



Planning Commission

Regular Meeting Agenda

April 22, 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 25, 2024

V. Public Hearing

1. Rezoning of 1 Paschall Road from GI to LUI

VI. Old Agenda Items

1. Conceptual Plat, Peachtree Court Townhomes, 135 Peachtree Court

VII. New Agenda Items

1. Landscape Plan, Moon Valley Nursery, 1401 Moba Drive
2. Building Elevations, Primrose School, 110 Wilshire Village Drive

VIII. Workshop Items

Planning Commission of Peachtree City
Meeting Minutes
Monday, March 25, 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, Andrew Kriz, Felicia Reeves and Alternate Ray Liotta. Commissioner Mitzi Johnston was absent.

Also present were Planning Director Robin Cailloux, Recording Secretary Martha Barksdale, and IT Specialist Steven Shelton.

Additions or Deletions

None

Announcements and Reports

Cailloux announced there were no agenda items for the first meeting scheduled in April but there was a public hearing on the agenda for the second meeting in April. Due to the lack of agenda items for the first April meeting, the Commissioners agreed to cancel the April 8, 2024 meeting.

Approval of Minutes

1. Planning Commission Meeting March 11, 2024

Reeves moved to approve the March 11, 2024, Planning Commission meeting minutes. Hamner seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Conceptual Plat, Peachtree Court Townhomes, 135 Peachtree Court

Cailloux first said she wanted to point out an error that Liotta spotted on the zoning map; it had been there since the map was created in 2020. An area was marked General Commercial (GC) for a dance studio, but was in the wrong location. Cailloux showed a corrected version with the studio in the right place. She also presented the conceptual master plan that was submitted with the rezoning and indicated the area where the dance school was, with the GC zoning correctly marked on it.

The request to approve a plat was different from a site plan review, but the Commissioners still needed to look at it carefully to ensure adherence to the zoning conditions and the Land Development Ordinance (LDO), Cailloux stated. She pointed out Peachtree Court on an aerial photo and showed how the area of

townhomes related to the Towson Village subdivision currently under construction. The developers were proposing 37 attached homes served by internal streets. The stormwater facility was also indicated on the photo.

The first zoning condition said the entire Governor's Square Limited Use Commercial (LUC-33) area could be no more than 75% residential. When this 5.5 acres was combined with the Towson Place property, residential made up 73% of the total area. They were given a maximum of 12 dwelling units per acre and were proposing 6.7. There was a requirement for a 50-foot right-of-way to stub out to the southern property line, and she indicated that. They were required to put sidewalks along Peachtree Court, which were shown.

Parking was to be at least one space per dwelling unit; they were showing two within a garage, plus an additional 39 spaces outside. There was a condition to plant street trees every 30 feet. They were showing this conceptually and Cailloux said it would be verified during the development inspection. They were conforming to the maximum setback from Peachtree Court of 12 feet. The Fire Code required at least a 10-foot building separation, and that was met. She also said she wanted to give the developers a heads-up that a homeowners association (HOA) would be required and the City needed the paperwork before issuing certificates of occupancy.

The LDO stated that the Planning Commission should require multi-use paths from commercial and residential developments. She indicated on the photo where a path connected the Longboat subdivision to the internal street network in Towson Place and said there was another on the north side; this was all that was required by zoning, but the Planning Commission could require more if they thought it was appropriate. In other areas of the city, the developer had been allowed to widen the sidewalk, even within the right-of-way, if it met the path width requirement and was maintained by the HOA. That could be done here, she remarked.

The LDO called for three acres of open space per 100 dwelling units. For 37 units, this would equal 1.1 acres. The developers were proposing 1.5 acres, not including the stormwater facility. Two trees per dwelling unit were required; when a townhome did not have an enclosed area specific to that home, the trees could be planted in common areas, as they would be here. The idea was to have trees close to the homes.

Staff was of the opinion that the conceptual site plan met the requirements and recommended approval.

Jason Walls of Highland Land Planning said he agreed with Cailloux's presentation and with the conditions applied to the property. They planned to widen the front sidewalk for a multi-use path and resolve the easement that was required on the north-south road.

Liotta told Walls he had questions regarding information he felt should be included on this type of concept plan in order for the Commissioners to make informed decisions. He wanted to see dimensions for things including roadway width, separation between buildings, building sizes, and the length of the driveways.

This was just the first of many steps towards getting this subdivision platted, Walls replied. The survey would be completed in a couple of weeks, and they would return with a preliminary plat that would include what Liotta had mentioned.

Cailloux said Liotta's point was that the Commissioners did not get to see any of that; only Staff did, and the information might be helpful to the Planning Commission.

Walls said everything would meet City ordinances and be laid out on the plat according to Code. He could provide that information to the Commissioners later. As drawn, the roads were all 24 feet wide.

Liotta said he understood this was a concept and things could change, but some of this information was important to review. He said the required 50-foot right-of-way should be shown on the plan. If it was centered, it would overlap the driveways, and cars would be in the right-of-way.

The intent of this development, Walls stated, was to have private roads built to public road standards. Only the far-left road might require public right-of-way or for them to prove it met public right-of-way standards so it could be dedicated at some point in the future, depending on gate placement.

Cailloux said she had been told by the developer there would be no gates. Walls again said they would be building private roads to public road standards and would show the easement on the left road if required. Liotta noted that the easement was a specific required condition. Walls said they were showing the stub out but were not indicating if it were an easement or a public right-of-way.

Would each building envelop a lot or would there be lot lines around each unit? Liotta asked. Each middle unit would be on a lot 25 feet wide, and end lots would have five feet added for greenspace outside, Walls replied, adding he thought they would pick this up in the preliminary plat, which couldn't be done until the boundary survey was complete. There would be a significant amount of land that the HOA would maintain. There would be 37 lots sold, and the remnant would be greenspace.

Liotta told him that was important information, and it would have been nice to see that on the plat. He went on to note that the site was heavily wooded and asked if they had looked at it in regard to any specimen trees.

Roch deGolian said this 5.5 acres was cleared in the 1980s, but not developed. It

was mostly scrub pines now, Walls remarked.

What was the distance from the back of curb to the face of the garages? Liotta asked. It was 25 feet, Walls said, because the intent was to have the driveway accommodate a car parked there.

Liotta asked for a description of the units. DeGolian stepped up and said he and his wife owned this land and had been working eight years to get it to where they were now. The units would have separated garages with a small courtyard between the garage and the main living quarters. The units would be two stories, about 2,500 square feet, and there would be three floor plans, one of which had a master suite on the first floor.

Kriz asked if the developer had agreed to widen the sidewalk for use as a multi-use path, and Walls said that was correct. Kriz asked about the number of parking spaces outside the garages and driveways. Cailloux said 39 were shown.

Was this in Glenloch Village? Kriz asked, and Cailloux told him it was. When this area was annexed, Glenloch was the closest village without having to jump SR 54. Kriz asked when this was annexed, and Cailloux replied in December 2019 or maybe in 2020. She showed on the zoning map what was annexed in Governor's Square and said she believed some of the lots across the street were included as well. DeGolian corrected her, saying the annexation was in 2018 and the rezoning a year later. Longboat and Genevieve Court came in about a year after that, Cailloux reported.

Kriz wanted to know where the Glenloch Village Center was, and Cailloux told him the Comprehensive Plan committee decided on the Lexington shopping area. However, that was not a previously identified village center. She said the last time village centers were identified was in the 1972 plan. The 1985 plan did not show village centers on the map—they just drew amorphous bubbles. How far was Lexington from here? Kriz continued, and Cailloux pointed out this area on the zoning map, saying the Comp Plan committee named it Lexington Village Center, even though they did not want to create a new village.

No one else had questions, so Ritenour asked for comments. Kriz stated that he had been vocal about his stance on following the Comp Plan and the step-down guidelines for density. He did not agree with the density in Towson Village because it was at the very edge of the City property line. He did not agree with the density here. He said he understood this property might be difficult to develop, but he could not support this and remain truthful to the Comp Plan and the guidelines set by Council.

Cailloux reminded Kriz that the property was already zoned for this. They were very limited in what they could do as a platting authority; if the plat met the ordinance, they had to approve it. If they did not approve it, their vote had to be based on

something that was lacking as far as the ordinance's requirements.

Did the current zoning allow for a different single-family use? Kriz inquired. Cailloux said it was actually shown for multi-family use that could have up to 12 dwelling units per acre. They were asking for fewer, but they could do up to 12. Kriz said it allowed a certain amount of density, but he felt they should be faithful to the Comp Plan and consider density and village centers.

Kriz added that he agreed with Liotta's comments about the lack of preparation in the submitted documents. It would be nice to have more detailed drawings, he remarked, so they could consider what the impact of this community would be. Kriz said he would like to see this tabled until they could get proper drawings, but he could not support the density.

Hamner said he would offer some historical perspective, recalling that the Planning Commission unanimously denied the rezoning for this property when it came before them in 2020. City Council voted unanimously in favor of it. So, this was the zoning, and it met the requirements that were in place. They could have some input, but had to approve if the plat met the requirements, Hamner concluded.

But they had platting authority, Kriz pointed out, and could approve or deny the plat. Cailloux said the decision had to be based on the ordinance. Hamner again said it met the zoning requirements that had been attached. They could offer their opinion on things like the sidewalk's use as a multi-use path.

Did they not have authority to deny if it went against the Comprehensive Plan? Kriz asked, and Hamner said denial had to be based on something in the ordinance. Cailloux told him they couldn't deny it based on the land use; if it met the zoning, they had to approve it. So, they had authority, but if it was within the guidelines, they had to approve it, Kriz summarized, and Cailloux said that was correct.

Hamner again acknowledged that Kriz's opinion was well-reasoned, saying it was why the Planning Commission voted 5-0 to deny the rezoning. However, Council disregarded that and voted to approve. Reeves said she agreed with Kriz regarding density, but understood that they had to look to the ordinance. The proposal seemed to meet the ordinance, so there was no reason to deny, she concluded.

Liotta commented that he wanted to see the additional information in the plan before making a decision. He wanted that included and the plan resubmitted so they could make an informed decision. Liotta wanted information regarding dimensions and where the easement would fall on the property. He said he understood this was conceptual and things might change, but this should establish a benchmark. He mentioned walkways and a possible gazebo or benches and wanted an explanation.

They had seen many conceptual site plans, Ritenour remarked, some with more

information than others. Cailloux said she was looking at the ordinance; it had a checklist of what had to be included on a conceptual plat. It did say location of property lines and easements, which this did not show. She highlighted the list for the Commission:

- Proposed name of subdivision.
- Name and address of record owner of property.
- Name and address and telephone number of the subdivider of property.
- Vicinity map showing the location of the proposed subdivision in relation to surrounding development.
- Property lines of adjoining tracts of land, including property owner and zoning.
- Approximate location of property lines, existing and proposed easements, burial grounds, railroad rights-of-way, watercourses and associated buffers, existing wooded areas, and location, width and names of all existing or platted streets or other public ways subdivided.

Liotta said it might not be necessary, but the checklist also called for schematic building elevations. Cailloux said she didn't see that on the list of what a concept plat must show. It sounded like that had already been submitted in this case, though, and Cailloux said she could include it. Liotta told her he was referring to section 505 of the ordinance, and Cailloux replied that section referred to site plans, not plats.

Ritenour said he agreed that the more information they had, the better equipped they would be to render a decision. Cailloux asked what kind of impacts having that information would have on the design. Liotta mentioned the distance of the private road on the south side to the mobile home park and the proximity of the easternmost building to the perimeter of the boundary were necessary pieces of information. Ritenour added that they always looked at recreation areas and felt that would be important to see.

He asked if they had a motion to table this and bring it back to the second meeting in April? Reeves then said she was always interested in traffic. There was this development and another on the other side of the highway; what did they know about the impact of all these homes on traffic? How could they get information from the builder?

The time to do that, Cailloux responded, was when the change in land use was requested. Knowing that development was eventually coming in this area, the City several years ago commissioned an access management plan for SR 54 for the area east of SR 74 up to Ebenezer Road. It was available on the City website. It included growth here, the 140 acres of Smokerise that was yet to develop, and growth around City Hall because, at that time, there was discussion about developing that area as a city center. The traffic access management study was

based on projected future growth and came up with recommendations for improvements such as at Northlake and Flat Creek and for the R-cuts that had been implemented on SR 54 East.

Was there nothing they could ask of the builder now regarding traffic? Reeves asked. Cailloux said questions about traffic impacts had to come at the time the land use was being changed. That was one of the six criteria they were required to consider during a rezoning.

Was there a vision for townhomes in this area when the traffic study was done? Reeves continued. Cailloux said it assumed a blanket dwelling unit per acre. There wasn't a specific plan, but the plan would have assumed something along the lines of 12 dwelling units as per the General Residential (GR) zoning district.

