
 1. Planning Commission 101, Part 2

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Planning Commission of Peachtree City
Meeting Minutes
Monday, January 8, 2024
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting with the Pledge of Allegiance. Other commissioners in attendance included Vice Chairman Kenneth Hamner, Felicia Reeves, and Andrew Kriz. Commissioner Mitzi Johnston and Alternate Ray Liotta were absent. Also present were Planning Director Robin Cailloux, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Steven Shelton and Jadyn Tallman.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

Approved 4-0

1. Planning Commission Meeting November 27, 2023

Kriz moved to approve the November 27, 2023, Planning Commission Meeting minutes. Reeves seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Landscape Plan, Peachtree City Orthodontics, 101 Gates Entry

Hooks said there had been a slight change to the landscape plan a few days ago. The total overall quantities did not change, but there were changes between the species.

This site was in the south part of the city at the entrance to The Gates subdivision and was zoned Office-Institutional (O-I). The zoning had conditions that limited the permitted uses and also dictated the architectural concept, business hours, setbacks, and curb cuts, among other things, so the development would be harmonious with the adjacent neighborhood.

Based on the total amount of impervious surface on the parcel, which was 20,142 square feet, the landscape ordinance required at least 60 caliper inches of canopy trees and 40 caliper inches of understory trees, Hooks reported. The proposal was

for exactly that.

The Land Development Ordinance (LDO) allowed an evergreen tree to be counted as an understory tree as long as it was a minimum of 15 gallons or six feet in height, and this plan incorporated three evergreen trees as part of the understory requirement. Those would screen the mechanical equipment. She presented photos that showed the variety of textures and colors the other plantings would provide.

The applicant, Jason Walls of Highland Land Planning, said everything Hooks said was presented on the plan and pointed out that there was a 50-foot greenspace with a berm and plantings between the development and SR 74 and also between this development and the subdivision's pool house. There was another greenspace to the right. The site was surrounded by berms and greenspace, he remarked, and the landscape plan was designed to complement the building and the architecture.

The report said the perimeter of the parking lot would be landscaped with evergreen shrubs a minimum of 24 inches in height, Reeves commented, adding that it said these evergreens would reach a height of two to three feet at maturity. Hooks said they wouldn't be two to three feet when they were planted. She also noted the parking lot was already screened by the existing berm with trees planted on top of it. The lot was not visible from outside the property.

Hamner said the plan looked good, and Kriz had no comments or questions.

Ritenour said Liotta had submitted some comments. He said he would like to see the location of light poles for lighting the parking lot. Ritenour noted that was not typically included on a landscape plan, but it might be good to include. Cailloux noted that sometimes a separate lighting plan was submitted but often, like here, the parking lot was small and did not require separate light poles. Walls said they were using the lights on the side of the building, plus streetlights.

Liotta also suggested using river rock or something more decorative in an area in the back where the plan called for white gravel. Walls said they could do that.

Ritenour asked if there was an opportunity to plant some azaleas or other foundation plantings on either side of the sky pencils, which were vertical. Walls said he believed there were shrubs designated in those areas. The front windows were within eight inches of the ground, so it would be difficult to plant shrubs and not block them, but Walls said they would see what they could do. Hooks said there were shrubs on the side, but none on the front other than the sky pencils. Walls said they were planning to have a pre-installation conference that would include City Staff after the plants were delivered, but before they were installed.

Reeves moved to approve the landscape plan, Peachtree City Orthodontics, 101 Gates Entry, with the conditions of the rock replacement and a pre-installation

meeting with City Staff. Hamner seconded. Motion carried unanimously.

Ritenour acknowledged that new City Council Members Laura Johnson and Suzanne Brown were in the audience.

2. Conceptual Site Plan and Building Elevations, West Georgia Dermatology, 112 Wilshire Village Drive

Hooks said this property was also in the south end of town, at the intersection of SR 74 and Rockaway Road behind the newly developed gas station/convenience store/Dunkin building. It was zoned General Commercial (GC) with some zoning conditions that restricted the use.

The parcel was within 500 feet of a major thoroughfare and also a community collector road so an architectural review was required. They would look at those elevations, but talk about the plan first, Hooks commented. The setbacks were 40 feet in the front, with a 20-foot parking setback, a 10-foot side setback, and a 20-foot rear setback. The zoning conditions called for a 25-foot buffer along the border with the Somerby property.

There was a 50-foot landscape buffer requirement along Rockaway Road, but the applicant was asking to reduce it to 30 feet, which was permissible per Section 723 of the LDO if the developer agreed to install additional landscaping of 20% of the caliper inches required.

The proposed building was 10,310 square feet with 50 parking spaces, which met the City's requirement for parking in office zonings. Another requirement was inter-parcel connection. There was connection with the adjacent parcel and a shared driveway and another connection to Wilshire Village Drive at the far end of the adjacent parcel, which would provide access to parcels on the east side of the road. A cart path accessed the property and led to a tunnel under SR 74.

Moving on to the building elevations, Hooks noted the materials were very similar to what was used for the gas station/store. Brick and a fiber cement product that looked like wood cladding would cover most of the facades with pre-finished corrugated metal panels used as accents. The ordinance called for front facades to be at least 80% stone or brick and sides to be at least 50%. Staff felt this met those requirements.

The Wilshire Pavilion design guidelines established a color palette of boral red with an accent color of boral chocolate with an EIFS color of vanilla, but it also had a clause saying colors could be used at the architect's discretion. Here, he was using vanilla as the field color, with chocolate accents. This was the same palette approved for the nearby gas station and was in keeping with the City's ordinance calling for neutrals or earth tones.

Staff was of the opinion that the conceptual site plan and building elevations met

the City's ordinances and standards and recommended approval.

Architect Jefferson Brown said the owners were present and they would be glad to answer any questions.

Kriz asked Staff when the Commissioners should make a recommendation about connecting to the paths. Should it be with the elevations or the site plan? Cailloux noted they were looking at both. She pointed out that this property was connected through the interior Wilshire Village Drive. Did he want more connections? Kriz said he thought this property was well-connected, but he was just curious about when in the process the connections were considered. Cailloux pointed out that the ordinance required connections for all non-industrial properties.

Reeves asked why they needed the buffer reduced to 30 feet? Brown replied that there were foundation constraints and issues because of the way the property graded off. They looked at the owner's requirements and laid out the building first, then tried to place it on the site. He pointed out on a rendering that the sidewalks and the curb were right on the front of the building. There was no opportunity to landscape, plus it was dangerous to have people coming out of a building just a few steps from a lane of traffic. They were also dealing with a big drop-off on the site, so the buffer would give them room to build a better foundation.

Ritenour commended the flow between the properties in terms of design, color, and materials. He also thought it would be good to have a landscaped transition area in the front. Kriz asked if the proposal included the buffer, and Cailloux said if they approved the site plan as shown, they were approving the buffer and the additional trees. Reeves then asked if they were ok with the condition of additional landscaping, and Brown said they were, noting they made a similar request at the gas station property.

Kriz moved to approve Conceptual Site Plan and Building Elevations, West Georgia Dermatology, 112 Wilshire Village Drive. Hamner seconded. Motion carried unanimously.

3. Conceptual Site Plan, Highway 54 West Development, 1941 W HWY 54

This property was on SR 54 at Sumner Road, adjacent to the Smokerise Corners subdivision and zoned Limited Use Commercial (LUC-33). At one time, Hooks remarked, Smokerise Corners was part of this LUC, but it had been rezoned to Limited Use Residential (LUR-19).

This proposal was for a mixed-use development of seven buildings to contain office and retail space that totaled 90,000 square feet. Most were one story, but Hooks pointed out two office buildings that would be two stories and also the commercial buildings that would be used for retail or restaurants. The lot was 10.9 acres.

Office and commercial were permitted uses in this district, Hooks stated, except for

gas stations, car washes, and auto maintenance facilities. A zoning condition said no more than 4.1 acres could be covered with office uses and no more than 4.8 acres could be used for commercial. This was stipulated because the original developer intended to subdivide the property. Since this property would not be subdivided, a different formula with the same outcome was applied. The total building square footage proposed would be 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 satisfied the zoning requirements, she concluded.

Another zoning requirement was that a minimum 50-foot wide area abutting SR 54 be reserved as a potential landing location of a multi-use path bridge or tunnel across the highway. Typically, there was a 60-foot landscape buffer requirement along a major thoroughfare, Hooks noted, but this LUC was approved with a 50-foot buffer, although she noted it would be closer to 60 feet in actuality.

Parking required was 327 spaces, and they were proposing 363. The building was located along a major thoroughfare and would require an architectural review. The applicant was not requesting a review of elevations at this meeting but had brought some renderings to give the Commissioners an idea of what was planned.

Hooks also remarked that in a development such as this there would probably be some unique branding and signage that was not typical and did not fit into the City's sign ordinance. Staff was asking that they submit a master sign program with the building elevations for the Planning Commission's review and approval. Cailloux pointed out that the developer's sign program could not exceed the basic tenets of City's sign ordinance; it would just add some sign types that were not normal in the ordinance.

Staff was of the opinion that the conceptual site plan met the ordinances and recommended approval. Hooks then moved on to the elevations, and Cailloux and Ritenour both cautioned architect Brown that they would not be making any decisions on the elevations at this meeting.

Brown noted that the architecture would be influenced by how the approvals of the site plan went. They were aiming for a clean industrial-modern look that was softened with wood materials. He cited the Bus Barn in Fayetteville as an example of what they were trying to create: a spot where people could sit outside and have a meal with space for the kids to run around and play. The conceptual site plan looked like it had a lot of asphalt, Brown remarked, and that was needed for circulation, but they wanted to activate areas for activity within that. They would be using dark colors seen in nature. As people drove by, they could see into the structures. Brown pointed out all the green spaces and the roundabout.

