



Planning Commission

Revised Meeting Agenda
August 26, 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 August 12, 2024

V. Public Hearing

1. Zoning Code Text Amendment to Create a Short Term Rental Permit and Review Process

VI. Old Agenda Items

VII. New Agenda Items

1. Conceptual Site Plan, Indoor Training Facility and Warehouse, 1001 Moba Drive
2. ~~Building Elevations, Car Wash, 210 Stevens Entry~~
Postponed

VIII. Workshop Items

1. Planning Commission Presentation to City Council about Ordinance Updates

Planning Commission of Peachtree City
Meeting Minutes
Monday, August 12, 2024
6:30 PM

Pledge of Allegiance

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

Additions or Deletions

None

Announcements and Reports

Ritenour welcomed City Council Members Suzanne Brown and Clinton Holland.

Approval of Minutes

1. Planning Commission Meeting July 22, 2024

Kriz moved to approve the July 22, 2024, Planning Commission meeting minutes. Johnston seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Conceptual Site Plan and Building Elevations, Take 5 Oil & Coffee Shop, 2714 HWY 54 W

Teresa Curry represented Take 5 Oil Change with a request to modify the previously approved site plan for a four-bay oil change facility. The owner was asking to reduce that to three bays and put a drive-thru coffee shop in place of the fourth bay.

Hooks said this property was zoned General Commercial (GC) and was in the SR 54 West Corridor Overlay District. She displayed the approved conceptual site plan and the site plan with the requested modifications. The changes included an extended entry drive, a reduction in the number of bays with the coffee shop in the last bay, which changed the shape of the building. Another change Hooks pointed out was the addition of a drive-thru lane for the coffee shop. Coffee traffic would enter from SR 54, swing around the back beyond the oil change lanes and get in line for the coffee shop.

No changes were proposed for the placement of the building or the general location of the parking. There was an increase in the requirement for the parking total from nine to 11 spaces, which met the minimum requirement in the overlay district. The minimum landscape buffer requirement was 30 feet, and no changes were proposed. Hooks noted the parking had changed from the approved site plan, but it was not much of a change from the approved construction drawings.

Moving on to the elevations, Hooks said there was no significant change to materials. The primary brick color will remain the same, but the accent brick will now be a buff color, which staff said was acceptable. The roofing material has changed from metal to shingles, but the color would remain gray as originally approved.

Hooks said staff was of the opinion that the modifications met the ordinance and recommended approval.

Liotta asked about the bays, and Hooks said it would still be three service bays, with the fourth bay of the building turned over to the coffee shop.

Reeves asked about the number of parking spaces, and Hooks said they were going from nine to 11. Curry explained the coffee shop was drive-thru only. There would be walk-up service, but 11 parking spaces would be sufficient.

Reeves asked how many employees there would be in the coffee shop, and Curry said eight to 10 total in addition to the Take 5 staff. Take 5 and the coffee shop were two different entities. The coffee shop would have four to five employees at a peak shift, and the oil change business would have five or six. Liotta said that sounded like more employees than parking spaces, and Curry said they would account for the 10 parking stalls, plus the one handicap space.

Johnston asked her to point out all the parking. Curry clarified that both businesses were exclusively drive-thru and said customers might not visit both businesses. Kriz noted there would not be seating but remarked that there was a door. Curry said a Take 5 employee might want to go over and grab a coffee via that door.

He asked staff if there was a requirement that this land connect to the path network? The ordinance said a connection was required only if a path was identified in the master plan, which was not the case here. However, inter-parcel connectivity to adjacent properties was required. The Commissioners all agreed it would be impossible to get to this property from the paths.

Ritenour asked if there were similar setups anywhere else? Curry mentioned a Take 5/Dunkin in Fayetteville, but said they were separated by a drive-thru.

Kriz said he was glad to see this, but he was concerned about the number of crossings, saying it could be dangerous to walk-up customers. He suggested it be

drive-thru only. Curry said they did not foresee many walk-up customers. The parking was anticipated for staff, who would be arriving before the business opened. Cailloux noted that a door was required whether there was walk-up service or not.

Hamner was concerned about parking, and he said it looked as though they were squeezing in spots where they could. Curry replied that parking was a concern when they originally appeared before them in 2023. That was why they went with the larger parking area in the rear. Cailloux added they were losing about three spaces due to the inter-parcel connectivity requirement.