Hamner noted that the Planning Commission looked at traffic during the rezoning process. Ultimately, the increase in traffic here would be negligible because this development was primarily residential. The commercial development that would be closer to the highway would be the real traffic driver, he pointed out, saying to think about how many times someone left their house per day versus the constant traffic in a commercial area.

Ritenour said the development in Smokerise Corners played into this, and Cailloux noted there were 140 acres already zoned for residential there. Kriz asked if they felt they needed additional details. Hamner said it would be good to have.

Kriz moved to table this proposal until the April 22 meeting so sufficient detail could be provided. Hamner seconded. Motion carried unanimously.

Walls asked if they could restore the April 8 meeting and let them come back then? The Commissioners agreed, and Kriz moved to table this until the April 8 meeting. Reeves seconded. Motion carried unanimously.

2. Conceptual Site Plan, Primrose School, 110 Wilshire Village Drive

Cailloux pointed out the location on the south side of the city in the Wilshire Village Shopping Center, where this was one of the last lots to be developed. It was zoned General Commercial (GC) with conditions that included permitting a daycare, but only on a lot of 40,000 square feet or larger, which was a little under an acre; this lot was 1.9 acres. They were required to provide interparcel access, which they were. They had to comply with State day care standards. Based on the number of children, the State would require 6,400 square feet of outdoor play area here, but they were providing in excess of 13,000.

The location was within 500 feet of a major thoroughfare, meaning an architectural review from the Planning Commission would be required at a later date. No multi-use paths were planned for this lot; the nearest planned path was on Rockaway Road. The minimum requirement for parking was 46 spaces; 50 were planned. A

25-foot landscape buffer was required along the areas adjoining the Somerby property. On the concept plan, this buffer was mistakenly labeled as “undisturbed,” but that was not required, and in fact, the zoning called for a combination of berms and landscaping to create a permanent vegetative buffer. The Planning Commission would later review the landscape plan.

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

Walls again represented the applicant and said the franchise owner and representatives from Primrose School were present to answer questions. Kriz asked if they had talked with the residents of the adjacent subdivision? Walls said they had not and noted there was a good bit of undeveloped land between them and the subdivision.

Liotta said he had questions about the operations of the facility, and Walls said the school representative would be best to answer. Liotta asked about parent/guardian pickup and drop off. The representative said the time for morning drop off was from 6:30 to 9 a.m. Parents parked and walked the child inside; there were no lines outside. In the evening, pickup ran from about 4:30 to 5:30 p.m. There were 25 teachers and staff, and the parking space ratio worked well to accommodate everyone.

Liotta said he appreciated the dimensions added to this plan. He asked how the children got to the various playgrounds? Each classroom had an interior door and an exterior door, the representative said. Teachers took the children out, and the area was enclosed with a five-foot tall crash-resistant fence.

What surfacing was used on the playground? The rep replied that it was XGrass, which was a fall-resistant astroturf. Liotta wanted to know about shade structures and was told there were big structures in three areas.

Reeves asked about the afterschool playground area. The representative said it was more of a daycare, not a school area, for ages 2 to 4½. Were there any children older than 5? Reeves inquired, and was told there were not.

All the Commissioners expressed satisfaction and said they were glad to have this facility in the community. The company rep said Primrose Schools was founded in Atlanta and now had 500 schools in six states.

Ritenour asked about golf cart parking, saying he felt it would be useful here. He noted they were over on required parking, so maybe they could remove some and add golf cart parking. Walls indicated an area where they could go but noted that removing spaces could cause problems; golf carts could park in regular spaces, but cars couldn't park in golf cart spaces.

Liotta pointed out an open space in the lower left-hand corner that could be used for golf carts. Kriz said he liked that suggestion. Walls asked if adding those cart spaces would put them over the parking limit; Cailloux said it shouldn't and suggested they use pervious pavers.

Kriz moved to approve the conceptual site plan for Primrose School, 110 Wilshire Village Drive. Hamner seconded. Motion carried unanimously.

Workshop Items

None

There being no further business, Hamner moved to adjourn at 7:31 p.m. Kriz seconded. Motion carried unanimously.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 4/17/2024

DATE: April 22, 2024

SUBJECT: Rezoning of 1 Paschall Road from GI to LUI

Recommendation:

Staff is of the opinion that the request meets all review criteria and recommends approval.

Discussion:

The property owner of 1 Paschall Road is requesting to rezone the property from GI General Industrial to LUI Limited Use Industrial to allow for subdivision of the lot with a zero-foot side-setback between the existing buildings, as shown on the attached survey. The applicant is not proposing any land-use changes to the property, nor is he proposing any new construction at this time.

The applicant would like to transfer ownership of half the property to another business entity. However, using the existing rail line as a demarcation between the lots, Lot 2 would not conform with the required side setback in the GI zoning district of 20 feet. Lot 1 would not have any public road frontage, which is required to be at least 200 feet in the GI zoning district. Therefore, the City cannot approve the subdivision as it is currently zoned.

Therefore, the applicant is requesting to rezone to the LUI zoning district to allow for the proposed lot subdivision. The Limited Use zoning district allows for the City Council to approve flexible development standards, such as reduced setbacks. Rezoning for the purpose of subdividing existing developed lots has been previously approved on the following properties in the City:

1. 776 HWY 74 S, LUI-2 for the Panasonic campus
2. 665 HWY 74 S, LUI-3 for the multi-tenant industrial building on site
3. 725 HWY 74 S, LUI-4 for the Perrigo Direct property
4. 100 Line Creek Drive, LUC-29 for the Overlook Shopping Center

Evaluation Criteria:

Per Section 1304 of the Zoning ordinance, City Council shall consider the following factors, where relevant, when evaluating a proposed change to the zoning map:

1. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan;*
2. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*
3. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*
4. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*
5. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*
6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supportive grounds for either approval or disapproval of the zoning proposal.*

Because the land use of the property is not changing from its current use, staff is of the opinion that the request meets all evaluation criteria.

Comprehensive Plan and Future Land Use Map

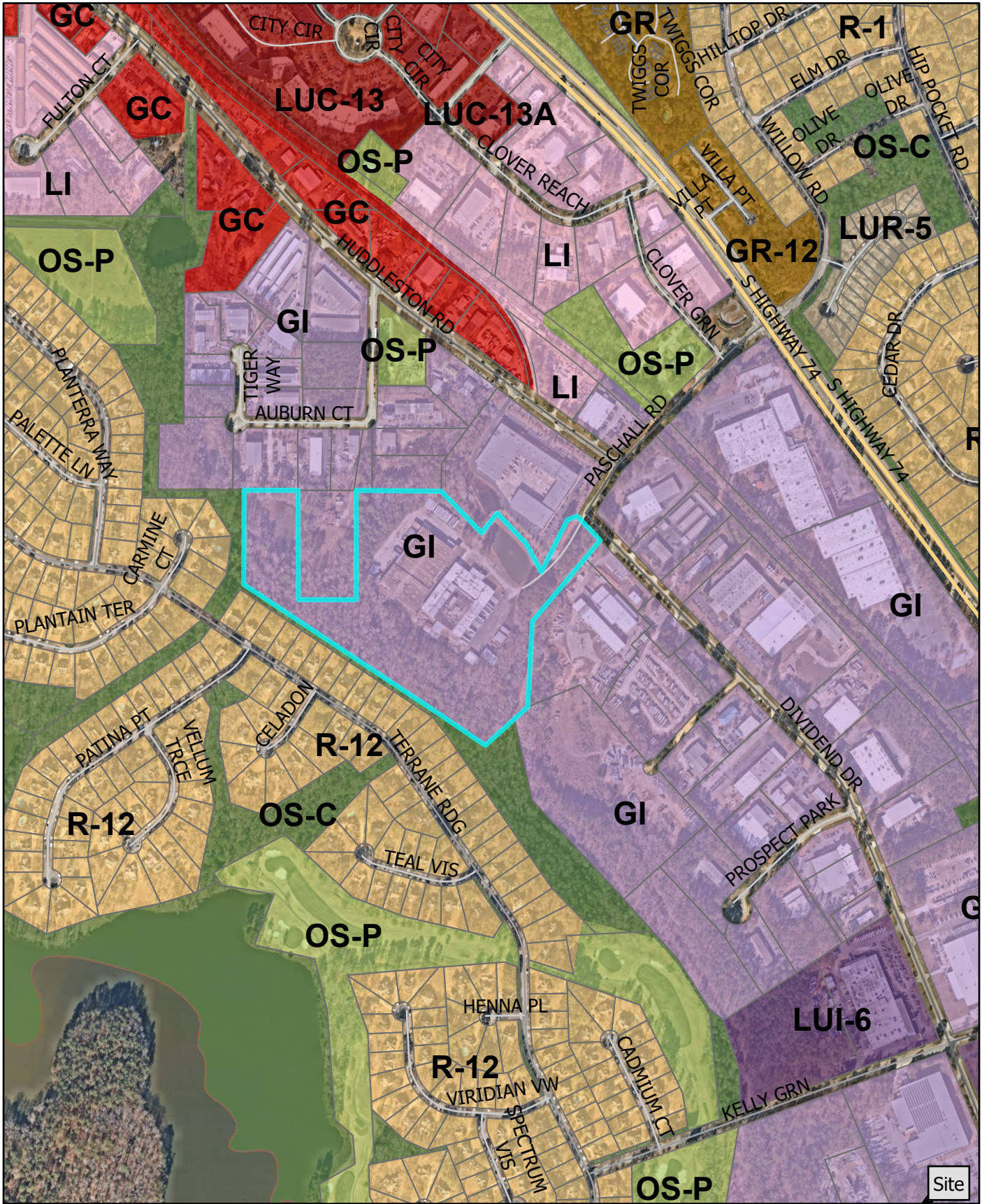
The future land use for the property is industrial. The request does not change the current industrial use, and therefore complies with the City's adopted Future Land Use Map.

Budget Impact:

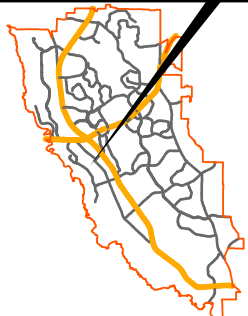
There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Applicant Narrative
3. Proposed Lot Division



Site

	Zoning Map			
	1 Paschall Road Rezoning Request From GI to LUI 7			2024
	For informational purposes only			

APPLICANT NARRATIVE

Applicant: Adam Baaklini

Property: 06-17-006

Address: 1 Paschall Rd, Peachtree City, Ga 30269

Rezoning Application

Written Narrative

The property is currently zoned General Industrial and has been since the inception of the Peachtree City Industrial Park. It was the first industry to locate in the newly developed Industrial Park in 1961.

Within the property, there are 2 buildings (split by a discontinued railroad spur). I am looking to split off the 2nd building (70k+ sq ft) and put it under a new entity. I desire to rezone the property to Limited Use Industrial and to create a special use district to allow for the subdivision. I also request to keep all of the GI standards for permitted use (Section 1008.2), conditional use (Section 1008.3) and other requirements (Section 1008.4) EXCEPT reduce the side setback between Lot 1 and Lot2 as shown on the plat to zero feet.

- (1) The 2nd building was constructed in 1980, in compliance with the land use plan at the time. The building is used by my operating company (Salvage Trading) for the textile and cotton industry and will continue to be used by my operating company if the split is approved.
- (2) Continued use of the building will not affect development or use of nearby property.
- (3) Continued use of the building and property will not have any adverse impact on adjacent or nearby property.
- (4) The economic use of the property will be extended with improvements.
- (5) Rezoning the property will have no impact on current transportation, utilities, or schools.
- (6) The economic life of the property will be extended and provide employment opportunities for the area.

1. Land Use

The rezoned use of the property will have no effect on the current comprehensive land use plan, as the intended use of the property will not change. The buildings and property are practically out of sight from a public roadway and does include green space separating the property from the nearest residential neighborhood (that was built after our property was already in use). Impact on public and educational facilities would not be any greater than in the past and considered nil.

Land use will not be affected, and access will continue via Paschall Road. There will be a set-back variance requested between two buildings separated by a discontinued railroad spur track.

Applicant: Adam Baaklini
Property: 06-17-006
Address: 1 Paschall Rd, Peachtree City, Ga 30269

2. Community Design

The property is located in the Peachtree City Industrial Park and has been since its inception. There will not be any impact on the nearby community.

3. Economic Development

Improvements are necessary to preserve and extend the economic life of building 2 and preserve the current tax base to the county and city.