They went with flat-roofed architecture with higher parapets to hide the mechanicals and get them away from the people who would be enjoying the space,

Brown explained. He pointed out an area in the back that had potential for a two-story building, saying he was thinking about putting one of his Alo Farms there on the lower level and expanding their offices on the upper level. He indicated the renderings showing the site at night, saying it would be captivating to drive by and see people enjoying the restaurants and outdoor space. It was not another strip mall, he concluded.

Hamner noted that this was an important property because it was one of the first things people saw when coming into Peachtree City. He said he appreciated the thought that had been put into it and everything made sense. Brown added that when they were laying this out, they did it in such a way as to preserve several large old oaks on the property.

Reeves said tree preservation was her concern and she hoped they would keep as many as possible. She added that she couldn't wait to see the elevations.

Kriz commented that the paths were always his concern and he saw a 50-foot preserved area for a connection to the paths. Was a connection anticipated at the onset? Brown said they definitely wanted access. They hoped to connect to a bridge over the highway if that plan came to fruition. There was a path that crossed Sumner Road, Kriz said, asking why it didn't connect here? Brown pointed out where the subdivision's path would connect.

Kriz asked what the process was to obtain the connection? Cailloux replied that they would need to include the plan for connection in their civil site plan and Staff would review it.

Kriz noted there was no designated golf cart parking. Brown said they were open to it, but a lot of the requirements made them go to full size parking spaces. Engineer Jason Walls noted that when they put in a few golf cart spaces, people used them for full-size vehicles so he had been told to just show them as full-size spaces.

Cailloux said she liked the idea and believed they could identify an area for golf cart parking. They could add it as a condition for approval, and Staff could make it happen. Kriz suggested requiring five to 10 spaces per building. Cailloux said she would discourage them from converting regular spaces to cart spaces. Hooks noted that restaurants required more parking than retail. Cailloux said she was looking at some green spaces where carts could be parked. Ritenour said the offices wouldn't need as much as a restaurant.

He asked if they were looking at new signals at this entrance. Cailloux said no, that would require Georgia Department of Transportation (GDOT) approval. The previous owner had approval from GDOT, but she didn't know if that carried over. Walls said it did. That was at Genevieve Court and it would not be signaled as of now.

People turning left into and out of that property was a concern, Ritenour noted, considering the speed through that area. Cailloux said Council had just passed an item that got all of SR 54 to the same speed limit up to this point. Ritenour said he believed the speed limit in this area was 55 mph, and that was a concern of his, but of course it was between the City and GDOT. There had been many crashes in this area of SR 54, he commented. He thought the City needed to go to GDOT and tell them about this development, and his opinion was the speed limit should be no more than 45. He asked the Council Members present to discuss this with the local GDOT representative.

Cailloux said a corridor study was done in 2017 or 2018 and it included this area's projected growth. That was where the R-cuts came from. That study could be updated, and Ritenour said it should, considering the growth in Fayetteville and at Trilith. Lots of people would be turning eastbound out of this property. Walls added that the previous owner had told him GDOT would require a traffic study.

Another concern of Ritenour's and Liotta's were the three dead-end parking areas. He said he ran into one recently where someone caused a backup because there were no spaces. It was also concerning from an emergency standpoint. Ritenour asked if they could reevaluate where building seven and five were. Brown pointed out a pocket park created to preserve the trees and said they could remove the trees. Ritenour said he hated to do that, and Walls said it was only around the office spaces, and they might be able to simplify it with way-finding signs or by striping off some spaces on the ends to allow for three-point turns to back up.

Cailloux said emergency services would require that they be able to get to the farthest point of the building and run line to it. Brown added there was something called an open area formula that determined if an area was accessible and if these buildings met that requirement. Walls said the parking lots could be restricted by gates. Cailloux asked if there could be more area at the ends so there was room to turn around. Walls said that was possible, and he would talk to the Fire Marshal. Cailloux noted it was not just a Fire Marshal issue; it was a user issue. Maybe they could brainstorm over the next two weeks.

Ritenour did not like the idea of restricting the parking lots. Reeves agreed and said the Planning Commission would like to hear the results of the traffic study. Ritenour said this was an opportunity to take a look at gold cart parking. Maybe they could look at this again in a few weeks? Adding golf cart spaces might save space and give them some room to play around, Walls remarked, saying he had a couple of ideas.

Kriz said he agreed with Staff that golf cart parking should not supplant regular parking spaces. Walls confirmed with Cailloux that golf cart spaces did not count toward the parking total. Walls noted that traffic studies did not consider trips generated by golf carts, which would be a high percentage.

It would be best to table this until the next meeting, Ritenour said. Reeves asked what the next step was? Cailloux said that would be part of the presentation on the Planning Commission's role at the end of the meeting. After the Planning Commission had approved the conceptual site plan, the developers went to civil design, which included stormwater, foundations and so on. Staff reviewed it, and it went to the Fire Marshal, Engineering and all the different departments for review per the codes and ordinances. It did not come back to the Planning Commission until the landscaping plan or building elevation, if applicable.

Ritenour made sure the path coming off Sumner wouldn't route all carts through the neighborhood. Cailloux said it would not. Reeves asked if they could see the path when they reviewed this again.

Kriz moved to table Conceptual Site Plan, Highway 54 West Development, 1941 W Hwy 54 until the next meeting. Reeves seconded. Motion carried unanimously.

Workshop Items

1. Planning Commission 101

Ritenour asked if they should wait for Liotta to be present, but they decided to go ahead with the first section, which dealt with the land development process. Cailloux noted that Liotta had a land development background, so he was familiar with this information.

Cailloux said the land development process was basically similar everywhere, but Peachtree City did have a few quirks. She noted that the process often started with zoning and went all the way to building, but there were a few properties that had been previously zoned and subdivided, so they could skip steps and jump in at the middle.

Zoning was strictly regulated by the Supreme Court and had to be the least amount of regulation possible to achieve the community's stated goals. Peachtree City's zoning ordinance established land uses, density, and regulates other physical attributes, such as lot size and building setbacks. After the zoning process, if you wanted to sell off parts of the property, you would have to go through a subdivision process that was regulated by the Land Development Ordinance (LDO). Public roads, for instance, have to be built to certain standards and are subdivided out and dedicated to the local government to maintain. She explained that platting is another word for subdividing property.

If you, like the applicants that night, bought a piece of land that was already zoned and platted, you were ready to start developing the property. The development stage is when you evaluate the physical constraints of the land and apply environmental protections, looking at things such as wetlands and flood plains. The development stage is also as when infrastructure standards are applied, such as sewer and water pipe requirements. Development standards are contained in the

LDO.

Once the dirt had been moved, the sewers and water lines run, the process moved on to building a structure. That's when building inspections began to take place. Georgia had a set of minimum building standards, but many jurisdictions, including Peachtree City, had adopted additional standards, Cailloux stated.

Next, she described how the Planning Commission fit into each step of these processes. Staff often held a pre-application meeting with zoning applicants. Then they meet the State's requirements for public hearing advertisements. The next step was holding a public hearing with the Planning Commission. State law required one public hearing, but Peachtree City had decided to hold two, one with the Planning Commission, followed by another with the City Council.

Cailloux said many times people had the idea that once it got to the public hearing stage, the decision had already been made and the hearing was just for show. But, she stated, in a healthy process like what they tried to foster in Peachtree City, the decisions had not been made. The public hearing should provide information needed to make those decisions.

Another thing to remember was that the Planning Commission made recommendations on approval or denial to the City Council. They did not make the final decisions; that was a legislative action that had to be done by the elected officials. It was important that they make their motions by phrasing it as a recommendation.

Applicants then returned to the Planning Commission with conceptual plats or plans. The Planning Commission and the Planning Director were the platting authority for the City. It did not have to go to the City Council. Cailloux pointed out they hadn't seen a conceptual plat in awhile, but they were common during the City's boom years in the '80s through early 2000s. Mill Farms was probably the last one they had seen, and that was a couple of years ago. The Planning Commission would assign a representative to the project at that time to make sure all conditions and requirements were carried out.

The next step was construction plans, which was when roads and sewers were designed, then there was the final plat process. In Georgia, property that was not final platted could not be sold.

The Development phase for non-residential was a similar process. It started with a conceptual site plan coming to the Planning Commission with a representative assigned to sign off before the Land Disturbance Permit (LDP) was issued. Once the LDP was issued, the developers would come back with elevations for review. This, also, did not go before Council unless the Planning Commission's decision was appealed.

Peachtree City was unique in requiring the landscape plan be reviewed as a separate step. Cailloux said it should not be done until the building permit was issued, and construction had begun. Kriz noted that the conceptual site plan and the elevation reviews were often combined, and Cailloux agreed that was common, but it was also sometimes separated for industrial sites because they were doing a spec building and didn't want to do the elevations until a buyer had been identified.

Construction was the final step. The Building Department did architectural plan reviews, issued permits, and did inspections. Before a certificate of occupancy could be issued, a landscape inspection was required to make sure they followed the plan or, in the case of residential, the ordinance.

This Power Point was on the Planning Commission's website and available to the public, Cailloux stated. Ritenour thanked her for the presentation.

There were no agenda items for the January 22 meeting, so it was cancelled.

There being no further business, Hamner moved to adjourn at 7:56 p.m. Kriz seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 2/5/2024

DATE: February 12, 2024

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

Recommendation:

Staff is of the opinion that the conceptual site plan for 1941 Highway 54 meets the City ordinances and recommends approval.

