

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.

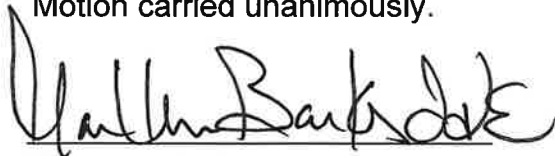
Liotta pointed out an open space in the lower left-hand corner that could be used for golf carts. Kriz said he liked that suggestion. Walls asked if adding those cart spaces would put them over the parking limit; Cailloux said it shouldn't and suggested they use pervious pavers.

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

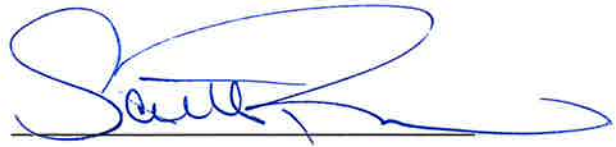
Workshop Items

None

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



Martha Barksdale



Scott Ritenour