The plan is to continue to use both buildings for my internal use via my operating company Salvage Trading LLC. By subdividing the property I will be able to put the second building under a new entity and bring in my brother (Nader Baaklini) as a partner. The new funds Nader will bring will go towards extensive repairs and upgrades (new roof, new concrete loading yard, etc) that will improve the economic life of the building.

4. Fire and Rescue

Both buildings are fully protected with their own sprinkler systems. Building 1's construction is masonry brick, while Building 2's construction is poured concrete walls, both of which are noncombustible.

5. Potable Water

City water is already connected to both buildings.

6. Sewer

Sanitary sewer service is already connected to both buildings.

7. Transportation

Will be primarily commercial, same as it has been in the past.

N/F
Peachtree City
No Reference Deed Found

APPROX = APPROXIMATE
B/L=BUILDING LINE
C/L=CENTERLINE
CTP=CRIMP TOP PIPE
D.B.=DEED BOOK
D.E.=DRAINAGE EASEMENT
ESMT.=EASEMENT
EP=EDGE OF PAVEMENT
F.W.P.D.=FIELD WORK
PERFORMED DATE
LL.=LAND LOT
L.L.L.=LAND LOT LINE
N/F=NOW OR FORMERLY
N.T.S.=NOT TO SCALE
OHUL=OVERHEAD UTILITY LINES
P.B.=PLAT BOOK
PG.=PAGE
P.O.B.=POINT OF BEGINNING
P/P=POWER POLE
RBF=REBAR FOUND
RBS=REBAR SET
R/W=RIGHT OF WAY
U/P=UTILITY POLE

Lot #	Total Lot Area	Area Inside Floodplain=%	Area Outside Floodplain=%
Lot 1	593,408.1 S.F.	76,315 S.F.=13%	516,811 S.F.=87%
Lot 2	665,357.0 S.F.	102,259 S.F.=15%	563,098 S.F.=85%

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

PAGE 1 OF 2



Prepared For:

**Land Lot 59 and 60 Of The 6th Land District
Fayette County, Georgia
Peachtree City, Ga.**

surveyors planners development consultants
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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 4/17/2024

DATE: April 22, 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 approve 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 revised conceptual plat for Peachtree Court Townhomes consisting of up to 38 lots on 5.5 acres. The Planning Commission reviewed this item at the March 25th meeting and requested further details from the applicant for review. The revised conceptual plat and details sheet is attached to this memo.

In order to approve the concept plat, it must comply with the City's Zoning Ordinance, Land Development Ordinance (LDO), and meet the conceptual plat drawing specifications listed in Section 501 of the LDO. Each of these elements are reviewed and summarized below.

Zoning Ordinance

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 plat shows 38 lots. This is a density of 6.9 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. Using the plat scale, the right-of-way shown on Road A is 50 feet. In addition, the details page C201 also shows Road A as a 50-foot right-of-way.
- Sidewalks shall be provided on Peachtree Court.
 - o Staff Comment: sidewalks are shown on the development's side of Peachtree Court. In addition, a 4-foot sidewalk is shown on one side of Road A on the details sheet. This is not required by the ordinance, but is provided in addition by the developer.
- Parking ratios shall be a minimum of one per attached dwelling unit.
 - o Staff Comments: 2 garage parking spaces are shown per unit. Although the garages are shown as detached, this level of detail is not required by the city's ordinances. In addition, 27 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.
 - o Staff Comment: Although this level of detail is not required on a concept plat, the plat shows the street trees as required.
- Maximum building setback from Peachtree Court shall be 12 feet.
 - o 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.
 - o 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.
 - o 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. Section 706 of the Land Development Ordinance (LDO) states that, "the planning commission shall require multi-use paths ... from residential and commercial developments." 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 applicant has previously agreed to this condition in the March 25th Planning Commission meeting.

The LDO also requires at least three (3) acres of open space per 100 dwelling units. With 38 units, this equates to 1.14 acres of open space. The concept plat shows

1.5 acres, not including the stormwater maintenance facility, as open space, thereby meeting this development standard.

Conceptual Plat Drawing Requirements

Because Georgia law establishes the requirements for subdividing land, the Planning Commission's role in approval of subdivision plats is limited when compared to commercial development plan reviews. Section 501 of the LDO contains the minimum drawing requirements for a conceptual plat, reflecting the Georgia statute requirements such as the approximate location and widths of proposed streets, the approximate location and size of all proposed lots, and the approximate location and size of all parcels proposed to be set aside for recreational use.

At the March 25th Planning Commission meeting, commissioners questioned the width of the rights-of-way, the distance of the proposed garages from the rights-of-way, and available design information on the proposed units. While only the approximate rights-of-way widths and approximate lot locations are required for a conceptual plat approval, the applicant has provided the additional requested information on a details sheet. This includes potential unit configuration, a buffer landscape detail, a typical lot layout, driveways, and example photos of development in Peachtree City and elsewhere in the Atlanta region. While this information is helpful, please note that these items should not be considered as a reason for approval or disapproval of the conceptual plat.

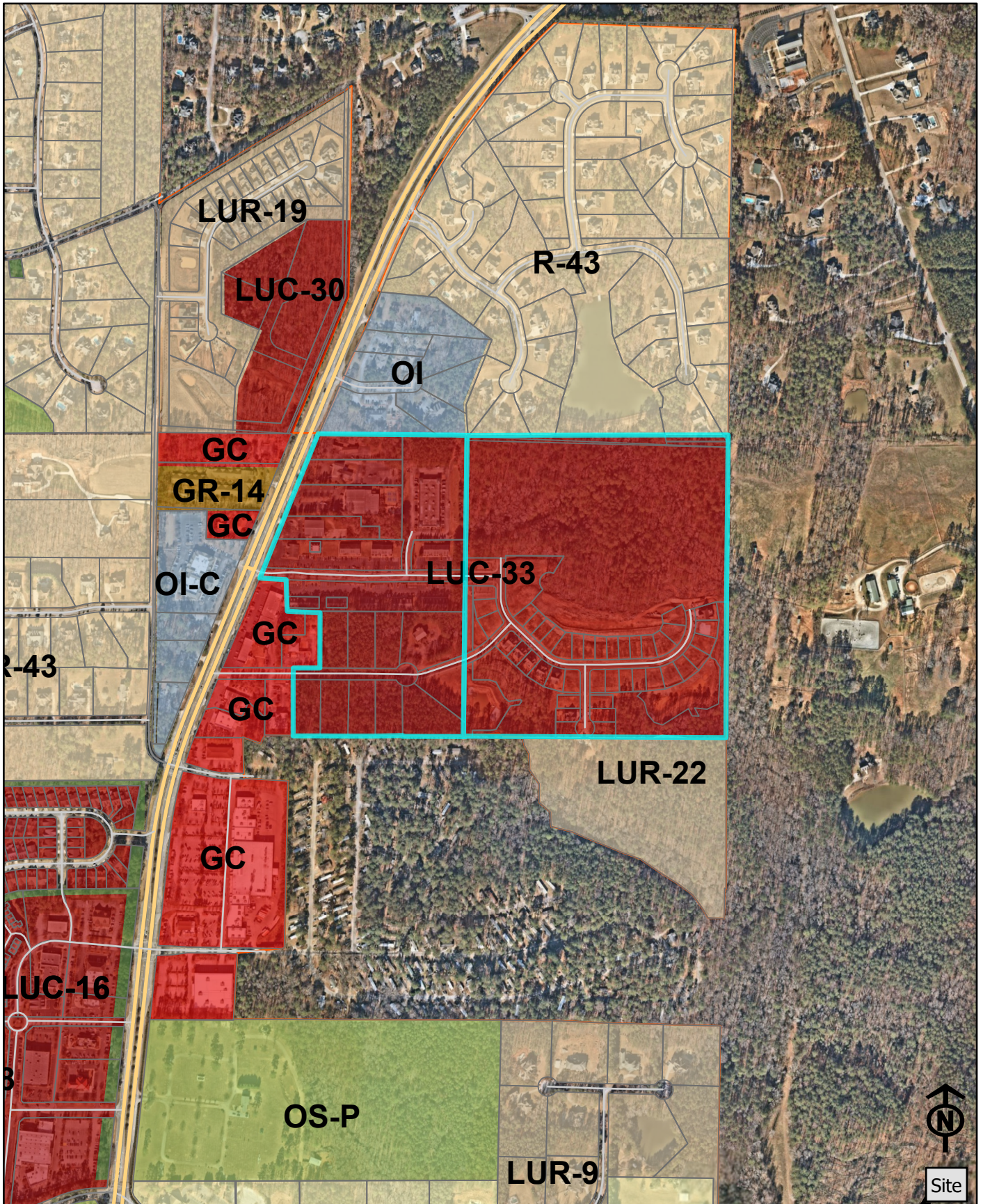
The applicant has also submitted responses to staff/planning commission questions. Their response document is attached to this memo.

Budget Impact:

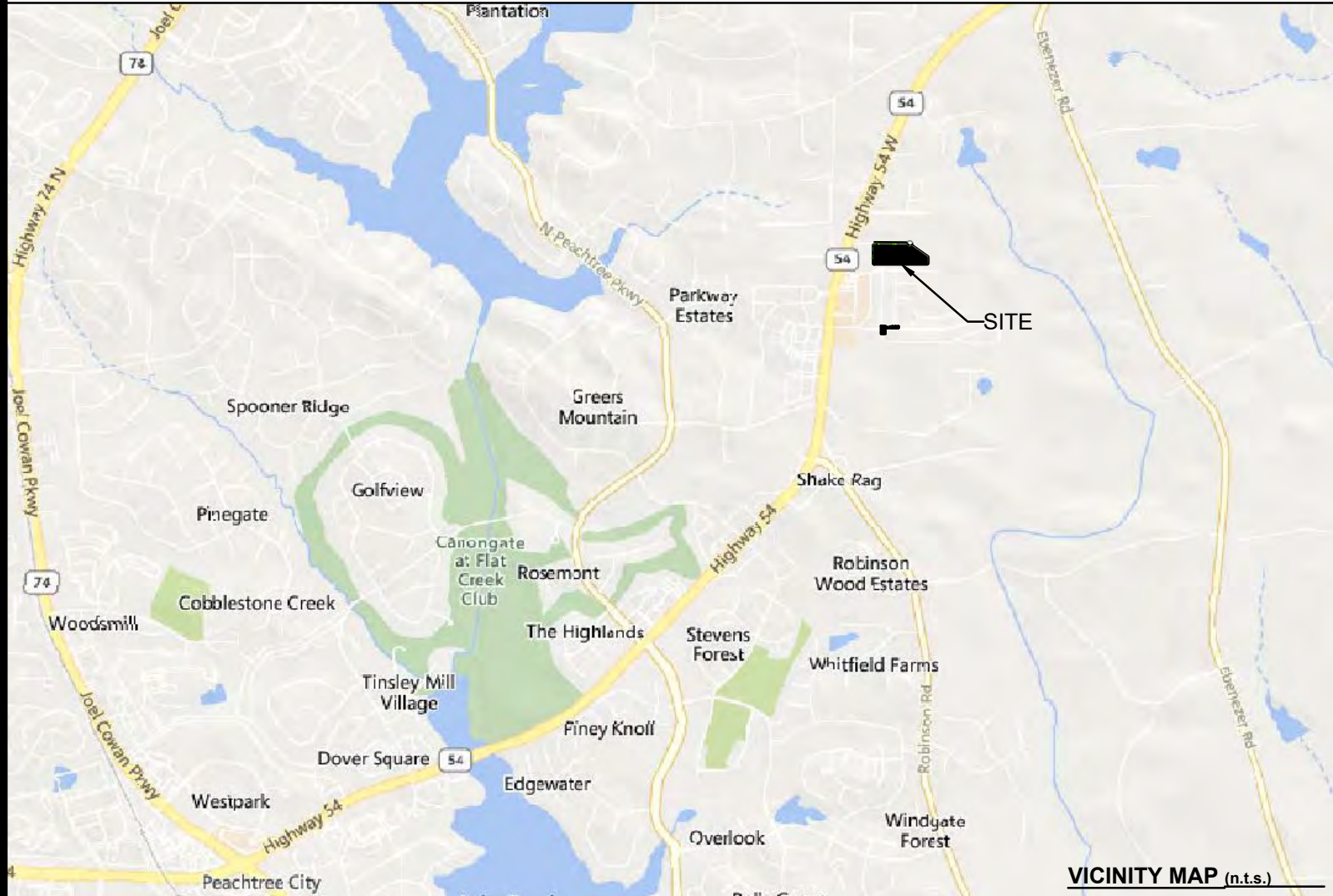
There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Revised Conceptual Plat
3. Plat Details Sheet
4. Response to questions from Planning Commission



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



GENERAL NOTES:

- OWNER:
deGOLIAN COMMERCIAL, LLC
105 GOVERNORS SQUARE
PEACHTREE CITY, GA 30269
CONTACT: ROCH deGOLIAN
EMAIL: ROCH@DEGOLIANHOMES.COM
PHONE: (678) 519-5563
- 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
- SURVEYOR:
W.D. GRAY AND ASSOCIATES
160 GREENCASTLE ROAD, SUITE B
TYRONE, GA 30290
CONTACT: WARREN GRAY, RLS
PHONE: 770-486-7552
EMAIL: WDGWARREN@GMAIL.COM
- SITE DATA:
ADDRESS - LOTS 7 THROUGH 11, PEACHTREE CORNERS
ZONING - LUC-33
SITE AREA - 5.47 AC.
TAX PARCELS: 071902007, 071902008, 071902009, 071902010, 071902011
- PROPOSED DEVELOPMENT:
38 RESIDENTIAL LOTS, ATTACHED
- BUILDING SETBACKS:
FRONT = 0 FT
SIDE = 0 FT
REAR = 0 FT
- PARKING: EACH UNIT HAS 4 SPACES, 2 GARAGE AND 2 DRIVEWAY, 24 GUEST SPACES ARE PROVIDED IN DEVELOPMENT, WITH 3 ADDITIONAL SPACES AT MAIL KIOSK. AMPLE ADA PARKING WILL BE PROVIDED PER CODE.
- BUFFER/LANDSCAPE STRIPS:
10 FT LANDSCAPE STRIP - NORTH AND EAST SIDES
20 FT PLANTED BUFFER - WEST AND SOUTH SIDES
- 24 HOUR CONTACT: ROCH deGOLIAN, (678) 519-5563
- 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 5.47 ACRES OF LAND WITH A PROPOSED 38 TOTAL TOWN HOME LOTS. THE TOWN HOME DEVELOPMENT WILL INCLUDE ONE PUBLIC ROADWAY (50 FT R/W) AND PRIVATE ALLEY WAYS (30 FT EASEMENT) DESIGNED 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.
- ECOLOGY: NO STATE WATERS OR WETLANDS ARE PRESENT ON OR WITHIN 200 FEET OF THIS PROJECT SITE.
- 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.
- 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.
- UTILITIES: WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY PEACHTREE CITY WASA.
- 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.

SITE PLAN LEGEND:

- = PROPERTY LINE - SEE PLAT FOR DETAILS
- ③ = PARKING COUNT NUMBERS
- = LIGHT DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- = HEAVY DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- ▨ = CONCRETE SIDEWALK - SEE DETAIL ON SHEET C700
- P— = SIGN POST
- ▢ = PERVIOUS CONCRETE

4/8/24	Drawn by: JLV	Check by: JLV	Date: 4/8/24	Rev: 1" = 40'	Scale: 1" = 40'	Rev: Description	Date: Apr
CONCEPTUAL PLAT							
CONCEPTUAL SITE PLAN FOR TOWSON PLACE, a TOWN HOME DEVELOPMENT							
LAND LOTS 127 OF THE 7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA							
GEORGIA PROFESSIONAL ENGINEER REID K. ALMAND NOT FOR CONSTRUCTION							
HIGHLAND LAND PLANNING 201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269 CONTACT: REID K. ALMAND, P.E. PHONE: (770) 631-0499 EMAIL: RALMAND@HIGHLANDLP.US							
DRAWING NO. C200							



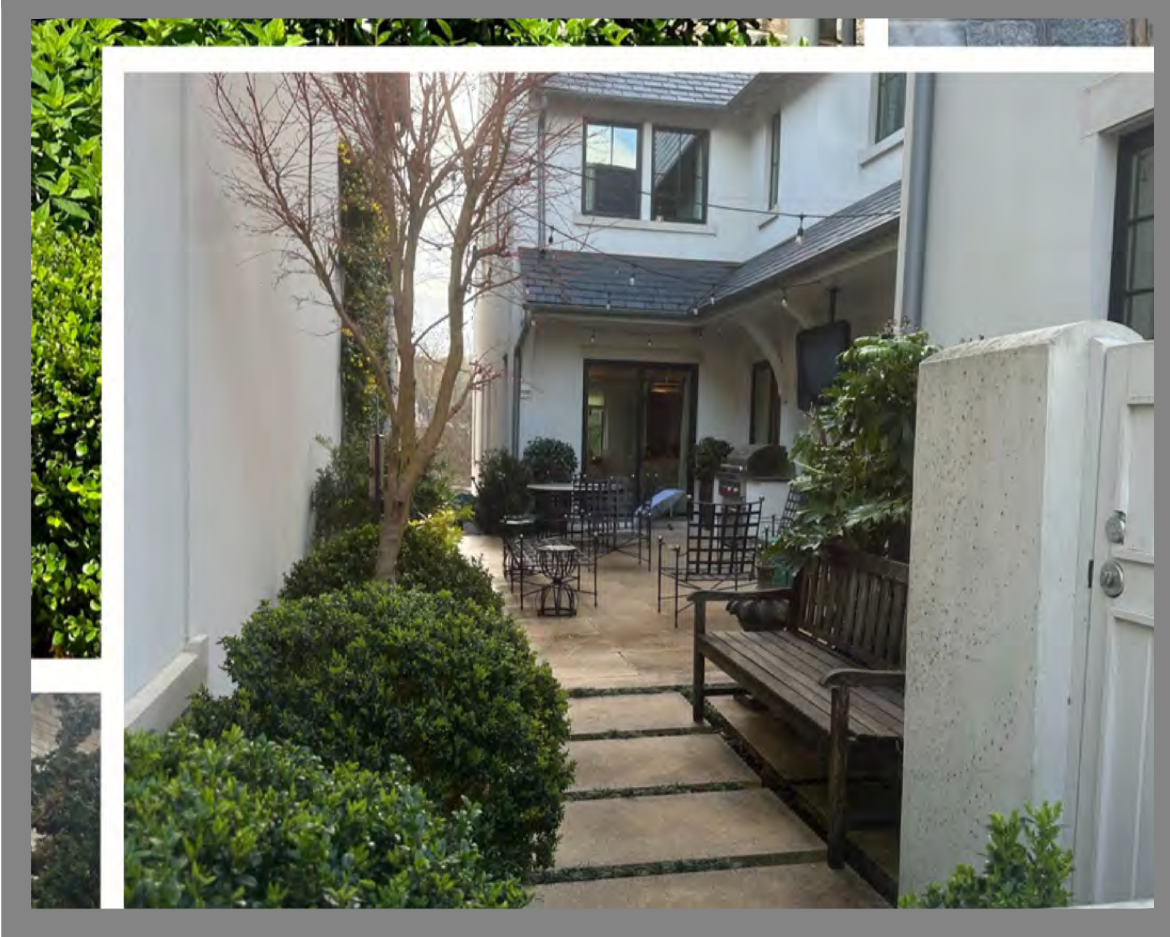
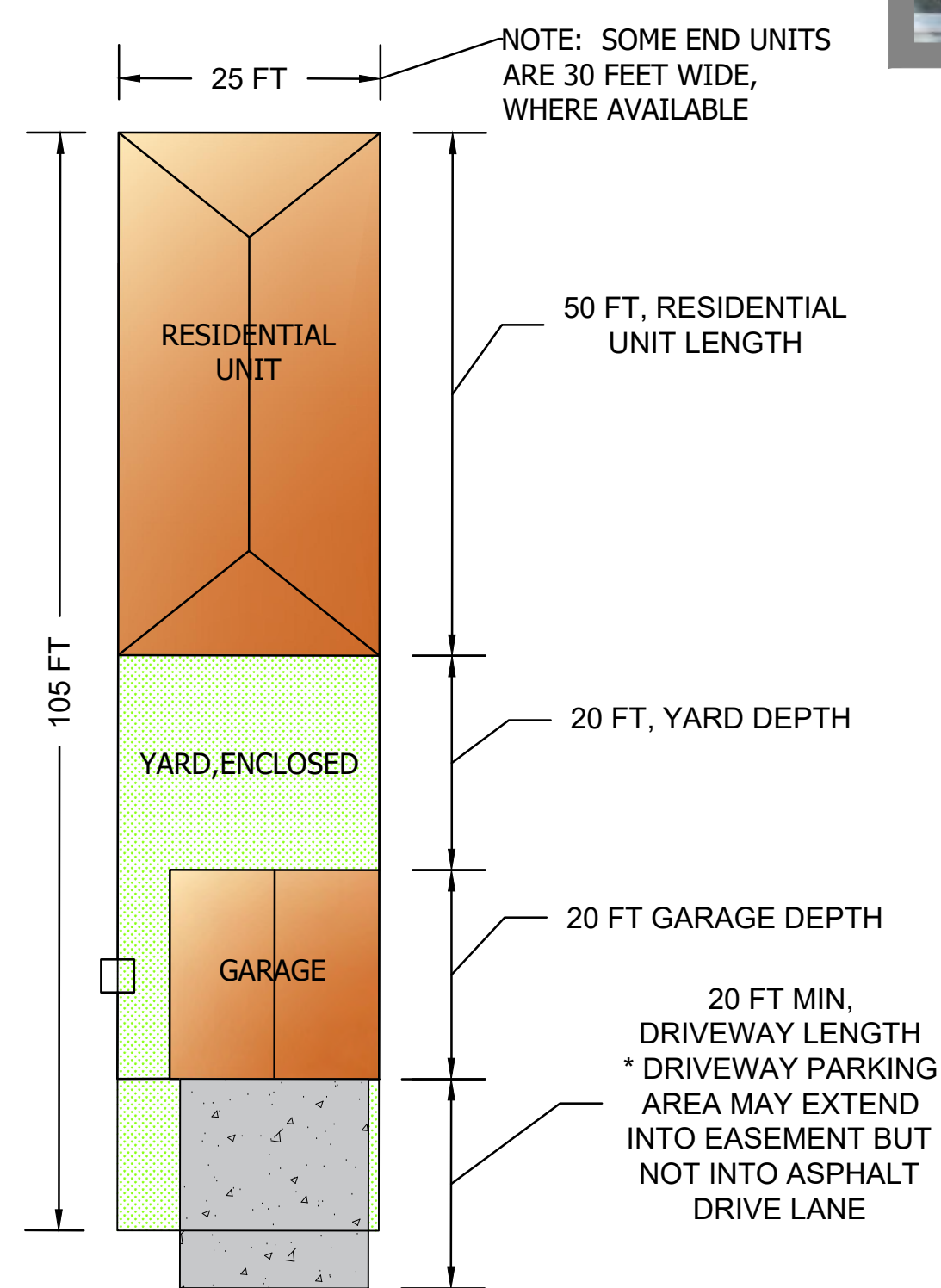
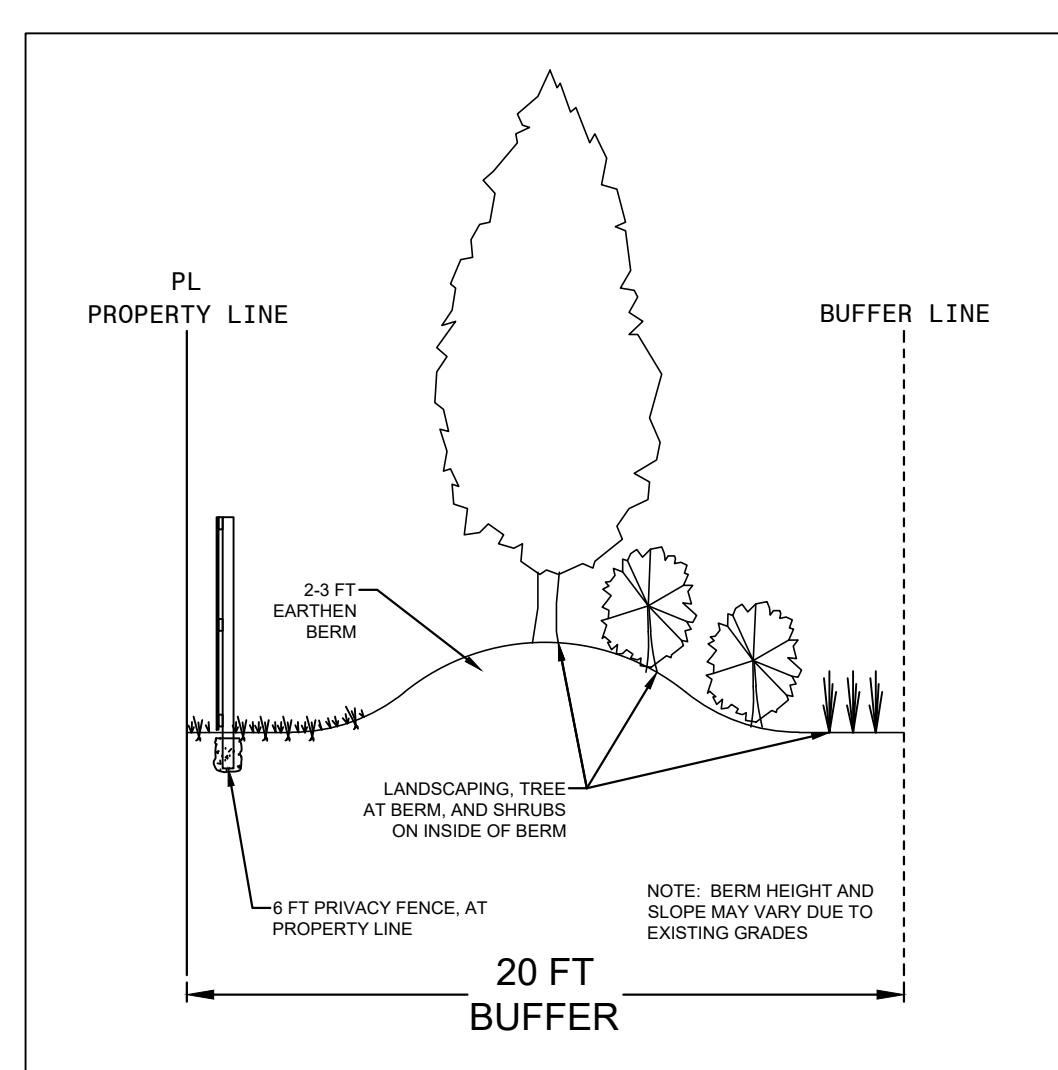