Discussion:

Highland Land Planning 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 Planning Commission reviewed this item at the January 8 meeting and requested the applicant revise the plan to address the following concerns:

- Address the three (3) dead-end parking lots. While this is not specifically a life-safety code concern, please consider how vehicles can turn around or circulate through the site when the lots are full.
- Add golf-cart parking locations. The recommended rate was about 5 spaces per retail building. Some of the over-parked automobile spaces may be converted to golf-cart spaces, but the number of automobile spaces must meet the minimum required by the ordinance. In addition, the connection to the existing off-site path should be more clearly shown on the plan.
- Commissioners requested information on the GDOT driveway study. The City understands that the access point will be controlled by GDOT, but the Commissioners are interested in the information when it is available
- If the site is designed to preserve old-growth trees, show these tree locations on the plan.

The applicant has re-submitted a revised conceptual site plan addressing these concerns for the Planning Commission to consider.

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 undeveloped and is located within 500 feet of a major thoroughfare. Therefore, an additional architectural review from the Planning Commission will be required in the future. 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.

Because specimen trees are no longer proposed to be preserved in the middle of the site as they were in the original submittal, a tree survey is not required. Should the applicant wish to receive tree preservation credit toward landscaping requirements in the future, the Open Space areas shown on the plan must be protected with tree-save barriers during construction. The tree-save landscape buffer along State Route 54 was approved at 50 feet for this LUC zoning district. The proposed development plan exceeds this requirement.

Access, Circulation, and Multi-Use Path Connection

The plan proposes two driveway access points to State Route 54. GDOT approval of the proposed driveway configurations is required, and the Planning Commission has requested that they be provided with the GDOT permit application and result when it is available.

The original conceptual site plan included three dead-end parking lots that the Planning Commission requested be evaluated for better circulation should the parking lots be full. The revised plan eliminates all dead-end parking lots.

In addition, the Planning Commission requested clarification on the path connection to the existing path in the Smokerise Corners subdivision. This connection is shown on the revised conceptual site plan, between two (2) of the three (3) dedicated golf-cart parking areas.

Parking Standards

The revised site plan reduces automobile parking spaces from 367 to 332 and adds 30 dedicated golf-cart parking spaces. A summary of the parking requirements and proposed parking is provided in the table below:

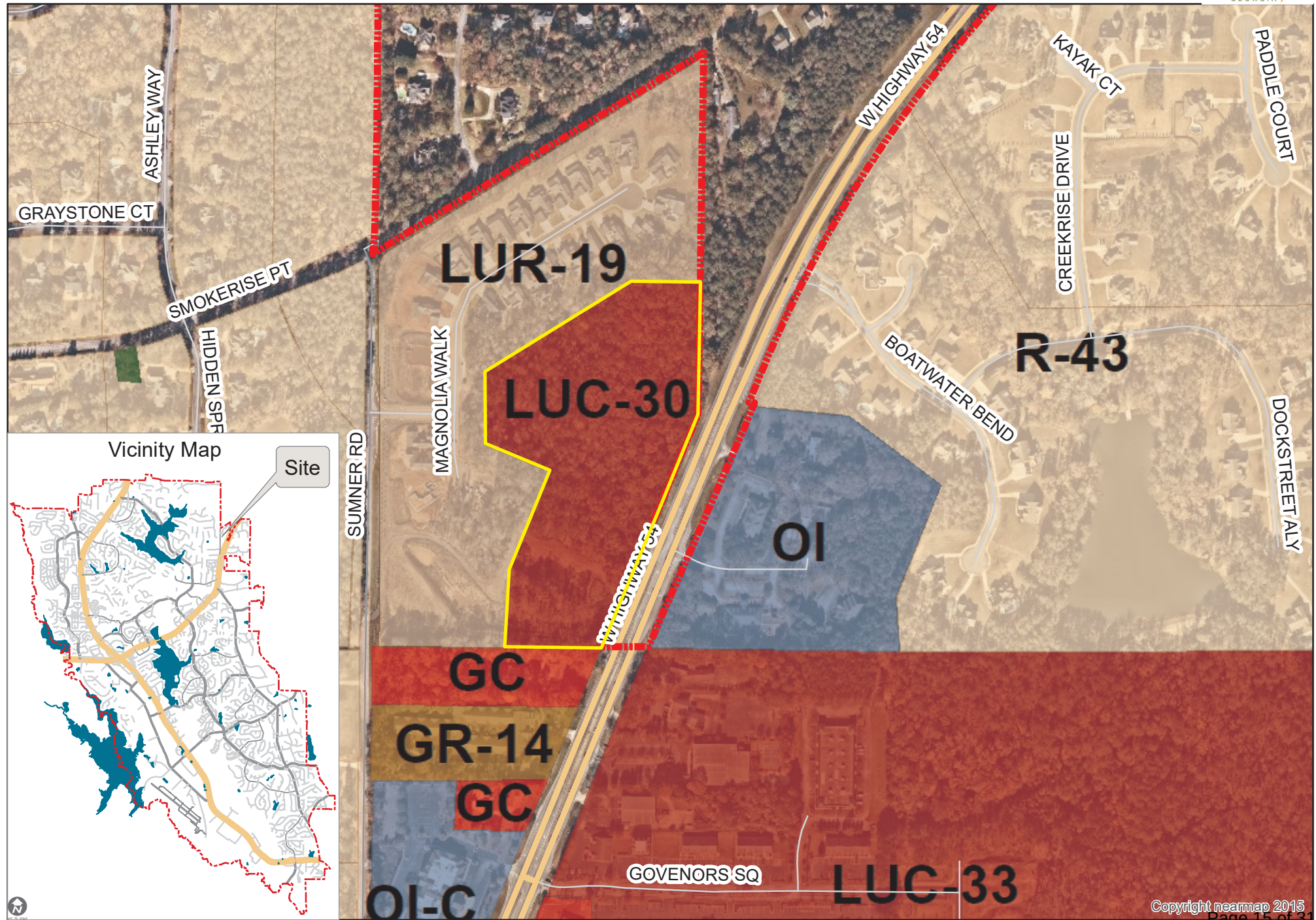
Parking Calculations				
LAND USE	RATIO	AREA	REQUIRED	PROVIDED
<i>Office</i>	1 / 250 SF	40,000 SF	160	160
<i>Commercial</i>	1 / 300 SF	50,000 SF	167	172
<i>Golf-Cart</i>	Requested 5 per retail building	5 buildings	Requested 25	Provided 30
TOTAL		90,000 SF	327 + 25 GC	332 + 30 GC

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Revised Conceptual Site Plan





- SITE PLAN NOTES:

N.T.S.
1. OWNER / DEVELOPER
INVER INVESTMENTS LLC
148 NORTH 85 PARKWAY
PEACHTREE CITY, GA 30269
CONTACT: JEFF LAMM
EMAIL: JEFF.LAMM@GMAIL.COM
PHONE: (770) 560-5195

2. ARCHITECT:
JEFFERSON ARCHITECTURE
1400 JEFFERSON AVE
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWN
PHONE: (770) 632-9545

3. ENGINEER:
HIGHLAND LAND PLANNING, LLC
200 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K. ALMIND, P.E.
EMAIL: RALMIND@HIGHLANDLP.US
PHONE: 770-631-0489

4. 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

5. SETBACKS:
FRONT: 30 FEET (BUILDING), 15 FEET (PARKING AND DRIVES)
SIDE: 10 FEET (BUILDING)
REAR: 30 FEET (BUILDING)

6. 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.

7. 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: 13,600 SF
BUILDING 7: 20,000 SF
BUILDING 8: 20,000 SF
TOTAL BUILDING: 90,000 SF (50% RETAIL/40% OFFICE)
PARKING SUMMARY:
TOTAL: 300 SPACES
RETAIL: 150 SPACES
OFFICE: 150 SPACES
OFFICE = 1 SPACE PER 250 SF
RETAIL = 1 SPACE PER 300 SF
REQUIRED = 327 SPACES
PROVIDED = 332 SPACES
* MAY BE REDUCED TO REQUIRED TOTAL DURING DESIGN
** 30 GOLF CART PARKING SPACES SHOWN, PERVIOUS AND OFF MAIN PARKING LOT

8. NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13130131E DATED SEPTEMBER 26, 2008.

9. WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.

10. 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.

11. 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 BRAUSHAW CORNERS DEVELOPMENT MUST BE COMPLETED AND REVIEWED 3/31/2020 BY HOVEY & ASSOCIATES, INC. IS ON FILE WITH THE CITY OF PEACHTREE CITY.

12. 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.

13. 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.

14. 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.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 2/7/2024

DATE: February 12, 2024

SUBJECT: Landscape Plan, Peachtree Cardiology, 100 McWilliams Drive

Recommendation:

Staff is of the opinion that the proposed landscape plan for Peachtree Cardiology at 100 McWilliams Drive exceeds the requirements of the City ordinances and all the conditions placed on the site and recommends approval.

Should the Planning Commission approve the landscape plan, Staff recommends the following condition be considered for adoption:

1. Relocate the (3) Red Maples and the (1) Scarlet Oak proposed for the south side of the property to the 40-foot front buffer area.

Discussion:

Southtree Commercial has submitted a landscape plan for Peachtree Cardiology. The property is located at the southeast intersection of McWilliams Drive and Highway 74 and is adjacent to the Beechwood subdivision on the east side of the parcel.

Since the property is located along Highway 74, a major thoroughfare, a 60-foot tree-save buffer would typically be required. During the conceptual site plan process, a buffer reduction from 60 feet to 40 feet was approved. As a result, the developer is required to install 20% more of the caliper inches of trees required by the landscape ordinance.