Parking was also Johnston's concern. She said she liked the concept, though.

Reeves said she supported this concept, but wondered if there would be traffic backups during busy times. Had they done a flow analysis or traffic analysis? Curry explained the oil change facility could accommodate 12 vehicles before it would impede the coffee shop traffic. The coffee shop could accommodate seven without interfering with the oil change lines. The shape of the parcel allowed for a lot of stacking. Curry said they had done numerous Take 5s so they knew how many vehicles could go through. She also remarked that Take 5's peak time was after work, while the coffee shop's would be in the morning.

The previous plan showed three points of connection to adjacent properties, two on the west side and one on the south, Liotta said, while the new plan showed one that connected to a gated and fenced self-storage facility. Cailloux pointed out that the City owned half of the driveway and could tie into the property if there was a need. Liotta asked if the future access in the back could be removed to make space for more parking? Cailloux said they could stripe it for temporary use, but she wouldn't want to lose that opportunity for future connectivity to Huddleston.

Liotta said he, too, was concerned about coffee shop traffic backing up past the opening to get into the Take 5 slot. Curry said the trip generation software showed that would not happen. If it did, Take 5 would assign an employee to come out and keep traffic flowing. Liotta asked had they considered how the garbage truck could get to the trash enclosure? Curry replied that they had run a truck analysis.

He then noted that the plan did not include a bypass lane that would allow a vehicle to leave the queue, and Curry said they did not have room on the narrow lot for that.

Liotta stated he felt there was too much in this plan with the coffee shop addition, but he wanted to hear from the other Commissioners.

Ritenour asked the Take 5 representative who was present if they often saw three vehicles in bays and nine waiting for service? He said they did not, and Ritenour noted that they had said most of the oil changes happened in the afternoon, while

coffee was a morning event. He thought Liotta's observation about the lack of a bypass lane was interesting but said he didn't think that would be a problem. There was a lot going on here, but Ritenour said he thought the oil change business and the coffee shop could co-exist. Considering the location, there probably wouldn't be many walk-up customers.

Liotta said the one parking space behind the coffee shop was awkward because they couldn't get out if someone was in the queue. Curry again pointed out that it was for staff. She said they could add two more spaces, but they were limited on green space. If needed, though, they could add two more spaces.

Liotta said he was just trying to make this the best space it could be.

Reeves asked what would happen if there was a stacking problem in the future? Cailloux said there was not a requirement for a bypass lane. If traffic began to back up onto the GDOT right-of-way, GDOT would reach out to the property owner and tell them to solve the problem. Curry pointed out there would be a deceleration lane on SR 54 for customers.

Ritenour mentioned there were multiple locations for coffee in that area, so if there was a stacking problem in the line, people would go elsewhere.

Johnston asked Curry to indicate where they could add a couple of parking spaces, and she did.

Liotta said the final plan needed a signed and sealed engineer's certificate. Curry said that was her mistake.

Hamner moved to approve the building elevations and site plan for Take 5 Oil Change and Coffee Shop at 2714 Highway 54 West. There was no second. Johnston said she would like to approve it with the condition that they add two additional parking spaces. Kriz asked when they would return for the landscape plan? Cailloux said it would be after it was mostly constructed. Liotta asked about requirements. Curry said since they were mostly paving the entire area and were meeting the parking requirements, they thought it best to leave an area for landscaping. But if parking was a bigger concern, they could remove it for more spaces.

Was there a minimum landscape area requirement for this site? Liotta asked. Hooks said there was a requirement, and the developer had provided an exhibit showing they were close to providing the required caliper inches. However, there was not an area requirement except for the buffer, Cailloux noted. Liotta commented that adding the parking would not have an impact on the requirements, and Cailloux said it would not unless they could not meet the 50% requirement for landscaping. She and Hooks said they didn't think that would be a problem.

Liotta said he supported a condition saying they should add as many parking spaces as possible while staying in compliance with the landscaping requirements. Curry said that would be about two in the area they were discussing.

Kriz moved to approve the conceptual site plan and building elevations for Take 5 Oil Change and Coffee Shop at 2714 Highway 54 West with the condition that two parking spaces be added immediately behind the coffee shop adjacent to the one space currently there. Hamner seconded. Motion carried 4-1, with Hamner, Johnston, Kriz, and Ritenour voting in favor, Reeves voting against.