PHOTO 1: IMAGE OF A PROPOSED WALKWAY AND COURTYARD AT EACH RESIDENTIAL UNITS



TOWSON PLACE
TYPICAL LOT LAYOUT

NOTE: THIS DETAIL SUPPLEMENTS THE INFORMATION PROVIDED IN THE RESIDENTIAL STREET DETAIL PUBLISHED BY THE CITY OF PEACHTREE CITY, AND IS FOR THE USE IN TOWSON RESIDENTIAL TOWN HOME DEVELOPMENT ONLY.

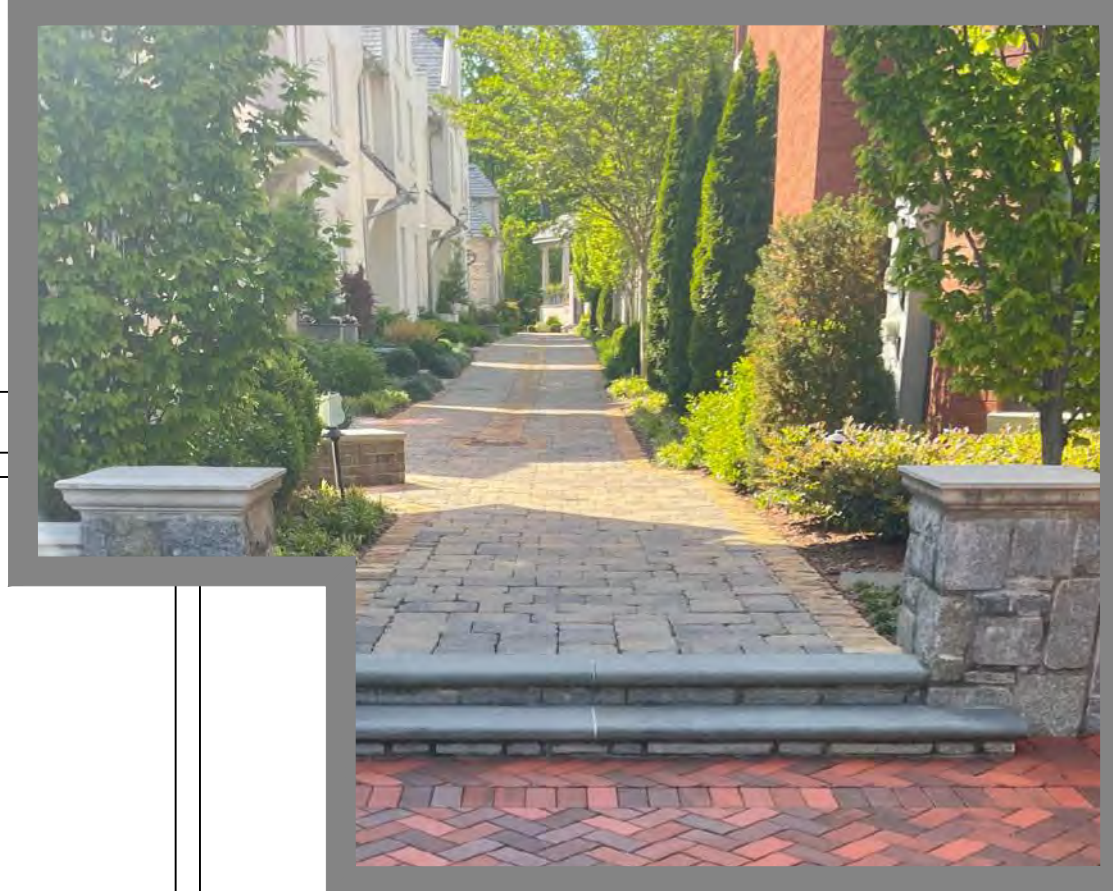
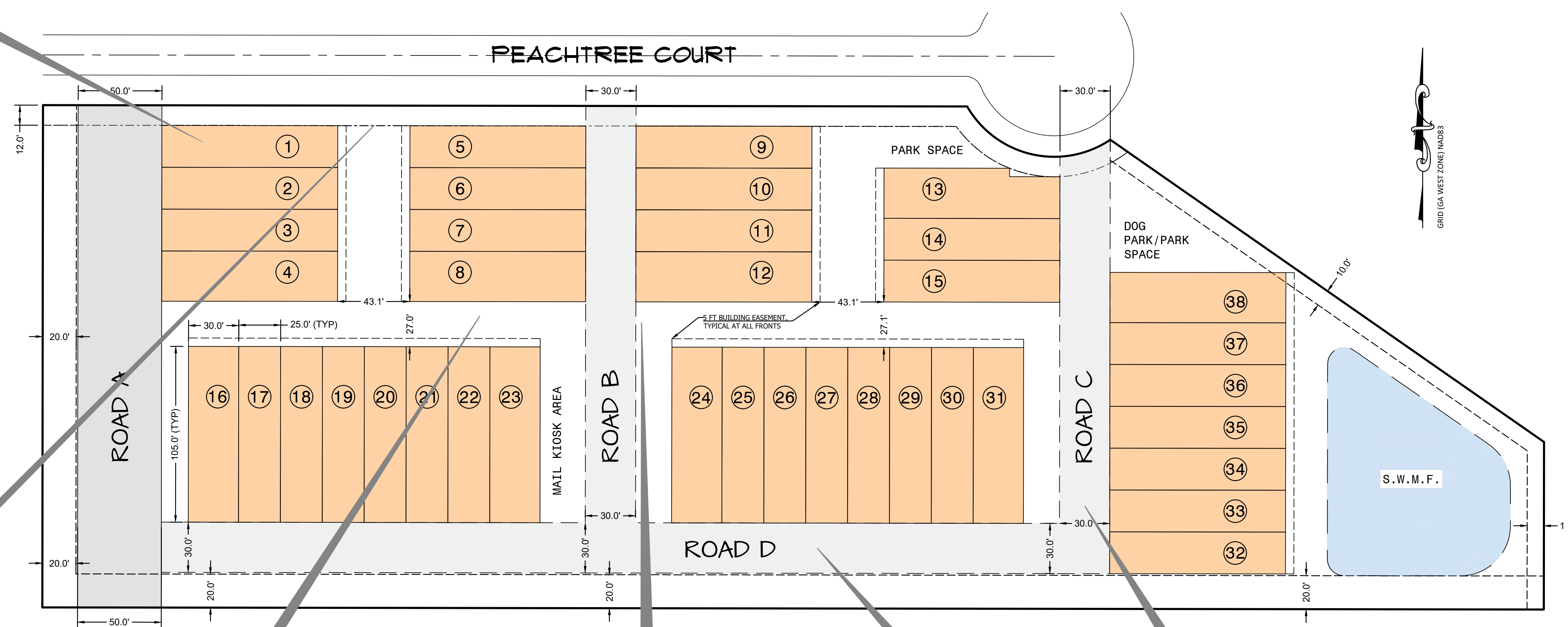


PHOTO 2: IMAGE OF A PROPOSED WALKWAY BETWEEN UNITS. NOTE HE INVERTED CROWN WITH CENTRAL DRAINAGE SYSTEMS AND HEAVY LANDSCAPING.



PHOTO 3: IMAGE OF A PROPOSED WALKWAY MATERIALS AND PLANTS, TO BE LOCATED AT WALKWAYS. WALLS MAY NOT BE PROVIDED, BUT GATES, RAILINGS, AND PILASTERS ARE PROBABLE.

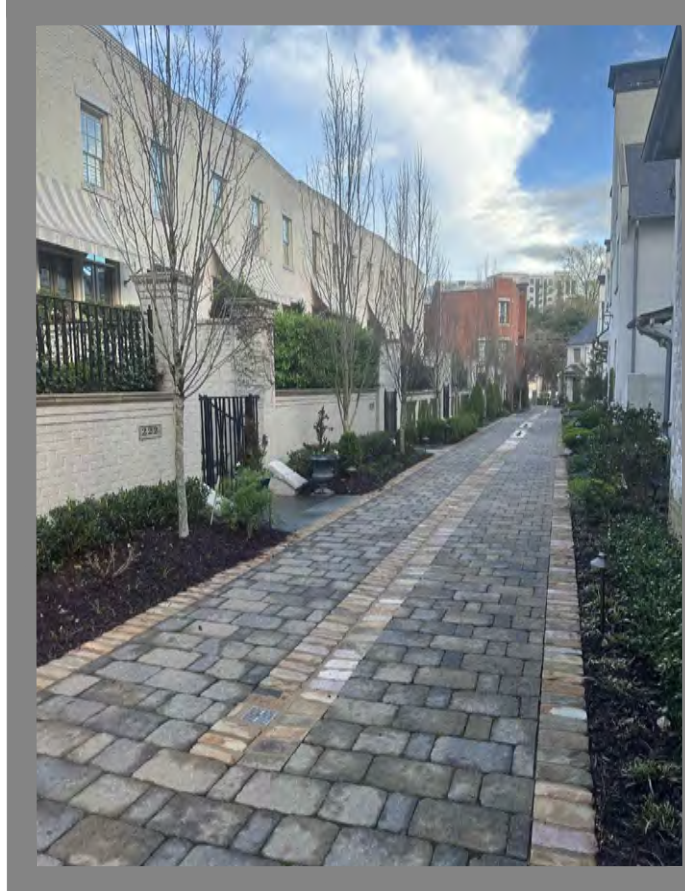


PHOTO 4: ADDITIONAL IMAGE OF A PROPOSED WALKWAY BETWEEN UNITS, IN ADDITION TO PHOTO 3.