Based on the total amount of impervious surface on the parcel (19,518 SF), the landscape ordinance requires at least 60 caliper inches of canopy trees and 40 inches of understory trees. With the additional 20% requirement, the caliper inches of canopy trees required increased to 72 and caliper inches of understory trees increased to 48.

Per section 1110(e) of the Land Development Ordinance (LDO), undisturbed tree-save areas may be used to offset the number of caliper inches required on a site. No tree-save areas were identified on the plan. In addition, the applicant is not requesting to use the Tree Fund alternative compliance option to meet the caliper inch requirement. 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	48	48	66 (138%)	0	0	\$0
Canopy	72	72	72 (120%)	0	0	\$0
Total	120	120	138%	0	0	\$0

Must be at least 50%.

In addition to the tree-save buffer reduction, a variance was granted for the 75-foot transitional yard requirement between a non-residential and a residential zoning district. A condition of the variance is for additional evergreen landscaping to be added between the proposed parking lot and the adjacent residential lots to provide a visual buffer. Three species of evergreens are proposed for the buffer at a planting size of 8-10 feet. The evergreens are located throughout the buffer area, creating a continuous visual screen.

Budget Impact:

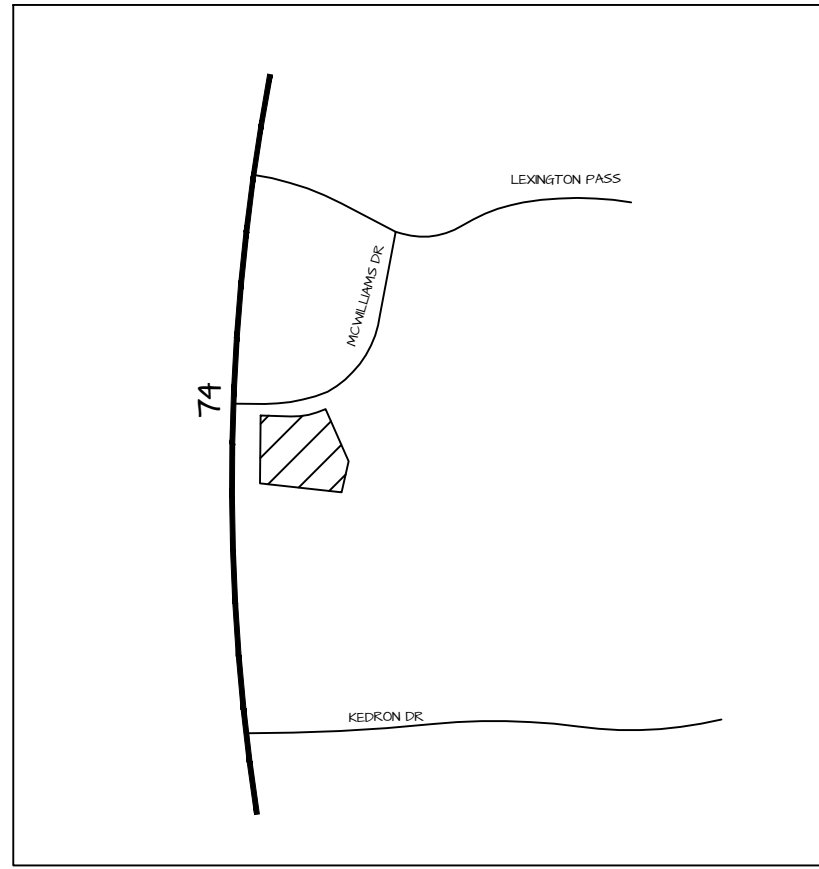
There are no budget impacts associated with this item.

Attachments:

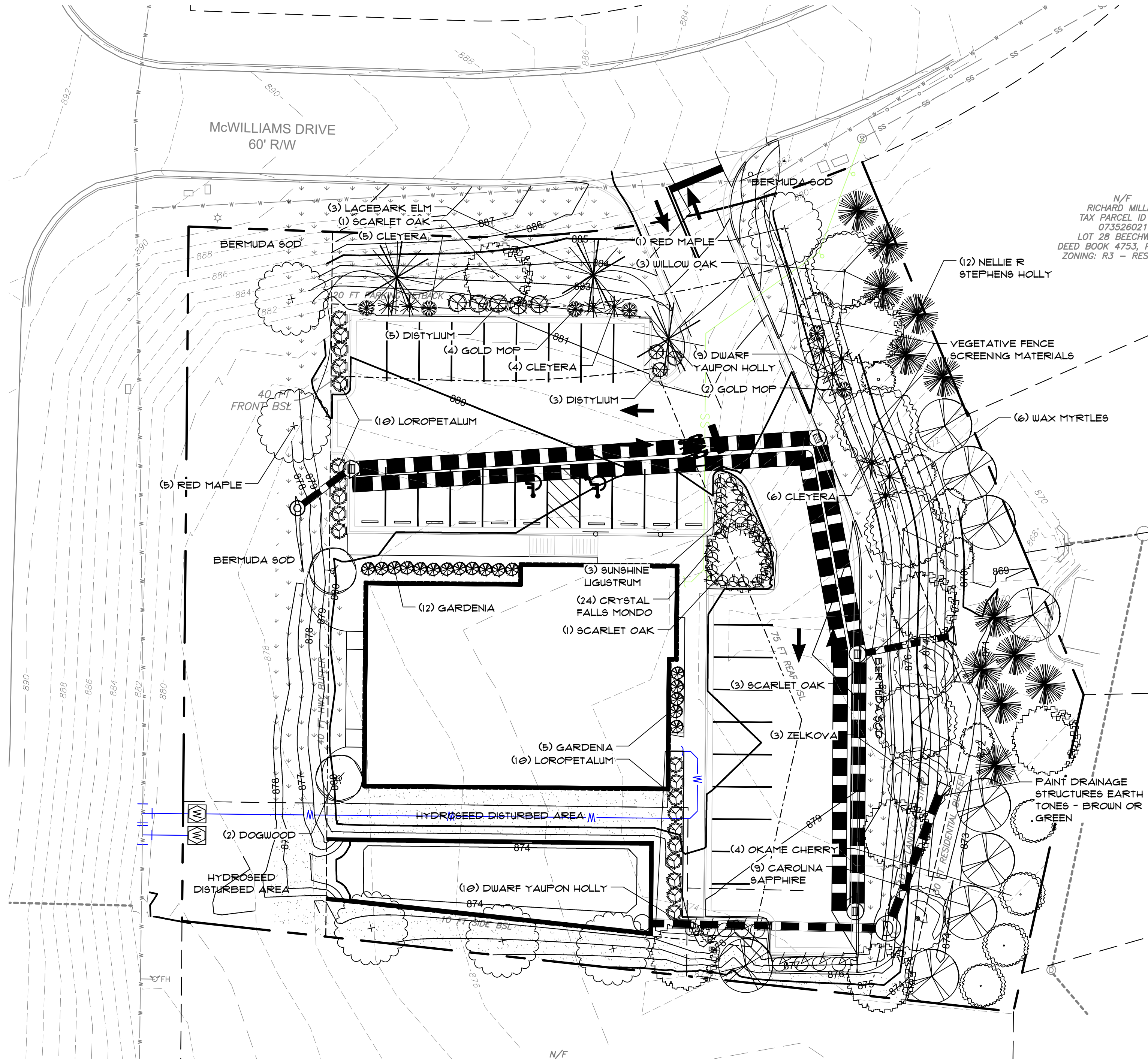
1. Zoning Map
2. Landscape Plan

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

Page 19 of 31
Web App Builder for ArcGIS
Map data © OpenStreetMap contributors, CC-BY-SA | nkeith |



VICINITY MAP
SITE ADDRESS:
MCWILLIAMS DR
PEACHTREE CITY, GA 30269



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 NURSERYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI Z60.1).
- (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 MOWED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT FROM ADJACENT GRASSSED AREAS.
- (D) WHERE LANDSCAPING AREAS ADJOIN GRASSSED 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, MOWING, 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 MUST 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.

INSTALLATION NOTES

- PRE-INSTALLATION CONFERENCE REQUIRED AFTER PLANTS HAVE BEEN DELIVERED TO SITE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT, LANDSCAPE ARCHITECT, AND ENGINEER AT A MINIMUM.
- BUFFER MATERIALS SHALL BE PLACED PER PLAN, AND ADJUSTED BASED UPON REMAINING VEGETATION TO PROVIDE MAXIMUM SCREENING POSSIBLE TO RESIDENTIAL NEIGHBORS.
- LANDSCAPE FENCE SCREENING MATERIALS TO BE PLACED AT TOP OF SLOPE TO SHIELD LIGHT SPRAY FROM TURNING VEHICLES.

