



Planning Commission

Regular Meeting Agenda
March 25, 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 March 11, 2024
- V. Public Hearing**
- VI. Old Agenda Items**
- VII. New Agenda Items**
 - 1. Conceptual Plat, Peachtree Court Townhomes, 135 Peachtree Court
 - 2. Conceptual Site Plan, Primrose School, 110 Wilshire Village Drive
- VIII. Workshop Items**

Planning Commission of Peachtree City
Meeting Minutes
Monday, March 11, 2024
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting at 6:30 p.m. with the Pledge of Allegiance. Other Commissioners in attendance included Vice Chairman Kenneth Hamner, Mitzi Johnston, and Alternate Ray Liotta. Felicia Reeves and Andrew Kriz were absent. Also present were Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Steven Shelton and Jadyn Talman.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting February 12, 2024

Hamner moved to approve the February 12, 2024, Planning Commission meeting minutes. Johnston seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Building Elevations, Taco Bell, 1140 Crosstown Drive

Hooks showed the location of the restaurant at the southern intersection of Crosstown Drive and Crosstown Court. The proposal was to update the building colors and remove some of the architectural features. The restaurant was built in 1992 and went through interior and exterior renovations in 2014. It was built prior to the adoption of the architectural standards now required for buildings along a major thoroughfare, such as the inclusion of brick or stone. All the buildings in the area were built at about the same time, Hooks related. There were a variety of building styles and materials represented and no unifying architectural element existed within the corridor.

She showed photos of Taco Bell, pointing out that it was neutral in color with stucco walls and wooden slats above the windows, along with purple accents over the doors and at the roofline. Photos of other nearby buildings illustrated the variety of architecture in the area. Another photo showed the view of Taco Bell from Crosstown Drive, which was considered a major thoroughfare. Hooks noted that

the building was fairly well hidden by the trees in the buffer.

The elevation showed that the proposed colors were similar to what was there now but were more of a gray tone. The field color was a beige-gray color, while ivory highlighted taller features and a bronze-colored base would ground the building and also be used on column-like features. The purple fields over the main entries would stay, and the drive-thru area would use purple as well. Hooks explained that the drive-thru did not project out from the building. A purple band would be used all around the top of building. Hooks showed the color palette.

The Land Development Ordinance said that facade colors should be subtle, neutral, or earth-tone colors and should complement those of neighboring buildings. Staff was of the opinion that the proposed primary colors would blend and be complementary to the surrounding buildings. Section 730 allowed for the use of accent colors, such as the proposed purple. Hooks said Staff felt the proposal met the ordinance requirement and recommended approval. The applicant joined the meeting via telephone and said she had nothing to add to Hooks' presentation.

Johnston asked Hooks about the architecture there now. Hooks said it was part of the 2014 upgrade and met their brand standards at the time. Johnston asked the applicant if this new renovation was based on the brand image, and she said it was.

Was the purple darker or the same color? Hamner asked the applicant. She said it was not super bright, but more like the purple now behind the slats. It was not the metallic purple that was currently behind the bell. That would be removed and painted the same purple as the accent pieces, she told him.

Liotta said he had some trouble with the colors on his computer, and wanted confirmation that they were muted. The applicant said that was correct. Liotta asked if there would be signage changes, and the applicant said there would be some changes to the monument and planned to add another bell over the entrance.

Hooks pointed out that the Commission was not approving signage; that was a separate permitting process. Liotta noted there was not a sign on the Crosstown Drive side of the building and no sign was shown on the drive-thru elevation. However, he felt the color scheme told passersby what this building was.

Hamner said he liked the update, and Johnston said she liked the colors and the changes in architecture. She was glad the purple color was being added to the drive-thru side. Ritenour said he appreciated the continuity provided by the bronze around the base and the purple accent color.

Hamner asked if they were planning an interior upgrade? The applicant said they

were.

Johnston moved to approve the building elevations for Taco Bell, 1140 Crosstown Drive. Hamner seconded. Motion carried unanimously.

2. Landscape Plan, Meditec, 782 HWY 74 S

This property, zoned General Industrial (GI), was on SR 74 South, next to the Panasonic/General Tape and Packaging building and the Federal Aviation Administration (FAA) site. The large building took up a good portion of the site, Hooks remarked.