2. Landscape Plan, Gerresheimer, 650 HWY 74 S

Gerresheimer, on SR 74 South, was completing its expansion project. It had 182,421 square feet of impervious surface area, therefore the landscape ordinance required at least 546 caliper inches of canopy trees and 364 inches of understory trees. The applicant had requested to use the Tree Fund alternative compliance option, but that option still required planting at least 50% of the required caliper inches of canopy and understory trees. Hooks said they were providing 51% of understory trees and 60% of canopy tree requirements. The Tree Fund contribution would total \$51,050.

A portion of the 60-foot landscape buffer along SR 74 had been removed for a construction entrance, but would be replanted with evergreens and hardwoods, and Hooks listed the plantings. This did not count towards the tree requirement.

Staff was of the opinion that the project site was designed to be planted to its fullest capacity and qualified for alternative compliance. Staff recommended approval of the landscape plan, Hooks concluded.

Fred Howery, President and CEO of Gerresheimer Peachtree City, was present. None of the Commissioners had questions, and all said they liked the variety of plantings shown.

Ritenour said he had driven past the site and asked if they needed more evergreens in the buffer. Hooks said she had been concerned about the view in the winter because the buffer was mostly hardwoods. She said she believed they had done a good job of adding in evergreens. Howery pointed out berms and changes in elevation that would block the views from the highway. Ritenour asked them to add evergreens if there was an opportunity. He also suggested they update the plantings at the base of their sign, and Howery said that was a good idea.

Hamner moved to approve the landscape plan for 650 Highway 74 South as submitted. Kriz seconded. Motion carried unanimously.

Workshop Items

1. Text Amendment to the Administrative Variance Ordinance

They combed through the ordinance at the previous meeting, Cailloux said, and she had sent out a draft ordinance. Changes included adding “residential use” to all types except parking reduction and removing the requirement of written consent from adjacent property owners and instead having the City mail notices to those owners with information and instructions on how to submit an objection.

They decreased the percentage of reduction for rear setback type from 50% to 10% and added language specifying that there be no other possible location on the property. For setbacks next to publicly owned property, the maximum reduction was reduced from 25% to 10% with language clarified to ensure that rights-of-way were exempted. A 30-day notification requirement was added in order to comply with State law.

Something that did not change was giving the Planning Director authority to approve up to a one-foot variance. Cailloux said she would consult with the City Attorney about where to put this in the ordinance so it could only be done during an active building project. This would not remove the ability to seek an administrative variance for something done by a previous owner.

Liotta’s comments included using the word “feasible” instead of “possible” and “minimum” instead of “established” in sections 1B and C. He also recalled that they decided side setback encroachments were not on the table.

Liotta thought section D should specify parking at commercial properties, but Cailloux said it could be multi-family. Liotta asked that the applicant be required to provide documentation to substantiate that fewer parking spaces would be adequate.

If an adjacent property owner submitted an objection, would the request then go back to the regular variance process? Liotta asked, and Cailloux said it would just be passed on to the Administrative Variance Committee. Just because someone objected didn’t mean the request shouldn’t be approved. Liotta said he wanted the ordinance to say that if the objection was valid, the request should go through the regular process. Kriz disagreed, saying the three people on the committee should have the authority to decide if the objection weighed into the decision. Cailloux said another part of the ordinance dealt with that.

Johnston, Hamner, and Reeves had no comments. Kriz asked if multi-family properties should be able to reduce parking by 25% without a public hearing. Cailloux said a certain amount of trust should be put into the committee, such as recognizing when a request was suitable. Right now, the parking requirement is one space per unit, so it would be surprising if someone wanted to reduce that. The Commissioners said it should say parking reductions were only for non-residential properties.

Kriz asked if the mailings to neighbors would be necessary for parking variances,

but Cailloux said there might be situations where a neighbor had objections.

Ritenour thanked staff for their work, and Cailloux said she liked the process the Planning Commission went through to make these revisions.

Kriz moved to recommend City Council approve the draft revisions to the Administrative Variance Ordinance with the changes they had discussed. Reeves seconded. Motion carried unanimously.

2. Planning Commission Presentation to City Council about Ordinance Updates

Last year, Ritenour related, work was started, then halted, on a long-anticipated Unified Development Ordinance (UDO). However, the Planning Commission and Planning staff often encountered situations that led them to believe a UDO was needed or perhaps additional overlay districts for certain areas of the city that were being redeveloped. There might be a need for both, he said.