PLANT LEGEND FOR SHRUBS		PLANT LEGEND OVERSTORY TREES	
	GOLD MOP CYPRESS		RED MAPLE
	GARDENIA		LACEBARK ELM
	SUNSHINE LIGUSTRUM		SCARLET OAK
	LOROPETALUM		ZELKOVA
	DWARF YAUPOH HOLLY		WILLOW OAK
	CRYSTAL FALLS LIROPE		
	CLEYERA		
	DISTYLIUM		
PLANT LEGEND FOR GROUND COVER		PLANT LEGEND UNDERSTORY TREES	
	BERMUDA SOD		DOGWOOD
			CAROLINA SAFFHIRE
			NELLIE STEPHENS HOLLY
			WAX MYRTLE
			OKAME CHERRY

LANDSCAPE PLANTING SCHEDULE 1.0

QTY.	BOTANICAL NAME	COMMON NAME	SIZE/ COMMENTS	INCHES
T R E E S				
6	ACER RUBRUM	RED MAPLE	10'-12' HT. 3' CAL. B&B	6 X 3' = 18 INCHES
3	ULMUS PARVIFOLIA	LACEBARK ELM	10'-12' HT. 3' CAL. B&B	3 X 3' = 9 INCHES
3	ZELKOVA JAPONICA	ZELKOVA	10'-12' HT. 3' CAL. B&B MALE	3 X 3' = 9 INCHES
4	QUERCUS PHELLOS	WILLOW OAK	10'-12' HT. 3' CAL. B&B MALE	4 X 3' = 12 INCHES
8	QUERCUS COCCINA	SCARLET OAK	10'-12' HT. 3' CAL. B&B	8 X 3' = 24 INCHES
TOTAL OVERSTORY INCHES PLANTED				72 INCHES

UNDERSTORY TREES				
2	CORNUS FLORIDA	DOGWOOD	8'-10' HT. 2' CAL. B&B	2 X 2' = 4 INCHES
9	CUPRESSUS ARIZONICA	CAROLINA SAFFHIRE	8'-10' HT. 2' CAL. B&B	9 X 2' = 18 INCHES
12	ILEX X NELLIE STEPHENS HOLLY	NELLIE STEPHENS HOLLY	8'-10' HT. 2' CAL. B&B	12 X 2' = 24 INCHES
6	MYRICA CERIFERA	WAX MYRTLE	8'-10' HT. 2' CAL. B&B	6 X 2' = 12 INCHES
4	FRUNUS OKAME	OKAME CHERRY	8'-10' HT. 2' CAL. B&B	4 X 2' = 8 INCHES
TOTAL UNDERSTORY INCHES PLANTED				66 INCHES

S H R U B S				
24	OPHIOPOGON JABURAN	CRYSTAL FALLS MONDO	3 GAL.	
6	CHAMAECYPARIS FISHERA 'GOLD MOP'	GOLD MOP CYPRESS	3 GAL.	
17	GARDENIA JASMINODES 'SENTAMAZING'	SENTAMAZING GARDENIA	3 GAL.	
3	LIGUSTRUM SINENSE	SUNSHINE LIGUSTRUM	3 GAL.	
20	LOROPETALUM CHINENSE	BURGUNDY LOROPETALUM	3 GAL.	
4	ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	3 GAL.	
8	DISTYLIUM VINTAGE JADE	VNTAGE JADE DISTYLIUM	3 GAL.	
10	CLEYERA JAPONICA	CLEYERA	3 GAL.	

G R O U N D C O V E R			
7,000 S.F.	BERMUDA SOD	SOD ALL DISTURBED AREAS WITH THE EXCEPTION TO OTHER PLANT MATERIAL. SOD TO BE 99% WEED FREE. MIN 3" THICK, PINE STRAW MULCH.	
10,500 S.F.	LONG LEAF PINE STRAW		
* HYDROSEED ALL REMAINING DISTURBED AREAS			
** CONTRACTOR TO VERIFY ALL QUANTITIES			

SITE INFORMATION

TOTAL SITE AREA	= 1.09 AC	= 47,561 SF
FLOOD PLAIN, WETLANDS, ETC.	= 0 AC	= 0 SF
OTHER BUFFERS (UNBUILDABLE LAND)	= 0 AC	= 0 SF
DESIGNATED TREE SAVE AREAS	= 0 AC	= 0 SF
TOTAL BUILDABLE AREA	= 1.09 AC	= 47,561 SF

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, ACCESSORIES, STRUCTURES	= 5,128 SF
DRIVES, PARKING, SERVICE, ETC.	= 13,042 SF
SIDEWALKS, PATIOS, ETC.	= 1348 SF
TOTAL IMPERVIOUS AREA	= 19,518 SF

TREE DENSITY REQUIREMENTS

TO REFER TO ARTICLE XI, SEC 1110- LANDSCAPE PLAN SPECIFICATIONS, IN THE PEACHTREE CITY, GA ORDINANCE FOR CALCULATIONS OF REQUIRED LANDSCAPE PLANT MATERIAL.

TOTAL IMPERVIOUS AREA	= 19,518 SF
19,518 SF / 1000 TREES	= 20 TREES
20 TREES X 3" CAL	= 60 OVERSTORY INCHES REQ'D
20 TREES X 2" CAL	= 40 UNDERSTORY INCHES REQ'D

BUFFER REDUCTION ADD 20% ADDITIONAL INCHES REQUIRED
REQUIRED ADDITIONAL 3" CAL TREE INCHES : 60 X 20% = 12 TOTAL
REQUIRED 3" CAL TREES = 12" OR 24 TREES

BUFFER REDUCTION ADD 20% ADDITIONAL INCHES REQUIRED
REQUIRED ADDITIONAL 2" CAL TREE INCHES : 40 X 20% = 8 TOTAL
REQUIRED 2" CAL TREES = 48" OR 24 TREES

TREES PROVIDED

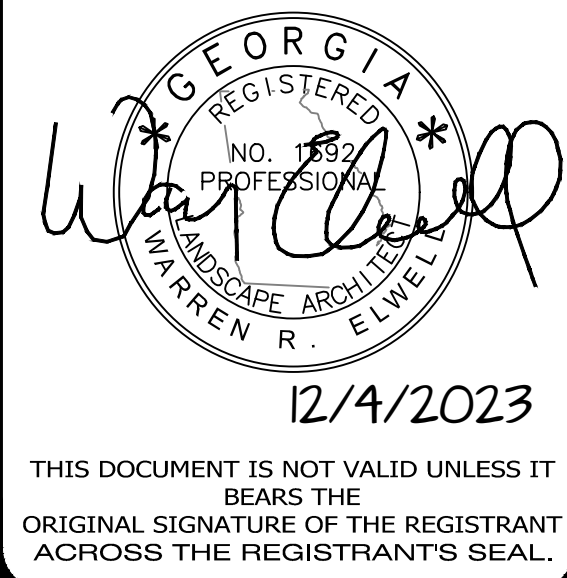
OVERSTORY INCHES : 72 INCHES PLANTED ON SITE
UNDERSTORY INCHES : 66 INCHES PLANTED ON SITE

LANDSCAPE PLAN

REVISIONS

1. 2. 3. 4.

DATE:	12/3/2023
SCALE:	1"=20'
FILE NUMBER:	
DRAWN BY:	WRE
REVIEWED BY:	WRE



SHEET NUMBER

L100

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 2/6/2024

DATE: February 12, 2024

SUBJECT: Elevations - Request for Waiver, Osmose Expansion, 635 HWY 74 S

Recommendation:

Staff is of the opinion that the requested waiver meets the city ordinance requirement of not being visible from the street after completion of the project and therefore recommends approval of the request.

Discussion:

Per Section 724 of the Land Development Ordinance, the Planning Commission has the authority to waive an architectural review for a building if it, "will not be visible from the road once the project is completed."

The developer of a third industrial building at 633 Highway 74 S (sometimes referred to as the Osmose property) is requesting a waiver of the architectural review of the building. The proposed building was approved by the Planning Commission as part of the conceptual site plan for the overall site in 2014. Therefore, a full conceptual site plan review by the Planning Commission is not required at this time. A copy of the approved conceptual site plan is attached to this memo.

The proposed building will be located on the graded pad that was already cleared during development of the site. The pad is located behind the Osmose building. A

street view of the property is provided below:

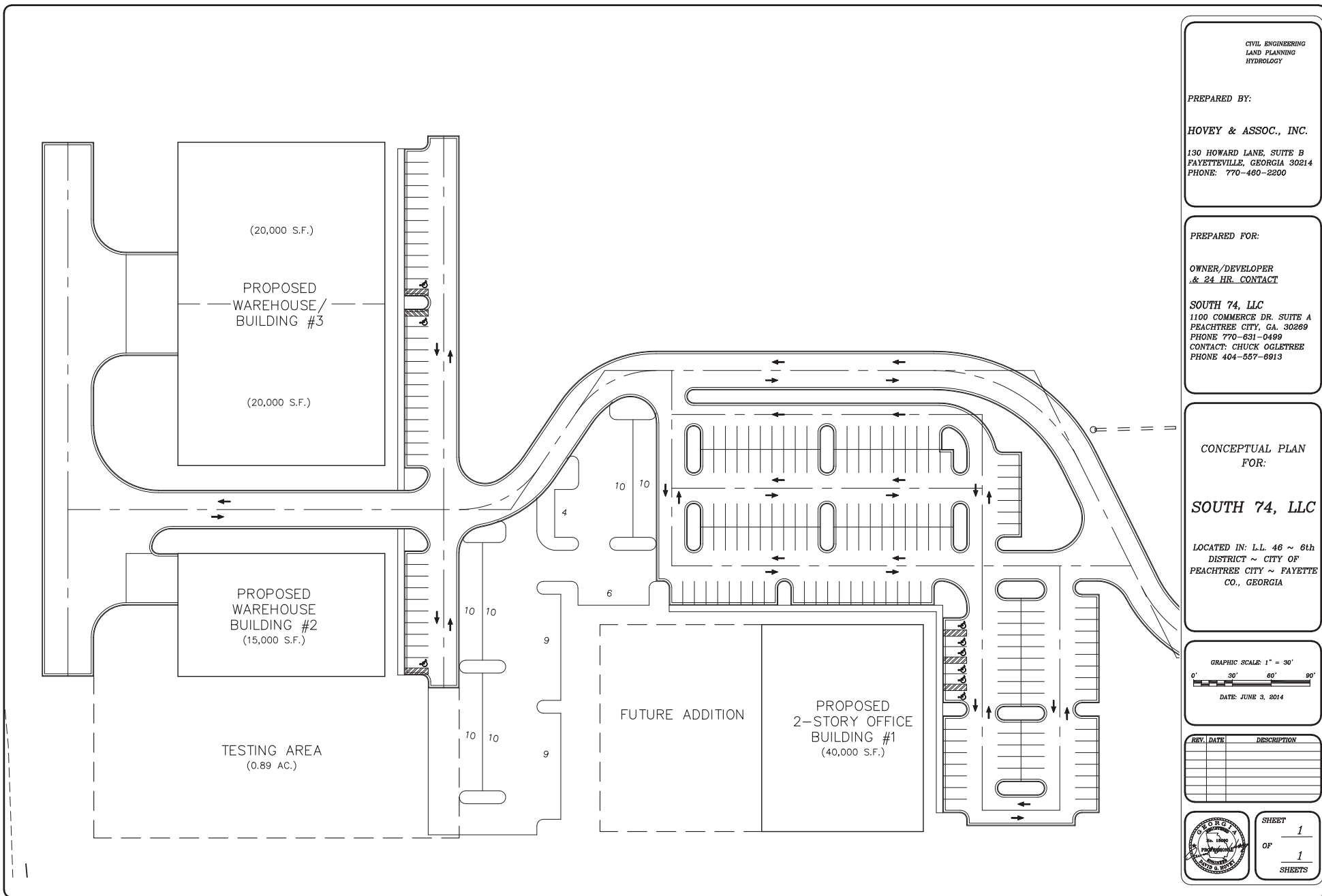


Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Previously Approved Conceptual Site Plan