During the conceptual site plan process, the Planning Commission okayed a 10-foot reduction from the 60-foot tree-save buffer along SR 74, which meant the developer was required to install 10% more of the caliper inches of trees required by the landscape ordinance. The amount of impervious surface on the site was 187,976 SF, and, based on that and the additional 10% of caliper inches, the landscape ordinance required at least 620 inches of canopy trees and 413 caliper inches of understory trees.

The applicant had requested to use the Tree Fund alternative. Per the ordinance, Hooks reported, once all the canopy and understory trees that could be reasonably planted on a project site were provided, the remaining trees could be considered for alternative compliance. No more than 50% of the required caliper inches of canopy and understory trees could be met using this alternative compliance method. She said it was Staff's opinion that the project site had been designed to be planted to its fullest capacity and met the caliper inch requirement using the tree fund alternative compliance method.

They were providing 50% of the required tree inches, and Hooks went over the plantings, saying there were several trees that would provide fall color, along with evergreens and blooming trees. She indicated the location of the evergreens along the side at the detention pond and at the rear of the property. There were willow oaks, flowering cherries, maples, redbuds, and elms in the front, and Hooks pointed out that these were all deciduous, meaning they would lose their leaves in the fall. There were some shrubs up front, and the ordinance said shrubs screening a parking lot had to be at least 24 inches at time of planting. The Tree Fund contribution total for this site would be \$66,950, Hooks stated.

Staff was of the opinion that the proposed landscape plan met the requirements of the City ordinances using the tree fund alternative compliance method and recommended approval.

The applicant was not present.

Liotta said he didn't have questions about the design and liked the plant palette. Johnston had no questions and liked the variety.

Hamner reflected on the use of deciduous trees in the front and suggested evergreens be shifted from the back in order to shield the building from the highway.

Liotta said he liked the use of the Tree Fund because the City could use the money in other places that would benefit the City.

Ritenour noted the variety and colors were good, but he echoed Hamner's concerns that there were no evergreens in the front. He thought some evergreens were needed near the drive and the detention pond and suggested bald cypress. He also hoped they could substitute some evergreens to screen the parking lot.

Liotta and Johnston agreed with Ritenour. Liotta said there was room in front to add some clusters of evergreens without taking any from other areas. Ritenour noted they had to be careful when working with the canopy and understory calculations. Hooks said they could add some understory plantings, but it would change the calculations.

Hamner moved to approve the landscape plan for Meditec, 782 HWY 74 South, with the considerations about adding evergreens along the front and to the left of the driveway. Johnston seconded. Motion carried unanimously.

3. Building Elevations, Kelli Paul Building, 2581 HWY 54

This site was on SR 54 West, next door to the Cheers package store. The owner wanted to upgrade the building by painting the façade, which was currently an ivory stucco with a slightly darker color on the shutters and accents. The doors were three different colors, Hooks remarked.

This was another building constructed prior to the adoption of the current requirements for primary materials along a major thoroughfare. There was a bit of stone near the ramp and stairs.

The inspiration for the colors were the recently repainted Westpark Walk and the new gas station on Rockaway Road as well as Palmer's restaurant. This salon would use Sherwin-Williams Greek Villa, a warm white, as the main color, with Iron Ore for the accent, doors, gutters, and shutters. Iron Ore was used on the gas station at Rockaway and on the Azul Mexican restaurant. The roof would be replaced with architectural shingles in a charcoal color, and the applicant had brought a sample.

Staff was of the opinion that these colors met the ordinance requirements and recommended approval.

The applicant was Paul Borland. Hamner asked him if there were plans to change the signage, and Borland said they would be changed to match the building colors.

Hooks again noted that the Commission did not approve signage. Borland said he was just changing the color of the sign, nothing else. Hooks advised him to come by their office just to run it by them.

Liotta said he was okay with the colors, but wished he could see an example of what the colors would look like on this building. Borland said he turned in a photo of a house that had the colors they were using. Hooks remarked that not everyone could produce a representation of what the final product would be; that was usually only done for larger projects. Liotta said that was fine; the photos of other buildings showed what the color scheme looked like.

Johnston asked if the existing stone on the building was painted? Borland said it was not; he would be happy to paint them black or leave them alone. Johnston said she liked the contrast of the natural stone with the rest of the building.

Hamner thanked Borland for taking care of his property. He said he was excited to see how it would turn out. Ritenour then noted they had seen a lot of refreshes done in a stark white, and he was glad to see something not so bright.