PHOTO 5: IMAGE OF NORTH COVE DRIVE SHOWING 20 FOOT STREETS WITH NARROW RIGHT-OF-WAYS, AND CLOSE FRONT SETBACKS PER UNIT

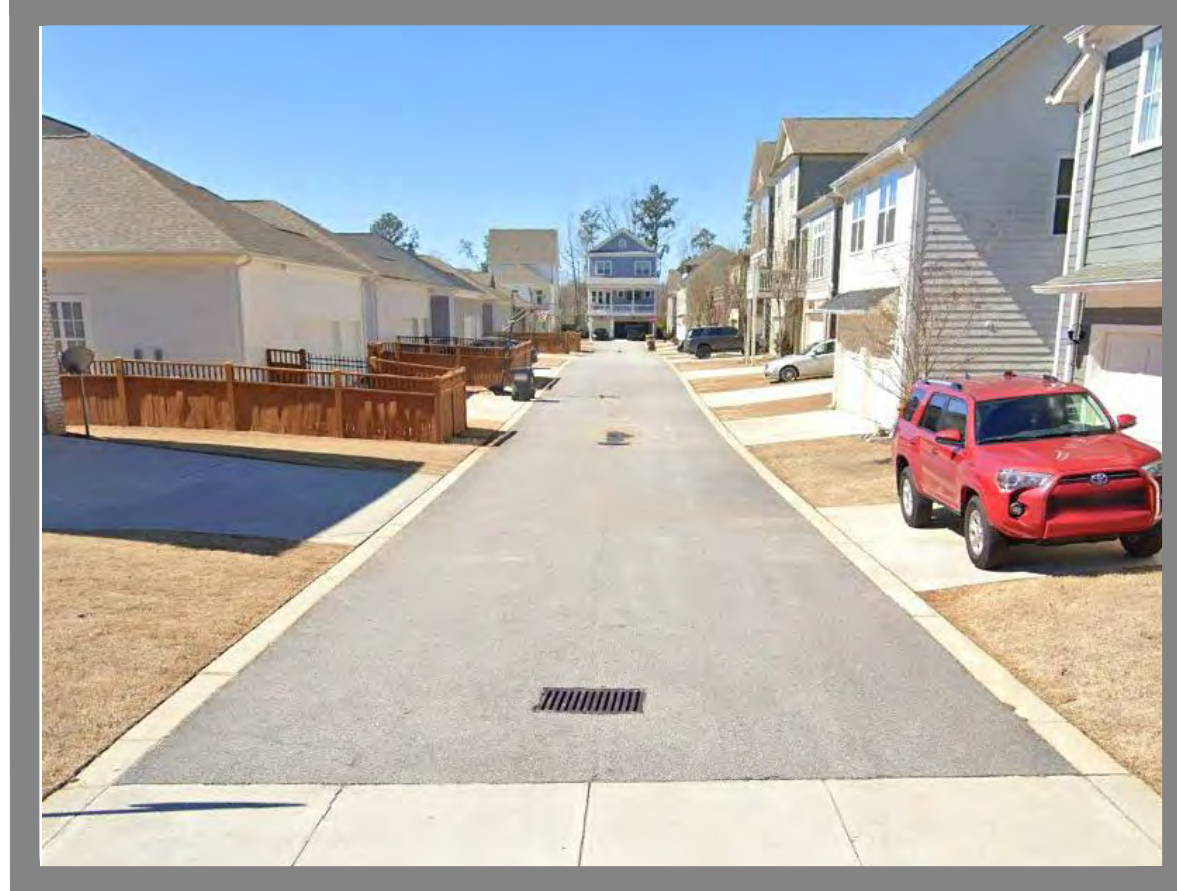
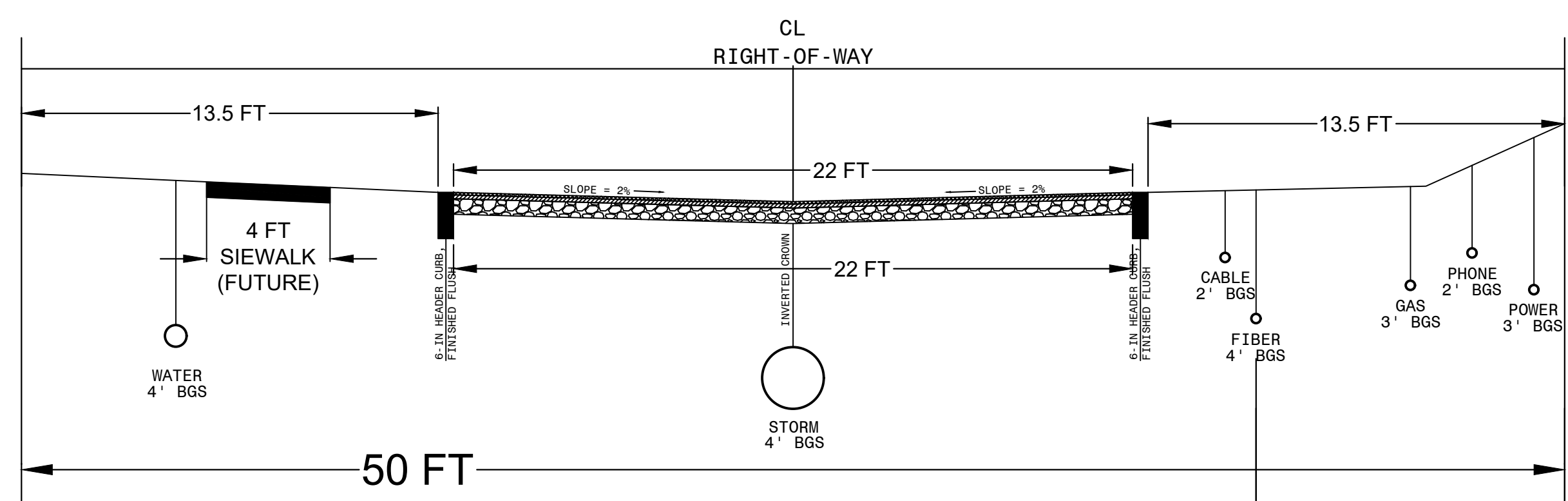


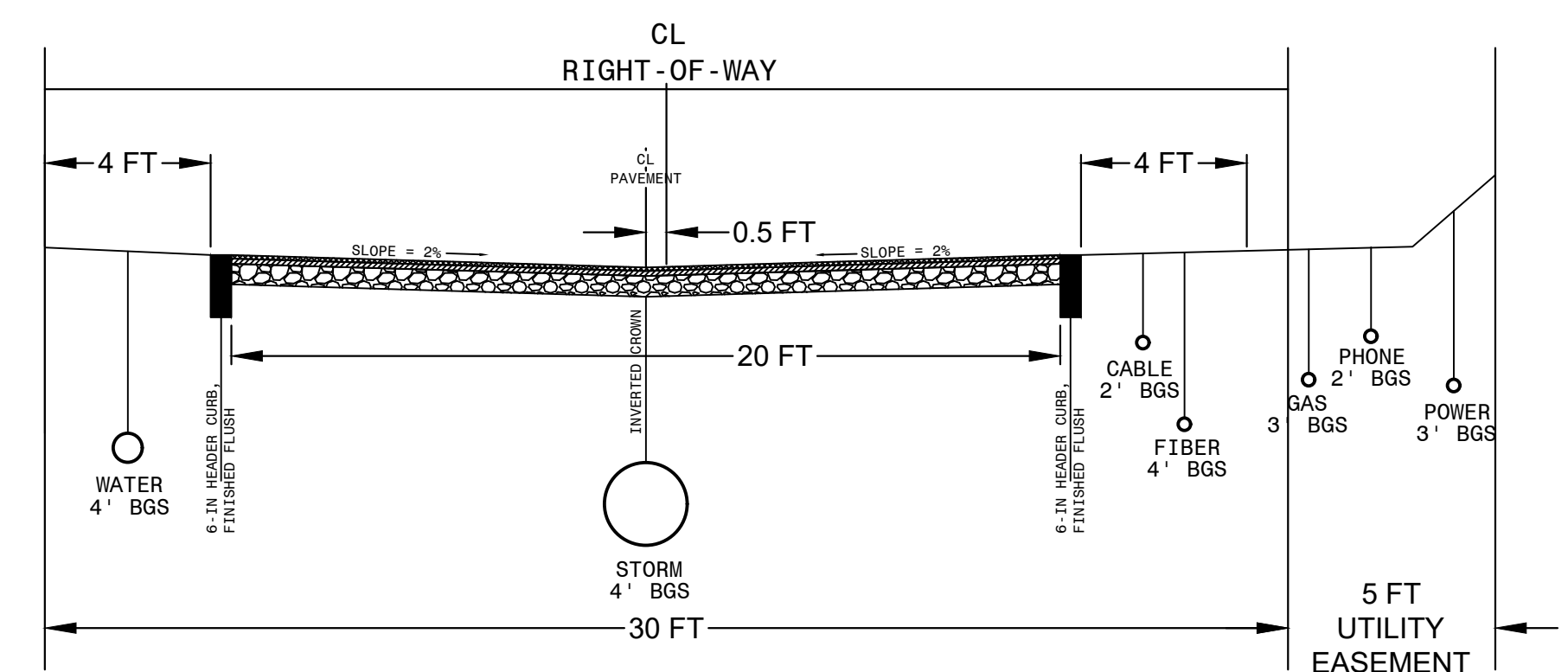
PHOTO 6: IMAGE OF A NARROW ALLEY WAY IN EVERTON (PEACHTREE CITY). NOTE RIBBON CURB AND INVERTED CROWN WITH CENTRAL DRAINAGE SYSTEMS. A SIMILAR ALLEY WAY IS PROPOSED, HOWEVER WITH LONGER DRIVEWAYS.



TOWSON PLACE
RESIDENTIAL 50 FT
RIGHT-OF-WAY

NO SIDEWALK THIS SIDE,
~~REAR FACING DRIVEWAYS MAY~~
EXTEND 10 FEET INTO R/W

NOTE: THIS DETAIL SUPPLEMENTS THE INFORMATION PROVIDED IN THE RESIDENTIAL STREET DETAIL PUBLISHED BY THE CITY OF PEACHTREE CITY, AND IS FOR THE USE IN TOWSON RESIDENTIAL TOWN HOME DEVELOPMENT ONLY.



TOWSON PLACE
RESIDENTIAL 30 FT
ALLEY-WAY EASEMENT

NOTE: THIS DETAIL SUPPLEMENTS THE INFORMATION PROVIDED IN THE RESIDENTIAL STREET DETAIL PUBLISHED BY THE CITY OF PEACHTREE CITY, AND IS FOR THE USE IN TOWSON RESIDENTIAL TOWN HOME DEVELOPMENT ONLY.

ROADS B, C, D



Date: 4/8/24		Drawn by: JLW	Check by: JLW
SCALE: 1" = 40'			
Rev.	Description	Date	Apr.

CONCEPT PLAT WITH DETAIL

CONCEPTUAL SITE PLAN
FOR
TOWSON PLACE,
a TOWN HOME DEVELOPMENT

LAND LOTS 127 OF THE 7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA



HIGHLAND
LAND PLANNING

COA No. PEF008658 | Exp. 06/30/2024
[P] 770.631.0499
801 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269

DRAWING NO.
C201

Response to comments from the Planning Commission

1. Although similar in nature, this new plan is quite different from the prior submittal. This plan proposes attached single family residential units with detached garages and a private enclosed courtyard between the back of the garages and the front of the residential units. The prior plan had townhome style attached dwellings with attached garages.

The original conceptual plan was the first draft as it had not been through any engineering. Based on the feedback from the first meeting with the Planning Commission, and in collaboration with our prospective builder, we looked more closely at the right of ways, build box per unit, outdoor space within each build box, as well as the walkways to the fronts of the units. We made the changes based on what we feel like will be attractive design and a sellable product. The garage is now detached and allows for a much larger courtyard between the garage and the rear of the main structure. The logic here is that the main living space on the first floor of each dwelling unit will be focused toward the outdoor space.

2. This plan now includes 38 units as the prior plan included 37, so the density is increasing. At the last meeting Commissioner Kriz raised his concerns about the density and this increase in units now has my attention as well. The plan now visually appears to me to be more "crowded" than the prior plan with less common areas between the units/lots. I would want some explanation of why there is a unit/density increase proposed

This is correct; we were able to add one unit based on the modification of the overall project. When we started looking at this project the first thought was, wow, zoning allows us to get 65 units on 5.47 acres. However, in order to do that we would have extraordinarily small units, with single car garages, 3 levels, etc... This seemed too much like production building where the numbers are all that matter. We decided that was not for us as we wanted to create an attractive community that people will be drawn to. We were able to add one unit and still maintain the caliber and feel of the units and overall project.

3. I would want to hear some explanation about the enclosed courtyard areas and how they are separated unit to unit.

The walls between the courtyards will be brick, 6' high.

4. Graphically the driveways for units 1-4 are not extended to the street paving

This was an error - these driveways will extend to the street.

5. Lot 38 extends into the 10ft landscape buffer at the rear of this lot. I don't believe this should be allowed. This is one example that the plan is too dense.

This an error on page C201. If you look at page C200 it shows the build box at the boundary of the buffer - not exceeding it. That unit would not extend into the landscape buffer.

6. A plan note on sheet C201 in the Typical Lot Layout Sketch indicated some end units are 30ft wide where available. Is this note referring to the lot width or unit width or both? In any case this should be clearly depicted on the plan and stated

This note refers to the lot width at the end units, or a 5" easement. The units will not exceed 25' for the foundation. The goal here is to allow for either a landscape extension of the courtyard on that side or a bay window, awning or other architectural detail(s) which would not require a foundation. The goal being to create some texture along the ends of the buildings.

7. Explain the grey toned areas near the street lines along the driveways. Is this some kind of paving?

This area will be sodded.

8. The sidewalk on the west side of the proposed 50ft public ROW (Road A) needs to be extended to meet the multi-use path along Peachtree Court

This sidewalk will be extended.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/17/2024

DATE: April 22, 2024

SUBJECT: Landscape Plan, Moon Valley Nursery, 1401 Moba Drive

Recommendation:

Staff is of the opinion the proposed landscape plan for Moon Valley Nursery meets the requirements of the City's ordinances and recommends approval.