CIVIL ENGINEERING
LAND PLANNING
HYDROLOGY

PREPARED BY:

HOVEY & ASSOC., INC.

130 HOWARD LANE, SUITE B
FAYETTEVILLE, GEORGIA 30214
PHONE: 770-460-2200

PREPARED FOR:

OWNER/DEVELOPER
& 24 HR. CONTACT

SOUTH 74, LLC
1100 COMMERCE DR. SUITE A
PEACHTREE CITY, GA. 30289
PHONE 770-631-0499
CONTACT: CHUCK OGLETREE
PHONE 404-557-6913

CONCEPTUAL PLAN
FOR:

SOUTH 74, LLC

LOCATED IN: L.L. 46 ~ 6th
DISTRICT ~ CITY OF
PEACHTREE CITY ~ FAYETTE
CO., GEORGIA

GRAPHIC SCALE: 1" = 30'

0' 30' 60' 90'

DATE: JUNE 3, 2014

REV.	DATE	DESCRIPTION



SHEET
OF
1
1
SHEETS

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 2/7/2024

DATE: February 12, 2024

SUBJECT: Conceptual Plat, Towson Place, Deanwood Terrace Extension

Recommendation:

Staff is of the opinion that the conceptual plat meets the zoning conditions and the LDO standards, is in conformance with the approved conceptual site plan from August 2023, and therefore recommends approval.

Discussion:

Daniel Fields of Brent Holdings, LLC has submitted a conceptual plat for 21 single-family lots at the end of Deanwood Terrace. The development of 11.4 acres, to be called Towson Place, will be the southern phase of Towson Village which is currently under construction. The annexation and rezoning of the property to LUR-22 was approved November 16, 2023.

Zoning Requirements

The rezoning included a list of conditions that must be met by the developer. Those conditions are as follows:

- Conformance with the Conceptual Site Plan as prepared by Rochester & Associates, dated August 11, 2023 (attached)
- Permitted uses:
 - No more than 21 single-family lots
 - Accessory uses per Section 908 of the Zoning Ordinance
 - Publicly owned buildings or facilities
 - Publicly owned land for parks, recreation, or open space
 - Customary home occupations per Section 907 of the Zoning Ordinance
- No conditional uses shall be permitted
- Setbacks:
 - Front 10 feet for main structure, 20 feet for garges
 - Rear 10 feet for main structure, 20 feet for garages
- At least 75% of the houses shall have a main-level bedroom and bathroom.
- Houses shall be faced with either brick, stone, cementitious stucco, or cementitious siding.
- Each elevation visible from a public street shall include architectural detailing to avoid blank walls

- Maintenance of all internal parks, landscaped areas, sidewalks, subdivision entrances, and community amenity areas shall be the sole responsibility of the HOA and a note to this end shall be placed on the final plat

Plan Conformance

The proposed conceptual plat is in substantial conformance with the approved plan from August of 2023. The plan includes 21 lots with 10-foot front and rear setbacks which meets the zoning requirements. Lot 1 has been shifted south so more than 50% of the lot area is located in the LUR-22 zoning district. The average lot size is 9,600 SF. In addition to the 21 residential lots, the plan includes a stormwater management pond in the southeast corner.

Architectural Standards

Staff will review standards for design as specified in the rezoning conditions when building permits are submitted.

Greenbelts/Buffers

There are no greenbelts or buffers required. However, the City Engineer has requested a 50-foot city greenbelt that will connect Deanwood Terrace to a 50-foot multi-use path easement, also requested by the City Engineer, for future connection to the south and east should it be needed.

Site Characteristics and Development Standards

In addition to the rezoning conditions, the Land Development Ordinance (LDO) establishes minimum subdivision standards. Those that have not already been discussed are mentioned below.

Watershed Protection Buffers, Floodplains, and Wetlands

The LDO establishes no-disturb and non-impervious surface buffers along various stream types, wetlands, and floodplains. The City Engineer has reviewed the plat and has approved it with a 50-foot undisturbed buffer and an additional 25-foot no impervious setback.

Parks and Open Space

In addition to compliance with the approved concept plan, the LDO contains minimum open space requirements of at least (3) acres per 100 dwelling units which amounts to about 1/3 of an acre for the proposed development. The amount of open space proposed, including a small pocket park, is 3.75 acres which exceeds the requirement.

Cul-de-sacs

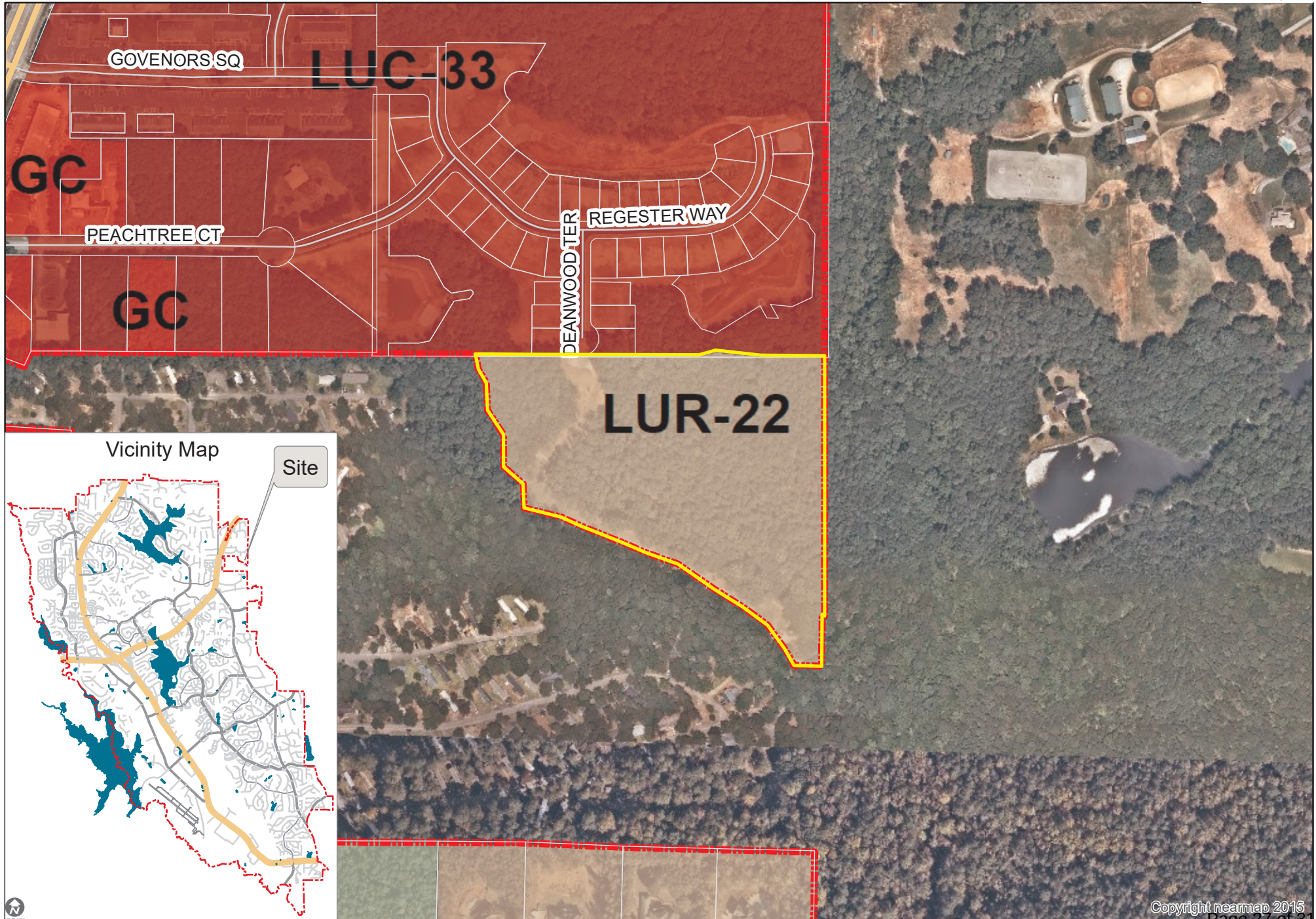
The LDO states that cul-de-sacs should not be greater in length than 1,200 feet. With the proposed extension to Deanwood Terrace, the total length of the cul-de-sac will be approximately 970 feet, meeting the requirement.