Johnston moved to approve Building Elevations, Kelli Paul Building, 2581 Hwy. 54. Hamner seconded. Motion carried unanimously.

Workshop Items

None

Hooks said the next Planning Commission meeting would be March 25. Johnston noted she would be out of town on that date.

There being no further business, Hamner moved to adjourn at 7:16 p.m. Johnston 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 3/21/2024

DATE: March 25, 2024

SUBJECT: Conceptual Plat, Peachtree Court Townhomes, 135 Peachtree Court

Recommendation:

Staff is of the opinion that the conceptual plat meets the zoning conditions and the LDO standards. Staff recommends that the Planning Commission consider approving the plat with the following condition:

1. The sidewalk along Peachtree Court shall be constructed as a multi-use path.

Discussion:

deGolian Realty has submitted a conceptual plat for Peachtree Court Townhomes consisting of 37 lots on 5.5 acres. The development will be located on Peachtree Court within the Governor's Square planned development. The property is zoned LUC-33, which is a zoning code tailored to the 75-acre Governor's Square development. A copy of the conceptual plat and a zoning map is attached to the end of this memo.

Zoning Requirements

The LUC-33 zoning included a list of conditions that must be met by the developer. Those that pertain to this portion of the development are:

- A maximum of 75 percent of the total development shall be used for residential-only uses. All uses and conditional uses listed in the GR zoning district shall be permitted, subject to the same requirements and conditions.
 - o Staff Comment: Combined with the Towson Place single-family residential neighborhood, the Peachtree Court townhomes will result in a total of 55.5 acres of the 75-acre development used for residential-only. This equates to 73% of the total land being used for residential-only uses.
- Maximum 12 dwelling units per acre for attached residential.
 - o Staff Comment: The proposed density is 6.7 du/acre, thereby meeting this requirement.
- A 50-foot right-of way shall be dedicated to the City for a future street connection to the southern property line abutting the Shiloh Mobile Home Park.
 - o Staff Comment: The conceptual plat shows a street-stub to the southern property line, thereby satisfying this zoning requirement.
- Sidewalks shall be provided on Peachtree Court.
 - o Staff Comment: sidewalks are shown on the development's side of Peachtree

Court.

- Parking ratios shall be a minimum of one per attached dwelling unit.
 - Staff Comments: 2 garage parking spaces are shown per unit. In addition, 39 off-street parking spaces are evenly distributed throughout, allowing for visitor parking. This exceeds the zoning requirements.
- Street trees shall be planted along both sides of Peachtree Court, spaced 30 feet on center. Trees shall be planted when the adjacent lot is developed. Trees shall be those species whose mature height is at least 30 feet.
 - Staff Comment: the concept plat shows the street trees as required.
- Maximum building setback from Peachtree Court shall be 12 feet.
 - Staff Comment: the concept plat satisfies this requirement.
- Side setbacks are zero, provided the fire codes are satisfied and that there is at least 10 feet between detached buildings.
 - Staff Comment: the plat meets this requirement.
- The maintenance of all internal parks, landscaped areas, sidewalks, subdivision entrances and community amenity areas shall be the sole responsibility of the homeowners' association.
 - Staff Comment: although not specifically related to the conceptual plat approval process, the developer should be aware that review of the HOA covenants is required during the final platting process. No building permits will be issued until the HOA has been incorporated, and the covenants recorded with the County Clerk.

Site Characteristics and Development Standards

In addition to the rezoning conditions, the Land Development Ordinance (LDO) established minimum subdivision standards. Those that have not already been discussed will be touched on below.

Multi-use paths

Section 706 of the Land Development Ordinance (LDO) states that, "the planning commission shall require multi-use paths ... from residential and commercial developments." The master plan approved as part of the LUC-33 zoning required a path between the single-family residential portion and the mixed-use portion on the northern side of the development, near Longboat subdivision. No other path connections were required per the zoning.

Should the planning commission find it appropriate, they can require that the sidewalk along Peachtree Court be widened from 5 feet to 10 feet to serve as a multi-use path. The City has allowed a portion of a path to be located within the street right-of-way in other parts of the City, so long as the maintenance responsibility of the path remains with the developer and/or HOA.

Parks and Open Space

The LDO requires at least three (3) acres of open space per 100 dwelling units. With 37 units, this equates to 1.1 acre of open space. The concept plat shows 1.5 acres, not including the stormwater maintenance facility, as open space, thereby meeting this

development standard.