Discussion:

Highland Land Planning has submitted a landscape plan for Moon Valley Nursery located at 1401 Moba Drive. The property is located adjacent to HWY 74 S in the MOBA development.

Based on the amount of impervious surface on the site (32,748 SF), which includes buildings, drives, parking area, sidewalks and patios, the landscape ordinance requires at least 98 caliper inches of canopy trees and 65 caliper inches of understory trees. No tree-save areas were identified on the plan and the applicant is not requesting to use an alternative compliance method. The proposed plan meets the caliper inch requirement (see table below).

Tree Type	Inches Req.	Inches w/ Credit	Inches Provided	Inches Balance	Number of Tress to Fund	Contribution
UNDERSTORY	65	65	66	0	0	\$0
CANOPY	98	98	102	0	0	\$0
Total	163	163	103%*	0	0	\$0

*Must be at least 50%

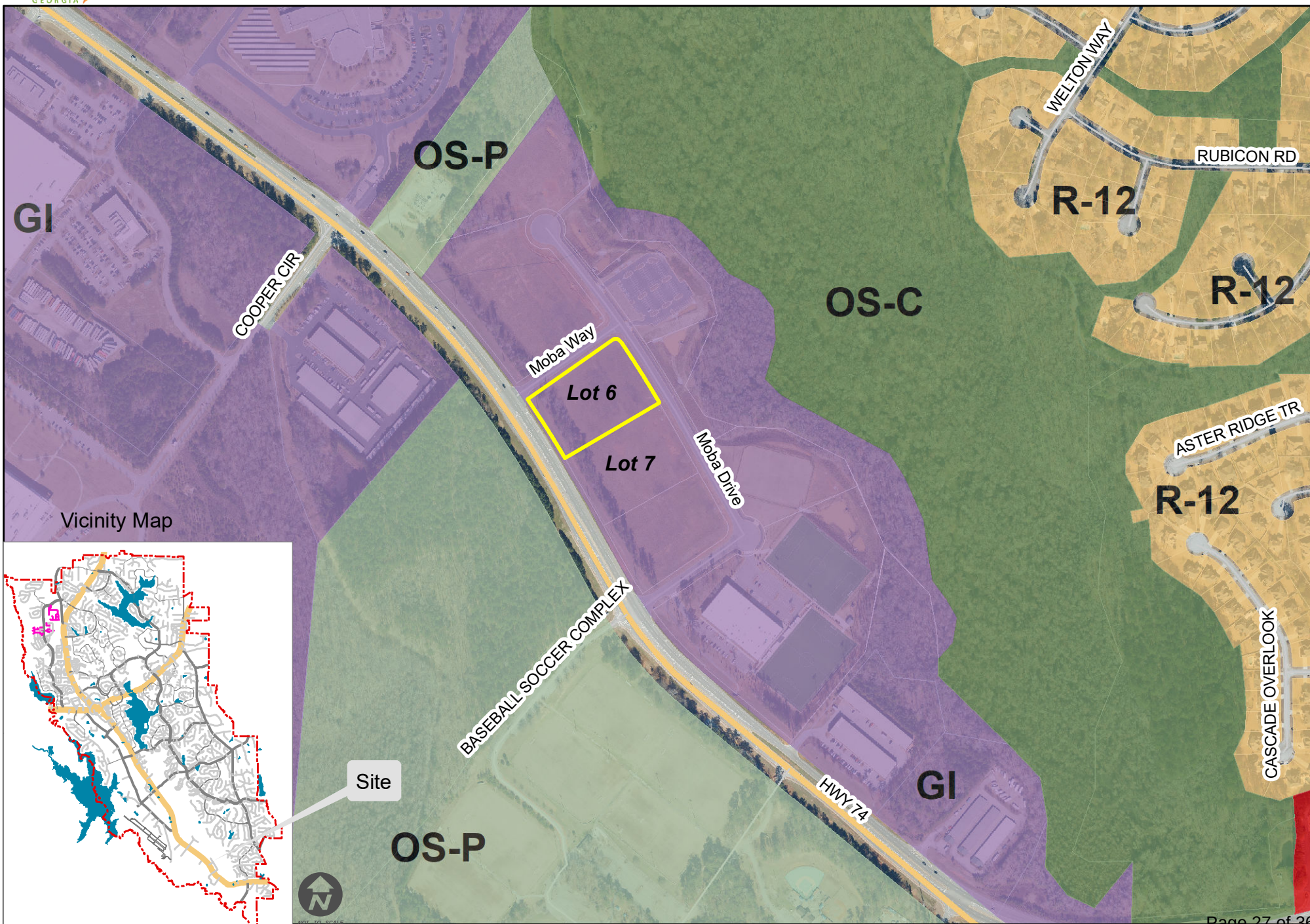
A large portion of the 60-foot landscape buffer along HWY 74 is occupied by a GA Power Easement. The remaining buffer area is proposed to be replanted with a variety of evergreens and hardwoods, including October Glory Maples and Willow Oaks for fall color and Redbuds for spring blooms.

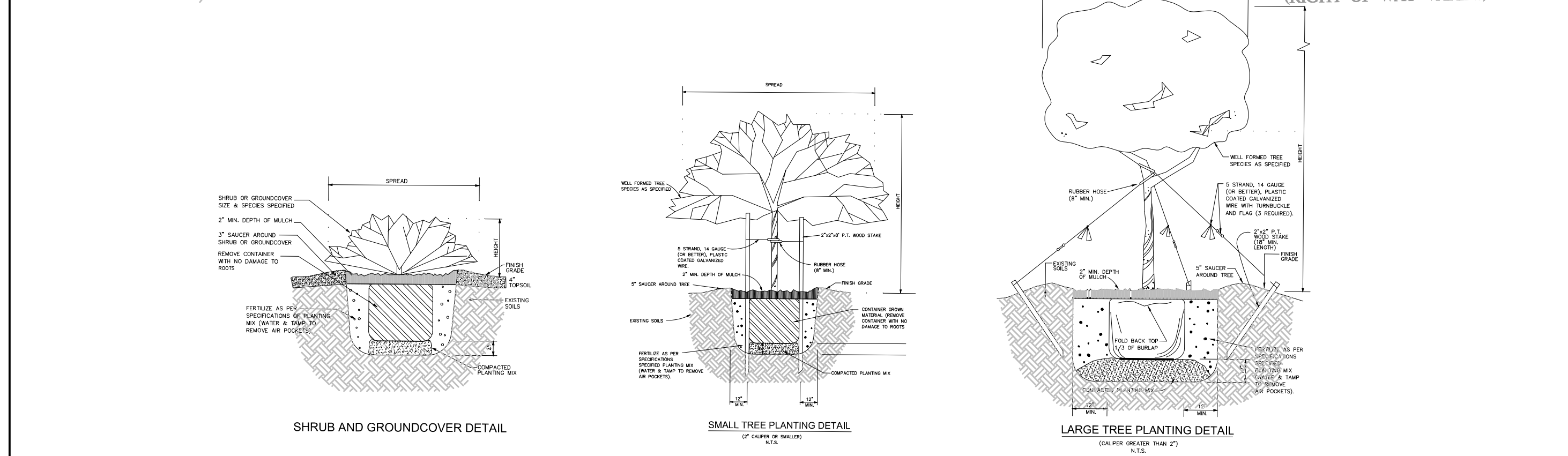
Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Landscape plan





CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/17/2024
Robin Cailloux, Planning Director 4/17/2024

DATE: April 22, 2024

SUBJECT: Building Elevations, Primrose School, 110 Wilshire Village Drive

Recommendation:

Staff feels the proposed building elevations meet the City's ordinances and the intent of the Wilshire Pavilion design guidelines and recommends approval.

Discussion:

Highland Land Planning has submitted building elevations for the Primrose School to be located at 110 Wilshire Village Drive. The proposed architectural design has the look of a modern cottage with warm neutral colors, natural stone, board and batten siding, and a metal roof.

Section 725 of the Land Development Ordinance establishes general goals for architectural design. Buildings within a development should complement one another and create a cohesive visual relationship. In addition, the design, materials and colors shall blend harmoniously with the natural surroundings, and innovative, high-quality design is strongly encouraged.

Per Section 1006C(f) of the zoning ordinance, in addition to compliance with the city's architectural design standards, the architectural design, color selection, and exterior materials for buildings on this parcel shall comply with the architectural guidelines established for the Wilshire Pavilion development. Finally, all sides of the building must include architectural detailing and similar building materials.

Building Materials

Except for a small tower element, the proposed building materials are brick and stone with metal accents on all four sides, which meets the zoning requirements. The building is divided into a base, a middle, and a top with a flat roof.

The base of the building is a stack stone wainscot. The middle and top portions are covered with a brick veneer and are separated by a soldier course of similar brick to create a subtle differentiation. Both the stack stone and the brick have color variations that provide interest to the long building facade.

The tower element has Hardie board and batten siding and a gabled metal roof topped off with a cupola and a weathervane. The same metal on the roof is carried to the awnings over the windows and doors on all four facades as a unifying accent material.

Exterior Colors

Sections 728 through 730 establish color requirements for exterior facades. The predominant colors should be neutral or earth tones and colors should complement neighboring buildings. Accent colors may be used as a unifying element. In addition, the Wilshire Pavilion Design Guidelines shall be used for color selection.

The Wilshire Pavilion color palette:

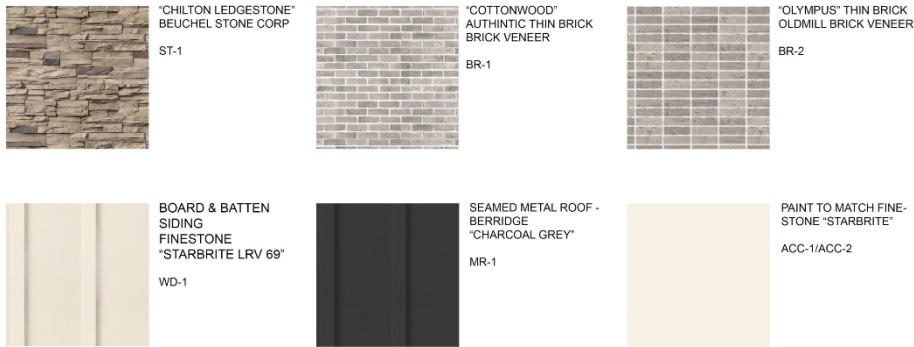
- Field Brick - Boral 'Red'
- Accent Brick - 'Chocolate'
- Mortar - Blue Circle 'Limestone Beige'
- EIFS - Finestone 'Vanilla'
- Cornice - Finestone EIFS 'Starbright'
- Metal Canopy - Berridge 'Hemlock Green'
- Metal Storefront - Anodized aluminum
- Metal Coping - Berridge 'Parchment'

The design guidelines state that the materials may be used at the architect's discretion. The proposed palette draws neutral colors from the design guidelines palette that coordinate with the colors of the buildings on adjacent lots.

The proposed brick has color variations that include colors similar to Parchment and the gray of anodized aluminum from the Wilshire palette. The stack stone incorporates Vanilla and gray, as well as some shades of dark red, and the board and batten siding will be painted to match the Starbrite color from the Wilshire palette. Finally, Charcoal Grey is used as an accent color for the metal roof and awnings, which corresponds to the Iron Ore colored metal accents used on nearby buildings.

Proposed color palette:

- Field Brick - Authentic Thin Brick 'Cottonwood'
- Soldier Brick - Oldmill 'Olympus'
- Stack Stone - Beuchel Stone Corp 'Chilton LedgeStone'
- Board & Batten Siding - Hardie painted to match Finestone 'Starbrite LRV 69'
- Seamed Metal Roof - Berridge 'Charcoal Grey'



The proposed colors for the Primrose School are similar to the colors approved for projects on adjacent lots in the development.