Over the past few weeks, Ritenour and Hamner, with input from other Commissioners, had been working on development regulation proposals to present to the City Council. Hamner took over to present what they had put together so far, and he said this was preliminary and they welcomed feedback.

Currently, two ordinances managed development in Peachtree City: Appendix A (Zoning Ordinance) and Appendix B (Land Development Ordinance) in the Code of Ordinances. The Zoning Ordinance talked about zoning districts and what was permitted, development standards, parking and signage, landscaping, and special provisions. The LDO covered development procedures, subdivision regulations, environmental protections, infrastructure requirements, and design standards.

A section of the 2022 Comprehensive Plan highlighted four things: the village concept, village centers, land use, and zoning. Hamner went on to say there were four design guidelines for specific areas of the city. The first was broad and set standards for property along major thoroughfares. Four overlay districts covered SR 54 West, the Lexington Village, and Wilshire Pavilion.

While there were a lot of ordinances to follow, Hamner said they brought a lot of benefits. He said the village concept provided a sense of community, while the zoning districts promoted orderly development. Other benefits included signage control, environmental protections, landscaping requirements, and infrastructure requirements.

Next, he listed some opportunities for improvement, some of which came out during the UDO process that was cut short. Hamner explained that the idea was to streamline that laundry list of opportunities into specific detailed items to present to City Council. One item called out an “unfocused approach”, which Hamner said could mean something like using different terms for the same thing across several documents. Another item was a lack of requirements for all village centers. There

were issues with contradictory language, outdated requirements, and lack of modernization. He acknowledged this list was not complete and input from other Commissioners and staff was needed.

Liotta asked Cailloux if she had a list of things that she felt needed changing. Cailloux said she no longer did the plan reviews, but she had kept a running tally of such things over the first three years she was here.

Hamner said they intended to propose two things to Council. One was adopting a UDO, and the other was creating additional overlay districts for village centers. In response to a question from Kriz, Hamner said these were set up to be separate. Cailloux explained they could do both or just one. The UDO was an umbrella, Ritenour continued, and could contain things that needed to happen across the entire city, such as electric vehicle charging stations and bike racks. What that looked like could be detailed in each overlay district.

Liotta said the UDO would be putting the zoning and development ordinances into one document, and Ritenour replied that was correct. Cailloux said it also would include the sign ordinance and the building construction ordinance.

The UDO was the umbrella, then they could get specific with the overlays, Hamner remarked. The UDO would consolidate things, as well as make some of the improvements they had identified, such as a focused approach to land use and development, fixing contradictory standards, and eliminating obsolete language and requirements. Overall, it should approve administrative efficiency. Liotta said a UDO should also be a help to the development community.

Hamner noted that a steering committee was formed in May 2023, but it did not move forward for whatever reason. Hamner and Ritenour thought they could recommend to Council that the Planning Commission serve as a steering committee now for a UDO. However, Hamner cautioned, they should be clear that there are a lot of things that they don't know they don't know. Experts would have to be brought in to educate them and guide them. Could the consultant they previously used be an option?

Kriz asked about citizen involvement. Hamner said the request for proposal (RFP) response from last year mentioned opportunities for citizens to attend meetings. He imagined it would be part of the process.

Cailloux commented that they must accept the reality that Peachtree City's cancellation of the UDO contract in 2023 might make it more difficult to find a local consultant within their budget. She pointed out that wasn't the first contract they had canceled: the Livable Centers Initiative was another. She recommended retaining a consultant, but cautioned they would have to be flexible.

Public outreach was always necessary, she said, whether through a survey, public

meetings, or pop-ups. They should be prepared for a range of inputs, but the consultant would take those citizen inputs, the committee's input, along with interview information from the development community and information from staff, and come up with a list of issues and ideas on how best to tackle them. The consultant would then come back to the Planning Commission with those findings.

Liotta recalled the differences of opinion from Council regarding the previous attempt at a UDO and said Council's support might make it easier to secure a consultant. Ritenour said they would be making a presentation at the September 19 Council meeting. That would include items they wanted to address, and Council could express their opinions. Cailloux again said they should emphasize that creating a UDO did not change anything that was already on the ground today.