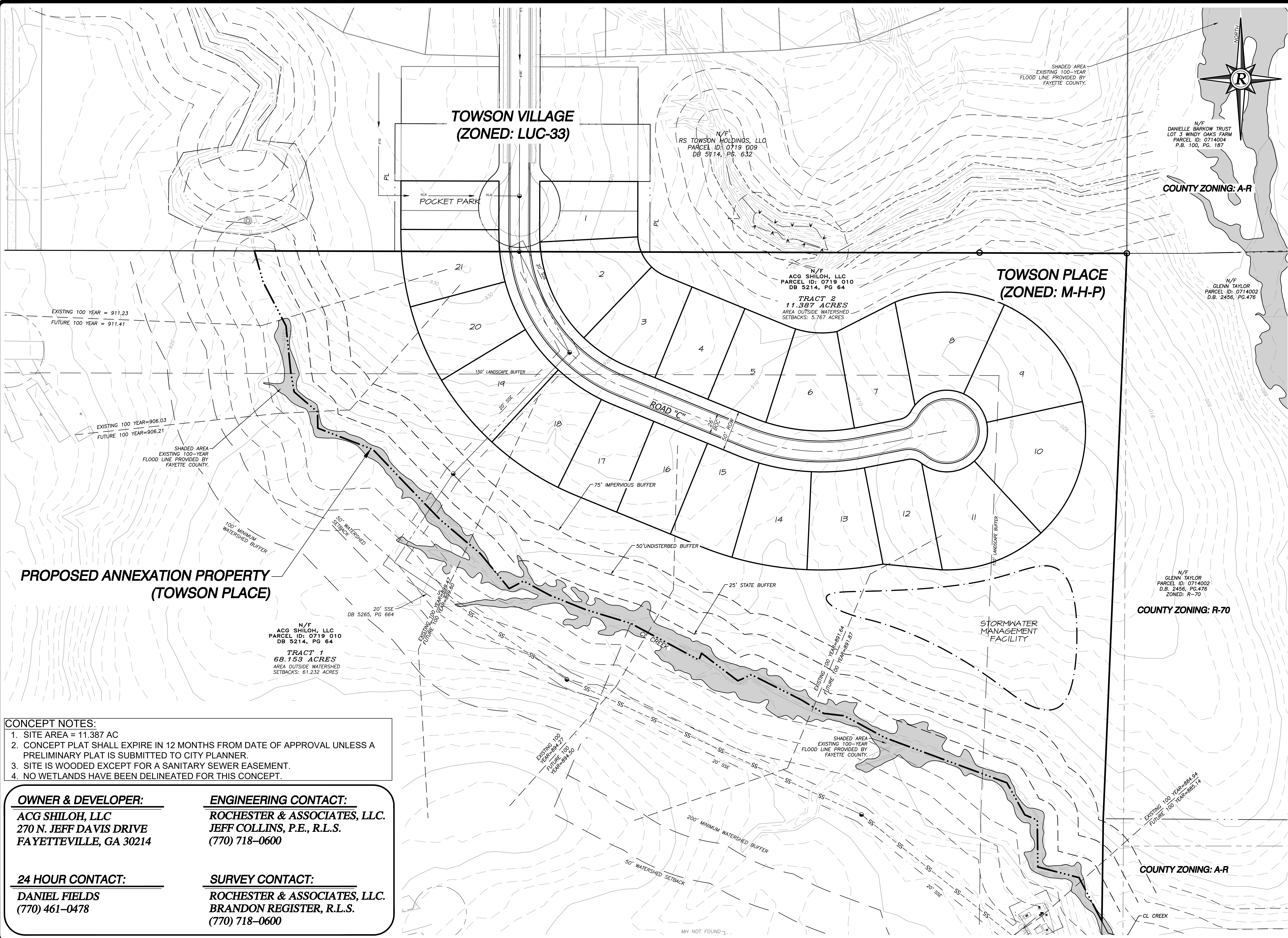
Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Conceptual Site Plan_8-11-23
3. Conceptual PLAT





- CONCEPT NOTES:**
1. SITE AREA = 11.387 AC
 2. CONCEPT PLAT SHALL EXPIRE IN 12 MONTHS FROM DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.
 3. SITE IS WOODED EXCEPT FOR A SANITARY SEWER EASEMENT.
 4. NO WETLANDS HAVE BEEN DELINEATED FOR THIS CONCEPT.

OWNER & DEVELOPER:

ACG SHILOH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

ENGINEERING CONTACT:

ROCHESTER & ASSOCIATES, LLC.
JEFF COLLINS, P.E., R.L.S.
(770) 718-0600

24 HOUR CONTACT:

DANIEL FIELDS
(770) 461-0478

SURVEY CONTACT:

ROCHESTER & ASSOCIATES, LLC.
BRANDON REGISTER, R.L.S.
(770) 718-0600

Rochester **BCCM**

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | www.rochesterassoc.com

CONCEPT PLAN

TOWSON PLACE

SHILOH

LAND LOT 69
7TH DISTRICT, GEORGIA
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC, THE ENGINEER OF RECORD, SHALL BE VOID AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT, ORIGINAL DRAWINGS OR ANY CHANGES, SHALL REMAIN THE PROPERTY OF ROCHESTER & ASSOCIATES, LLC.

GRAPHIC SCALE: 0' 25' 50' 100' 150'

CONCEPT

8/11/2023

SHEET 2 OF 2

DATE: 8/11/2023
SCALE: 1" = 50'
JOB NO.: 220121.SHI.00
DRAWN BY: FDE
DWG NO.: CNCP-0wg

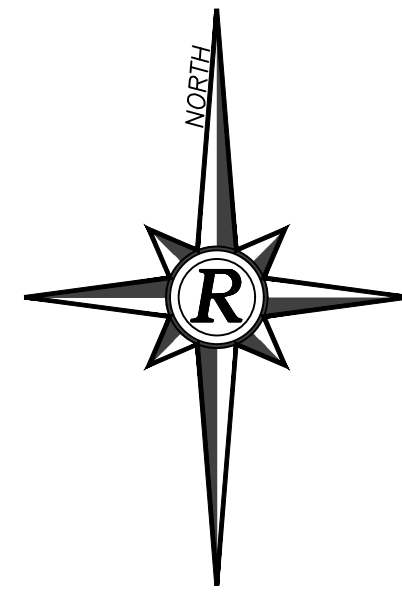
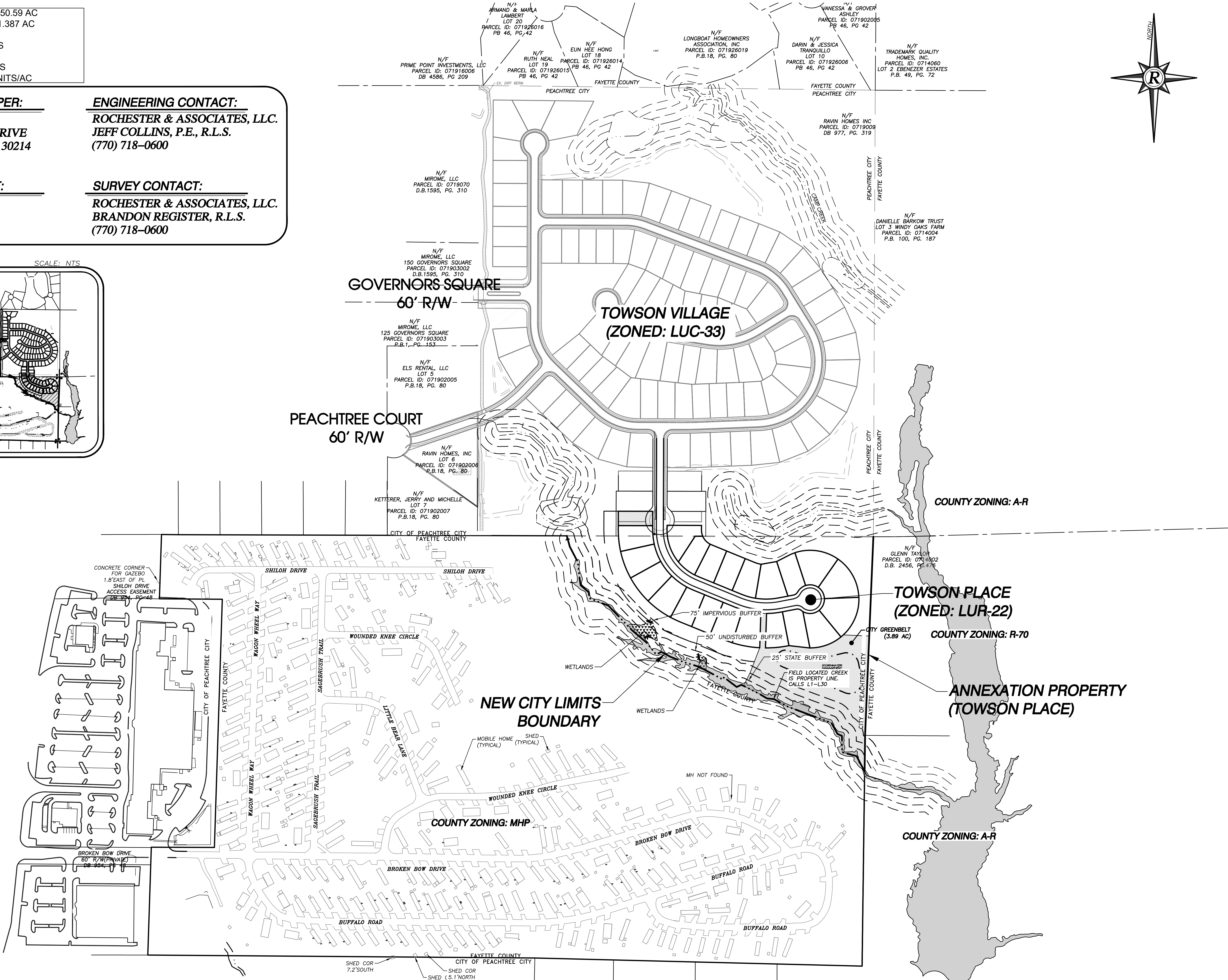
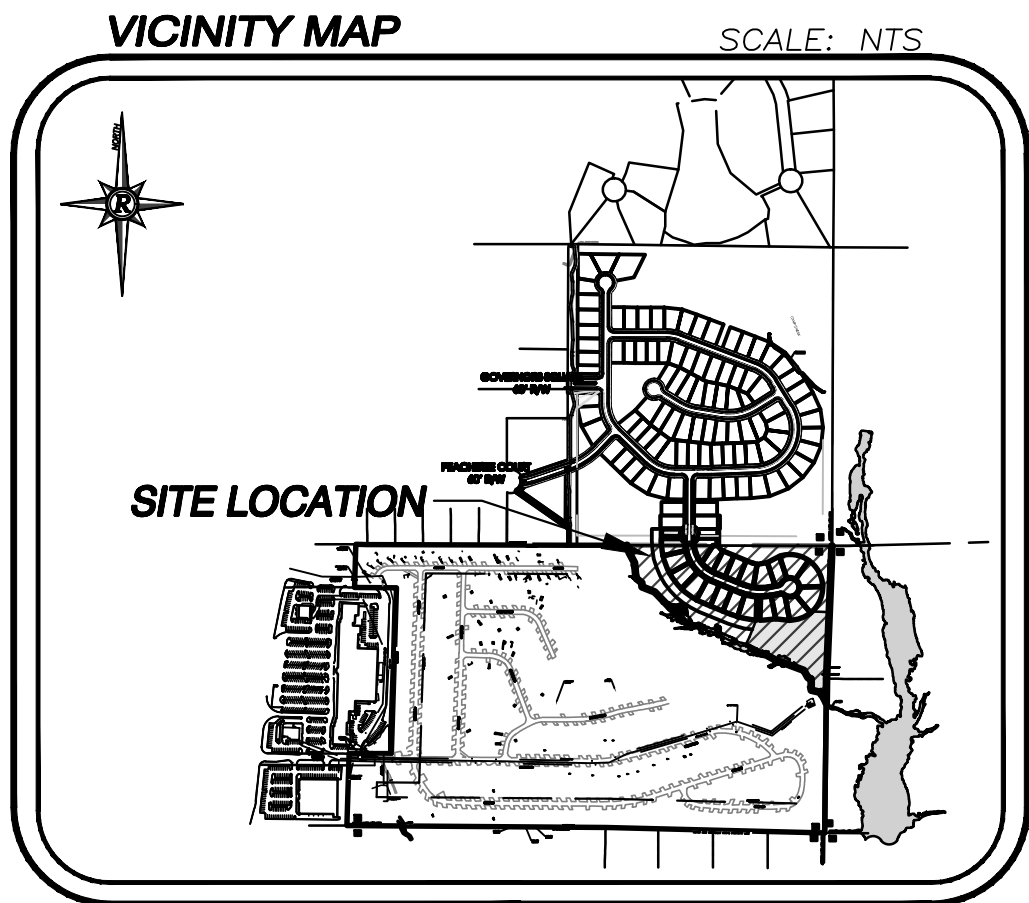
TOWSON VILLAGE TRACT: 50.59 AC
TOWSON PLACE TRACT: 11.387 AC
TOTAL TRACT: 61.977 AC
TOWSON VILLAGE: 94 LOTS
TOWSON PLACE: 21 LOTS
TOTAL # OF LOTS: 115 LOTS
OVERALL DENSITY: 1.86 UNITS/AC