Proposed Primrose School



112 Wilshire Village Drive



1211 HWY 74 S



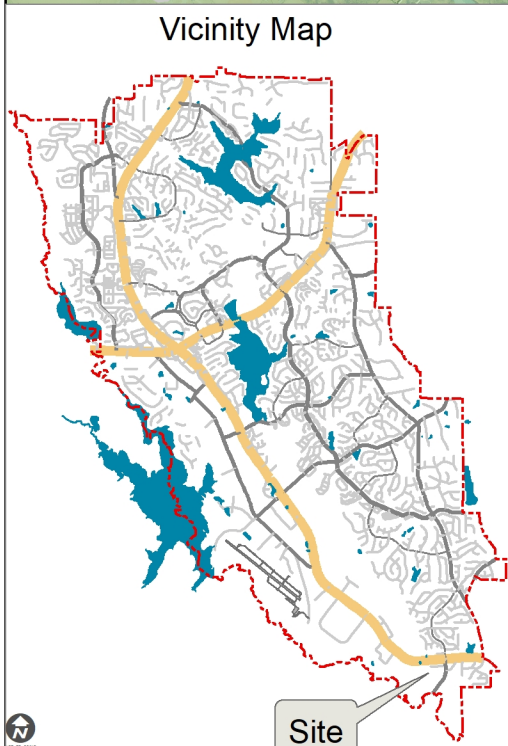
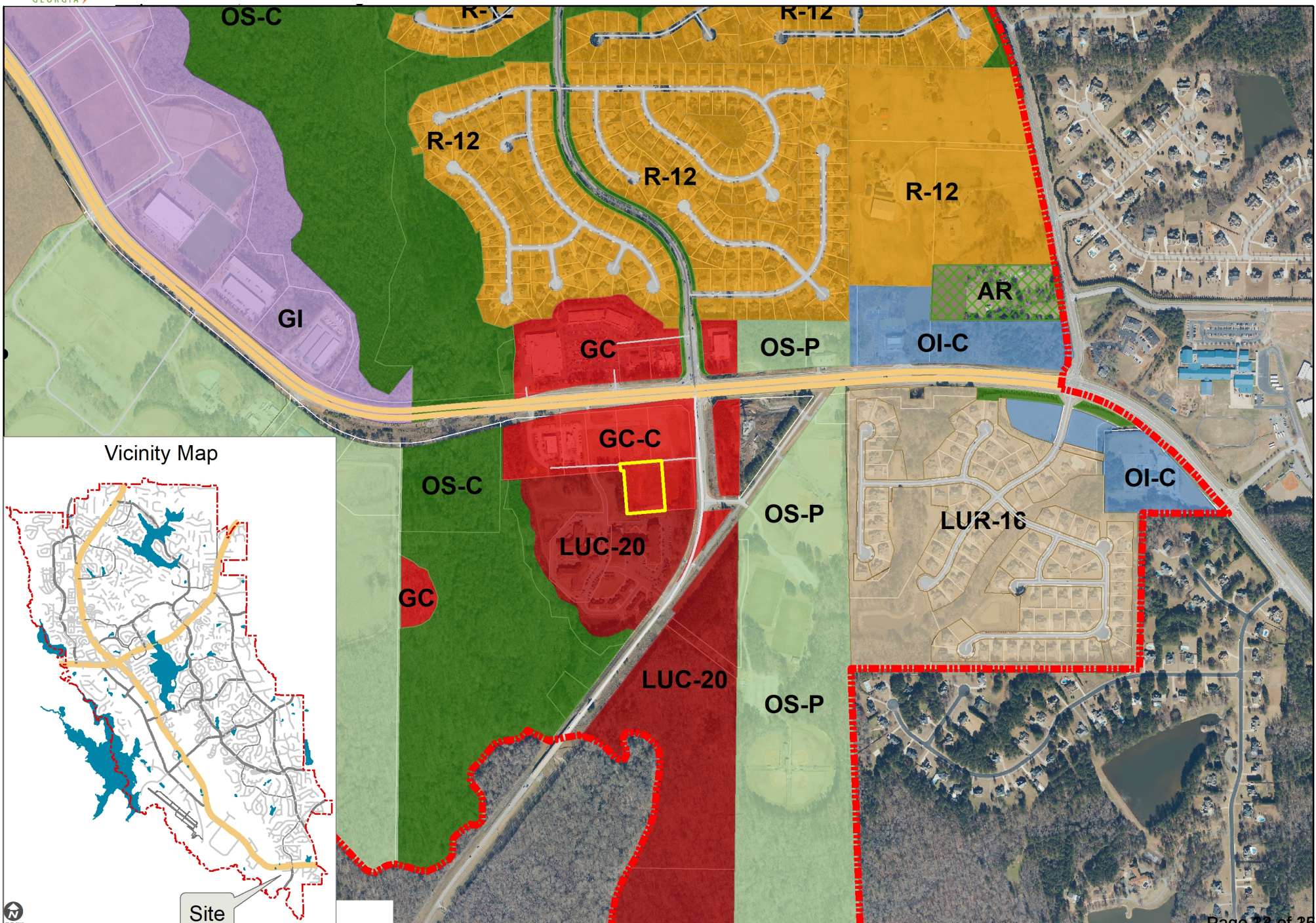
Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Colored Elevations and Materials

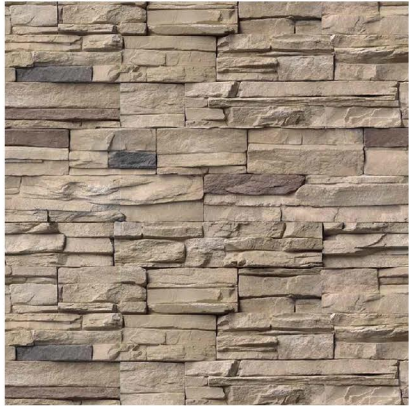
3. Black and White Elevations



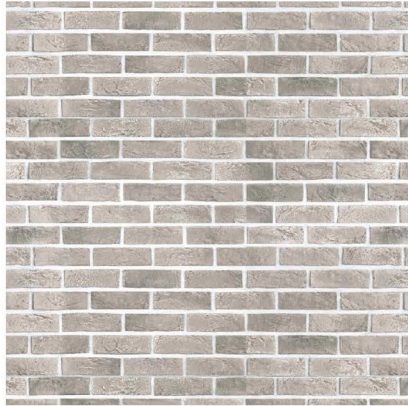
Site



2 FRONT/NORTH ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



"CHILTON LEDGESTONE"
BEUCHEL STONE CORP
ST-1



"COTTONWOOD"
AUTHINTIC THIN BRICK
BRICK VENEER
BR-1



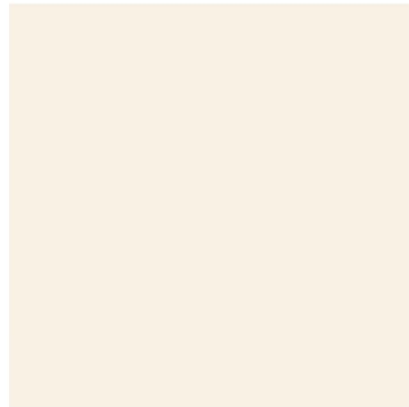
"OLYMPUS" THIN BRICK
OLDMILL BRICK VENEER
BR-2



BOARD & BATTEN
SIDING
FINESTONE
"STARBRITE LRV 69"
WD-1



SEAMED METAL ROOF -
BERRIDGE
"CHARCOAL GREY"
MR-1



PAINT TO MATCH FINE-
STONE "STARBRITE"
ACC-1/ACC-2

ELEVATION KEYED NOTES

- 5/4 x 8 TRIMBOARD, PAINT TO MATCH WD - 1
- NOT USED
- 5/4 x 4 TRIMBOARD, WD - 2
- 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- TRIMBOARD AT OFFICE WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-1
- BULLNOSE WINDOW SILL
- 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- WEATHERVANE.
- ROOF LINE BEHIND PARAPET WALL.
- GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES.
- BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.

MATERIAL PERCENTAGES				
	NORTH	EAST	SOUTH	WEST
BRICK	81%	80%	81%	80%
ST-1	19%	15%	19%	15%
WD-1	0%	5%	0%	5%

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: CHARCOAL GREY
ST-1	STACK STONE	BEUCHEL STONE CORP MODEL: "CHILTON LEDGESTONE"
ST-2	3" STONE SILL @ WAINSCOT	BUACHEL STONE CORP. STONE SILL COLOR: CHILTON, 3" x 3"D. SLOPE TOP FOR POSITIVE DRAINAGE
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL COPING @ PARAPET WALLS	COLOR TO MATCH FINESTONE "STARBRITE"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1	BOARD & BATTEN SIDING	HARDIE PANEL (4' x 10') & HARDIE TRIM BATTEN BOARDS (1 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: TO MATCH FINESTONE "STARBRITE" (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS), COLOR: TO MATCH FINESTONE "STARBRITE" (PRIMED AND FIELD PAINTED)
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/2-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" x 1' - 6"W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH WD-1
ACC-2	LOUVERS	EKENA MILLWORK: 65"W x 21 3/4"H x 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVT86SK21D (COLOR TO MATCH FINESTONE "STARBRITE")
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	COLOR: "STARBRITE". 6" GUTTERS AND 6" DOWNSPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): CHARCOAL GREY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR - COLOR (INTERIOR & EXTERIOR): CHARCOAL GREY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: CHARCOAL GREY. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: CHARCOAL GREY. SEE WINDOW SCHEDULE
BR-1	BRICK VENEER	AUTHINTIC BRICK; THIN BRICK VENEER; STYLE "COTTONWOOD"
BR-2	BRICK VENEER SOLDIER COURSE	OLDMILL BRICK VENEER SOLDIER COURSE; MODEL: OLYMPUS



PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
FRANCHISING COMPANY

MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
110 WILSHIRE VILLAGE DRIVE
PEACHTREE CITY, GA
04/10/2024

ELEVATION KEYED NOTES

- 2 RTU SCREENED ON 3 SIDES AS SHOWN, FIELD PAINT TO MATCH SIDING COLOR FINESTONE "STARBRITE". PROVIDED BY CAPTIVE AIRE. BOLTED TO RTU CURB. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 3 5/4 x 4 TRIMBOARD, WD - 2
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- 5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 6 TRIMBOARD AT OFFICE WINDOWS: 5/4 x 4, WD-1
- 7 BULLNOSE WINDOW SILL
- 8 60" ROUND LED LIGHTED SIGN (J)INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- 9 WEATHERVANE
- 10 ROOF LINE BEHIND PARAPET WALL.
- 11 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES.
- 15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.

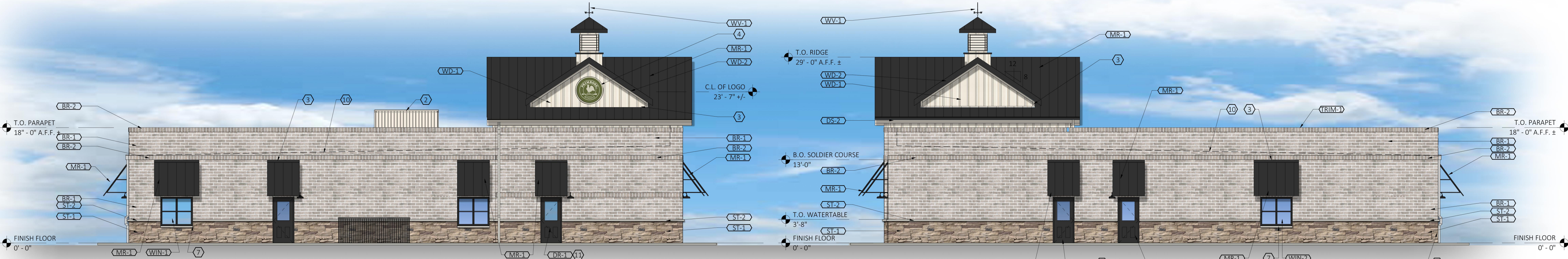
EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: CHARCOAL GREY
ST-1	STACK STONE	BEUCHEL STONE CORP MODEL: "CHILTON LEDGESTONE"
ST-2	3" STONE SILL @ WAINSCOT	BLUECHEL STONE CORP: STONE SILL COLOR: CHILTON, 3" T x 3" D. SLOPE TOP FOR POSITIVE DRAINAGE
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL COPING @ PARAPET WALLS	COLOR TO MATCH FINESTONE "STARBRITE"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1	BOARD & BATTEN SIDING	HARDIE PANEL (4' x 10') & HARDIE TRIM BATTEN BOARDS (1 1.2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: TO MATCH FINESTONE "STARBRITE" (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: TO MATCH FINESTONE "STARBRITE" (PRIMED AND FIELD PAINTED)
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH WD-1
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVTR65X21D (COLOR TO MATCH FINESTONE "STARBRITE")
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	COLOR: "STARBRITE". 6" GUTTERS AND 6" DOWNSPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): CHARCOAL GREY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
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MATERIAL PERCENTAGES				
	NORTH	EAST	SOUTH	WEST
BRICK	81%	80%	81%	80%
ST-1	19%	15%	19%	15%
WD-1	0%	5%	0%	5%



1 SOUTH ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"

4 WEST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



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- ## EXTERIOR FINISH LEGEND

PRIMROSE SCHOOL FRANCHISING COMPANY
3200 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640

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CONSTR. DOC. & REVISIONS	Date
Description	

No.

Drawn/Checked	DSC / ALA
Project Number	2403902
Bid Date	--/--
Permit Date	7/10/23
For Construction	--/--

A4.0