Ritenour noted that Peachtree City was at the point where future development would all be redevelopment and Cailloux told him she thought they should emphasize that to Council. There is a faction that is interested in expanding city borders, she remarked, but Ritenour said he was thinking only of what was currently in the city limits.

He went on to say he had been thinking about what they could do to ensure that each village center had its own character while still related to each other as a whole. Redevelopment would be an opportunity to do this, maybe through architectural details or signage. He said the goal was to make Peachtree City the best it could be.

Liotta asked if the 2022 Comp Plan covered some of these recommendations. Cailloux said it was just a guide. Hamner said once the UDO established the overarching principles, such as bike racks and EV charging stations, then they could get specific with regulations for each village center, similar to what they did on SR 54 West. Ritenour said there were gaps because they thought the UDO would cover them, but that UDO process didn't move forward.

Benefits of creating additional overlay districts would give each village center its own identity, reduce uniformity, and define consequences for rogue developers who ignored the guidelines. Hamner again said he and Ritenour wanted feedback.

Step one, he continued, would be to ask Council to create a UDO committee. This was a big project and expertise was needed to do the job right. Planning Commission members could serve on the committee, but they needed to engage with City staff and also access professionals. The next step would be for the City to finalize and adopt the UDO, then they could start on production of new overlay districts for village centers. Hamner suggested they might want to revisit some of the existing overlay districts and update them, as well. There had been suggestions that they do another overlay district first, but Ritenour said the UDO should come first. He noted they could look at UDOs from other cities to broaden their thinking.

Creating a full UDO would take 18 to 24 months, Cailloux stated, and she pointed out that it took them two meetings to update just the administrative variance section of the ordinance. The UDO would have a couple of hundred sections. Hamner agreed that what they were recommending was hard and would take more than a year.

Liotta noted that both the UDO and the overlay districts would require Council approval, so he thought they should do them all together. But everyone agreed that would be daunting, timewise. Ritenour said he felt they would discover things while working on the UDO that they could use for the overlay districts. Once they started working on a specific village center, Cailloux remarked, they would be able to address opportunities and challenges of that center. The UDO was generic, and the districts were specific.

Kriz said this was a great idea, and he was happy to be involved, but he worried about Council approval, noting that the Planning Commission had unanimously approved things that Council then rejected. Could they include Council members in this process? Cailloux said Council members could not be voting members of committees but could be useful as a sounding board. That's why public involvement was important. Hamner and Ritenour said they wanted Council to voice their opinions, especially when they started talking about the village centers.

Cailloux noted there was no reason why they couldn't talk with Council members about what was going on. Ritenour said he wanted the Commissioners to have a good understanding of what Council would support and why.

Cailloux said it sounded to her like they wanted Council's approval to move ahead with a UDO. She noted that the fiscal year 2025 budget had been adopted and did not include money for a UDO. It did include money for a growth boundary/annexation study. They would need to make a strong case for reallocating money, she stated. Ritenour asked if there were grants, but Cailloux said they were specific to energy consumption. Other grants went to identified areas.

Liotta asked if there was a limit as to how many Planning Commissioners could serve. The meetings would have to be ADA accessible; only two Council members could serve as ex officio members, and the meetings would be advertised with the disclaimer that a quorum might be present, Cailloux stated.

Reeves asked if members could attend meetings remotely? Cailloux said she didn't think they could vote through a remote meeting, but discussions would be fine. Reeves said she would like to participate but had to travel for her work. Ritenour noted that everyone had other things going on, but he was excited to see the community come together to work on this.

The City Council had changed their meeting organization, and Cailloux suggested

the Planning Commission consider that, too. One meeting could be a business meeting, and the second meeting of the month could be devoted to the UDO.

The presentation to Council was on the September 19 agenda. Kriz asked if they would talk about budget, saying he thought they should bring it up as early as possible. The previous UDO was \$80,000, which Cailloux said she thought was low. She would expect at least \$120,000 now. If they didn't get the money, Cailloux said they had identified some problems, and they could work on those problems individually.

Reeves asked if there was anything the Planning Commission could do to prepare for the Council presentation? Cailloux said to think about what they thought was needed, such as the bypass lanes that came up earlier in the Take 5 discussion. Hamner said he would be sending them updated versions of his presentation.

The public hearing for the short-term rental ordinance was on the agenda for their next meeting, and then discussions of creating an ordinance for backyard chickens, starting with looking at what other communities are doing.