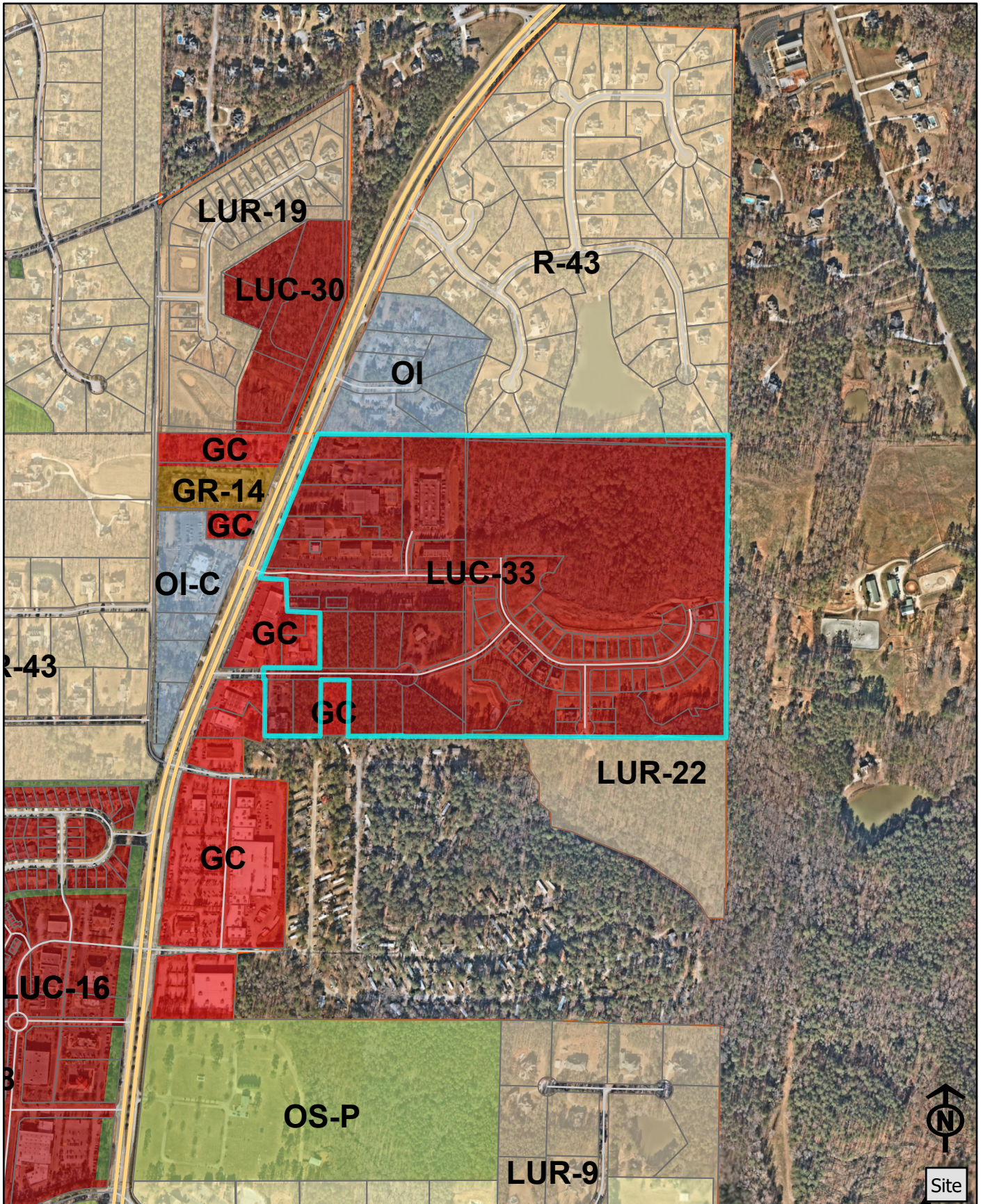
In addition, Section 1130(j) states that “every platted residential lot within the city shall plant and/or maintain no less than two trees at least two inches in diameter within the boundaries of the subject lot.” When an HOA maintains the open space, as shown on this plat, the trees may be planted on the HOA property. Staff performs a landscape inspection at the end of the construction process for each dwelling unit in the city, and will ensure that the two required trees for each dwelling unit are planted before releasing a Certificate of Occupancy for that unit.

