

**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.

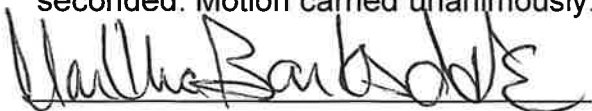
Johnston moved to approve Building Elevations, Kelli Paul Building, 2581 Hwy. 54. Hamner seconded. Motion carried unanimously.

#### **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