OWNER & DEVELOPER:
ACG SHILOH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

24 HOUR CONTACT:
DANIEL FIELDS
(770) 461-0478

ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, LLC.
JEFF COLLINS, P.E., R.L.S.
(770) 718-0600

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
BRANDON REGISTER, R.L.S.
(770) 718-0600



Rochester **BCCM**
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | www.rochester-assoc.com

OVERALL CONCEPT PLAN
TOWSON PLACE
SHILOH
LAND LOT 69
77th DISTRICT, GEORGIA
FAYETTE COUNTY, GEORGIA

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC, SHALL BE AT THE USER'S RISK. HERON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT IN FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
0' 75' 150' 300' 450'

CONCEPT

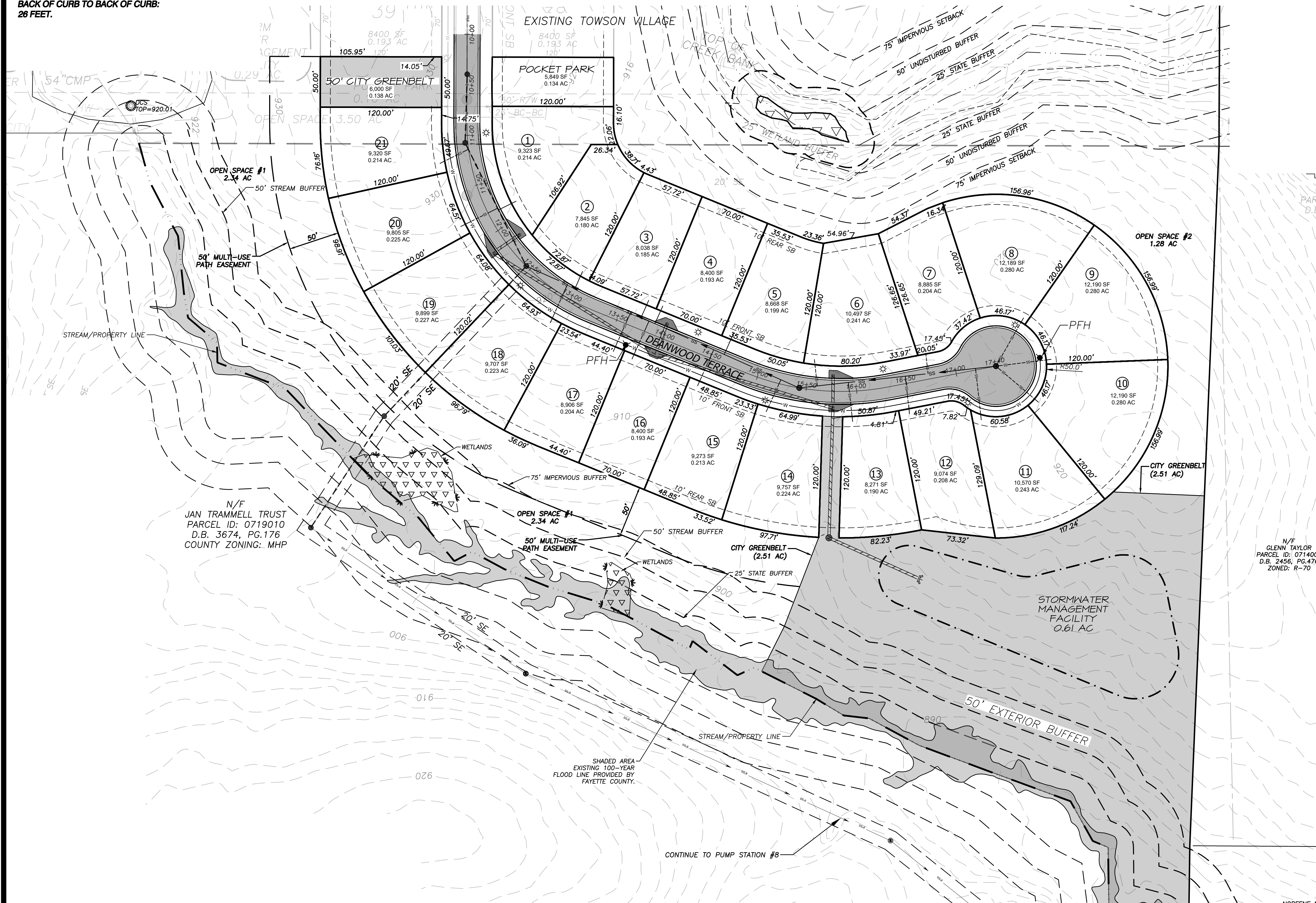
SHEET
1
OF
2
DATE: 2/2/2024
SCALE: 1" = 150'
JOB NO.: 6220121.SHI.00
DRAWN BY: FDE
DWG NO.: CNCP-0wg

**TYPICAL R/W WIDTH: 50 FEET.
BACK OF CURB TO BACK OF CURB.
26 FEET.**

1. SITE AREA = 11.387 AC
2. CONCEPT PLAT SHALL EXPIRE IN 12 MONTHS FROM DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.
3. SITE IS WOODED EXCEPT FOR A SANITARY SEWER EASEMENT.
4. WETLAND DELINEATION FOR THIS CONCEPT PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC. ON JULY 31, 2023.

CONTACT:
DANIEL FIELDS
770 461-0478

SURVEYOR:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
770 716-8123
BRANDON REGISTER, PLS



425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

AND LOT 69, 7TH DISTRICT
CITY OF PEACHTREE CITY
FAYETTE COUNTY, GEORGIA

[illegible]

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

SHEET
2
 OF
2

DATE: 02/02/24
 SCALE: 1"=50'
 JOB NO. G220121.SHI
 DWG NO. -PLAT
 DRAWN BY: ARJ

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: February 12, 2024

SUBJECT: Planning Commission 101, Part 2

Recommendation:

Discussion:

Budget Impact:

Attachments:

None