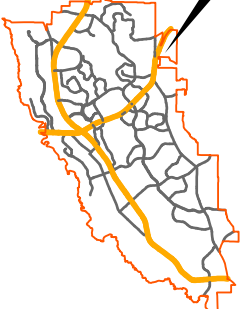
Budget Impact:

There is no budget impact associated with this item.

Attachments:

1. Zoning Map
2. Concept Plat



	Zoning Map		
	Peachtree Court Townhomes Conceptual Plat Review Zoning: LUC-33	2024	
	For informational purposes only		



1. OWNER:

deGOLIAN COMMERCIAL, LLC
105 GOVERNORS SQUARE
PEACHTREE CITY, GA 30269
CONTACT: ROCH deGOLIAN
EMAIL: ROCH@DEGOLIANHOMES.COM
PHONE: (678) 519-5563
2. ENGINEER:

HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: RALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
3. SURVEYOR:

W.D. GRAY AND ASSOCIATES
160 GREENCASTLE ROAD, SUITE B
TYRONE, GA 30260
CONTACT: WARREN GRAY, RLS
PHONE: 770-486-7552
EMAIL: WDGWARREN@GMAIL.COM
4. SITE DATA:
ADDRESS - LOTS 7 THROUGH 11, PEACHTREE CORNERS
ZONING - LUC-33
SITE AREA - 5.47 AC.
TAX PARCELS: 071902007, 071902008, 071902009, 071902010,
071902011
5. BUILDING SETBACKS:
FRONT = 0 FT
SIDE = 0 FT
REAR = 0 FT
6. LANDSCAPE STRIPS:
10 FT PERIMETER
7. 24 HOUR CONTACT: ROCH deGOLIAN, (678) 519-5563
8. PROJECT NARRATIVE: deGOLIAN COMMERCIAL LLC PLANS TO DEVELOP LOTS 7 THROUGH 11 OF PEACHTREE CORNERS INTO A MULTI-FAMILY RESIDENTIAL COMPLEX AS PART OF THE OVERALL LARGER COMMON DEVELOPMENT AS PART OF LUC-33. THE PROJECT INCLUDES A TOTAL OF 5.5 ACRES OF LAND WITH A PROPOSED 37 TOTAL TOWN HOME LOTS. THE TOWN HOME DEVELOPMENT WILL INCLUDE BE A PRIVATE GATED COMMUNITY WITH PRIVATE ROADS DESIGN AND BUILT TO PUBLIC ROAD STANDARDS. PUBLIC UTILITIES WILL SERVICE THE PROPERTIES. STORMWATER MANAGEMENT TO BE PROVIDED ONSITE OR IN CONJUNCTION WITH THE ADJACENT RESIDENTIAL DEVELOPMENT DOWNSTREAM. PROPER LANDSCAPE AND SCREENING WILL ALSO BE PROVIDED AS PART OF THIS PROJECT.
9. ECOLOGY: NO STATE WATERS OR WETLANDS ARE PRESENT ON OR WITHIN 200 FEET OF THIS PROJECT SITE.
10. FLOODPLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0091E DATED SEPTEMBER 26, 2008.
11. STORMWATER: STORMWATER MANAGEMENT TO BE PROVIDED TO TREAT RUNOFF VIA ATTENUATION OF REQUIRED STORM EVENTS THROUGH EXTENDED DETENTION INCLUDING CHANNEL PROTECTION WITH WATER QUALITY TREATMENT VIA RUNOFF REDUCTION IF APPLICABLE. STORMWATER MANAGEMENT TO FOLLOW THE CITY'S LOCAL DESIGN MANUAL AND THE GEORGIA STORMWATER MANAGEMENT MANUAL.
11. UTILITIES: WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY PEACHTREE CITY WASA.
12. ALL WORK SHALL CONFORM TO CITY OF PEACHTREE CITY STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.

 = PROPERTY LINE - SEE PLAT FOR DETAILS
 = PARKING COUNT NUMBERS
 = LIGHT DUTY PAVEMENT - SEE DETAIL ON SHEET C700
 = HEAVY DUTY PAVEMENT - SEE DETAIL ON SHEET C700
 = HEAVY DUTY PAVEMENT (NEWNAN CROSSING BLVD/STILLWOOD DRIVE ROW) - SEE DETAIL ON SHEET C700
 = CONCRETE SIDEWALK - SEE DETAIL ON SHEET C700
 = SIGN POST
 = PERVIOUS CONCRETE

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 3/21/2024

DATE: March 25, 2024

SUBJECT: Conceptual Site Plan, Primrose School, 110 Wilshire Village Drive

Recommendation:

Staff is of the opinion that the proposed site plan meets the City's ordinances and standards and recommends approval of the Primrose daycare facility conceptual site plan.

Discussion:

Highland Land Planning has submitted a conceptual site plan for a 13,600 SF daycare facility to be located at 110 Wilshire Village Drive at the south end of the City.

Zoning Requirements

The subject tract consists of 1.95 acres and is part of the Stephens Tract that was rezoned to GC, General Commercial, with conditions in 2007. The proposed daycare facility is permitted as a conditional use with the following conditions:

- The zoning lot is not less than 40,000 square feet in area.
- Compliance with all state day care standards.
- Inter-parcel access shall be provided between each parcel.

The property is larger than 40,000 square feet and inter-parcel access is provided. Chapter 290-2(aa) of the Georgia Family and Children Services Rules and Regulations pertain to the physical space requirements of daycare facilities. Staff confirmed that the conceptual site plan meets the minimum outdoor play area size of at least 100 square feet per one-third of the center's capacity for children. The applicant states that the facility is designed for 214 children, equating to a requirement of 6,420 square feet of outdoor play area. The site plan design includes 13,375 square feet of outdoor play space, thereby exceeding this standard.

The proposed site plan conforms with the zoning conditions. It also conforms to all zoning setbacks:

- front building - 40 feet
- front parking setback - 20 feet
- side setbacks - 10 feet

- rear setback - 20 feet

Site Characteristics and Development Standards

The property, which is relatively flat, is one of the last two undeveloped lots in the section of Wilshire Pavilion located on the south side of HWY 74. It is situated behind Waffle House and the new Dunkin' Donuts. The Somerby senior living property is located to the west and south. The conceptual site plan for the adjacent lot to the east was recently approved by the Planning Commission.

The property is within 500 feet of HWY 74 and Rockaway Road, both of which are considered major thoroughfares, and therefore is subject to an architectural review by the Planning Commission per Section 724 of the Land Development Ordinance (LDO). They will return to the Planning Commission at a later date for the architectural review.

Access, Circulation, and Parking Standards

The site design includes vehicular access to Wilshire Village Drive and a shared drive with the adjacent lot. This inter-parcel connectivity satisfies the zoning conditions.

The nearest multi-use path is along Rockway Road between Wilshire Village Drive and Somerby. There is a signalized path crossing over Rockaway Road to the Meade Athletic Fields and the path tunnel under SR 74. Per the City's Multi-Use Path Plan, no additional paths are planned in the immediate area.

The parking lot consists of two (2) drive isles lined with 50 parking spaces. This exceeds the minimum parking required of 46 spaces. No golf-cart spaces are provided.

Landscape Buffer Requirements

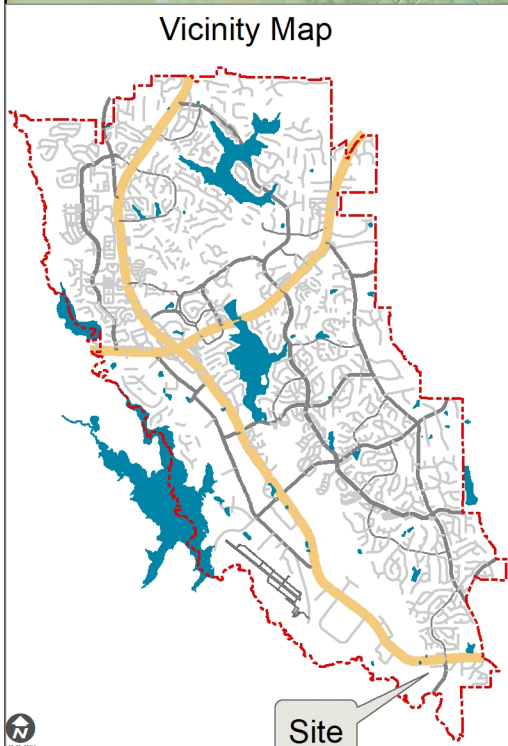
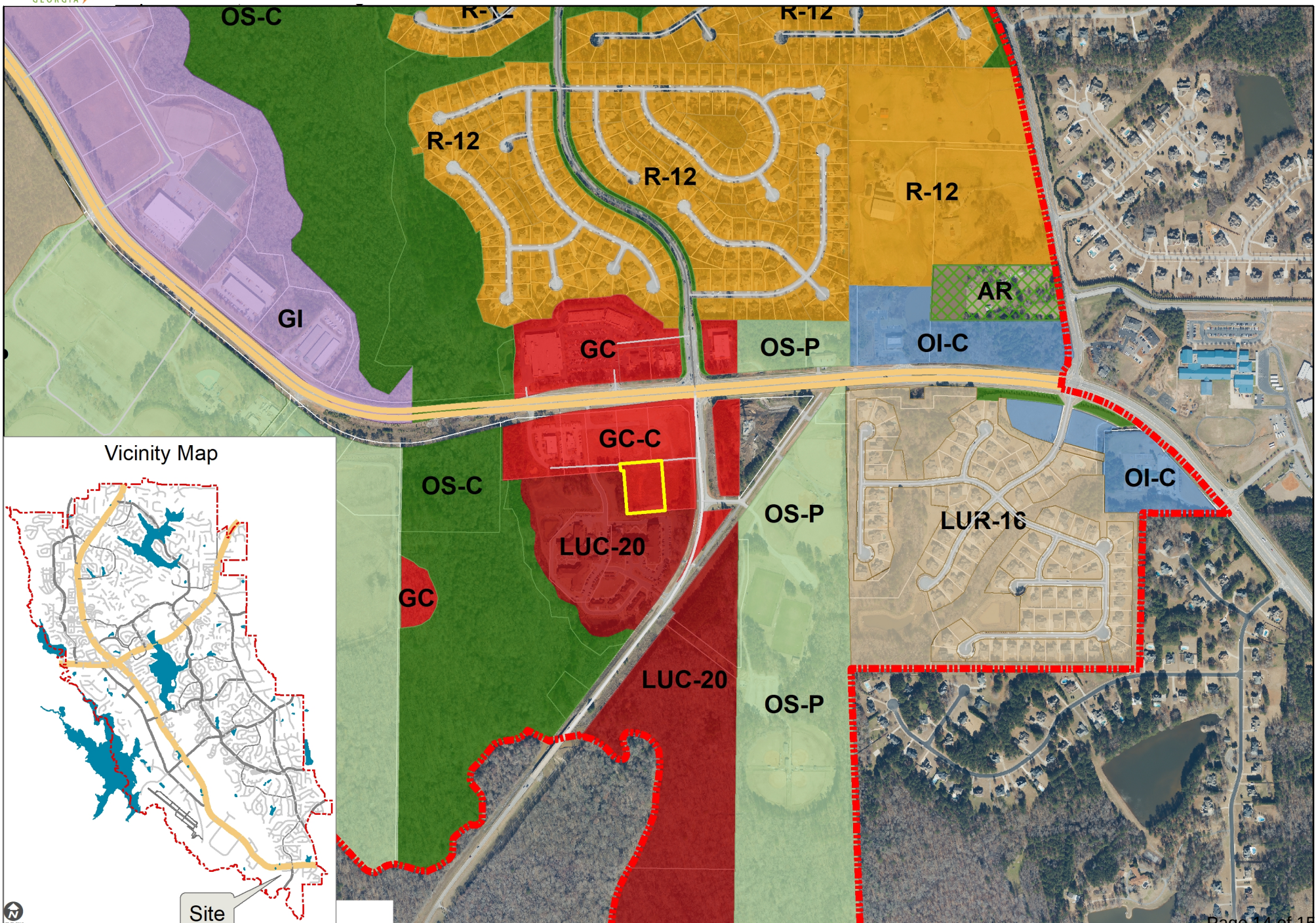
Per the zoning conditions, a 25-foot landscape buffer is required along the property lines adjacent to Somerby. This buffer is shown on the concept plan, but incorrectly labeled as "Undisturbed." There is no zoning condition or development code that requires this buffer to be undisturbed. In fact, the zoning condition states that, "within the buffer, a combination of berms and landscaping is required to provide a permanent vegetative buffer." The applicant will return to the Planning Commission at a later date for their landscape plan review.

Budget Impact:

There are not budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Conceptual Site Plan



Site