There being no further business, Kriz moved to adjourn at 8:32 p.m. Reeves seconded. Motion carried unanimously.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Robin Cailloux, Planning Director 8/20/2024

DATE: August 26, 2024

SUBJECT: Zoning Code Text Amendment to Create a Short Term Rental Permit and Review Process

Recommendation:

Staff recommends that the Planning Commission move to recommend approval of the Short Term Rental ordinance to City Council.

Discussion:

At the request of City Council, staff drafted an ordinance to regulate short term rental (STR) properties within Peachtree City. Drafts of the ordinance were presented to Council in May, June, and August of 2023. At the August 2023 Council meeting, Council voted to forward the draft STR ordinance to the Planning Commission for public hearings.

The Planning Commission held a public hearing on the STR ordinance on September 25, 2023 and a public workshop on October 9, 2023, where they recommended approval of the ordinance with modifications. City Council held a public hearing on November 16, 2023, where they voted to not adopt the ordinance.

The current Council has requested to revisit the STR ordinance. As suggested by the Planning Commission, staff is bringing forward the last version of the STR ordinance that includes all the modifications suggested previously by the Planning Commission. The only change to the ordinance is the inclusion of language required to do a nationwide background check on permit applicants. A draft of the ordinance is attached to this memo, along with a summary table of requirements listed in the ordinance.

Budget Impact:

Potential impacts include revenues generated by new permit; cost for a third party contractor to track online rental platforms; and staff time to inspect properties, administer the new program, and enforce the ordinance.

Attachments:

1. STR draft ordinance
2. Summary table of ordinance requirements

DRAFT Sec. 917 – SHORT TERM RENTAL

Sec. 917.1. Purpose

- (a) The purpose of this section is to protect the public health, safety, and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term rental units; and to implement rationally based, reasonably tailored regulations to protect the integrity and character of neighborhoods in which short term rental use occurs.
- (b) This section is not intended to regulate hotels, motels, inns, or bed and breakfast establishments.

Sec. 917.2 Zoning districts.

Short term rentals are permitted in all residential zoning districts and zoning districts where residential uses are permitted.

Sec. 917.3 Applicability.

- (a) It shall be unlawful for any owner of any property within the City of Peachtree City to rent or operate a short term rental of residential property contrary to the procedures and regulations established in this section, other provisions of this Code, or any applicable state law.
- (b) The restrictions and obligations contained in this section shall apply to short term rentals at all times during which such residential properties are marketed and used as short term rentals.
- (c) The allowance of short term rentals pursuant to this section shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

Sec. 917.4. Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bedroom shall mean an attached room which is intended, arranged, or designed to be occupied by one or more persons primarily for sleeping purposes.

City shall mean Peachtree City, Georgia.

Garbage shall mean and include all waste and accumulation of animal, fruit, or vegetable matter that attends or results from the preparation, use, handling, cooking, serving or storage of meats, fish, fowl, fruit, vegetable matter of any nature whatsoever, which is subject to decay, putrefaction, and the generation of noxious and offensive gases and odors, or which may serve as breeding or feeding materials for flies and or germ-carrying insects. Garbage, for the purposes of this Section, shall also include recyclable materials and rubbish, as defined in the Peachtree City Code of Ordinances Chapter 42

Guest shall mean anyone who has a home address somewhere other than where he or she is spending the night and other than where he or she pays a fee for accommodations.

Innkeeper shall mean any person who is furnishing for value to the public any room(s), lodging, or accommodations.

Local contact person shall mean a person, firm or agency representing an owner or owners of a short term rental who has access and authority to assume operational management of the short term rental and take remedial measures.

Noise regulations shall mean those regulations contained in the Official Code of Peachtree City, Georgia, Chapter 42 Article VI- Noise Control.

Occupancy, transient, shall mean occupancy or use by a paying guest or tenant for a period of not more than 30 consecutive days or by the offering or advertising of a residence as being available in whole or in part to be used for such occupancy. Such occupancy is characteristic of short term rentals or other establishments, by whatever name called.

Operator shall mean any person operating a short term rental (as defined in this section) in Peachtree City, including but not limited to the owner or proprietor of the premises, lessee, lender in possession, or any other person otherwise operating a short term rental.

Owner shall mean a person or entity that holds legal and or equitable title to private property.

Premises shall mean and include all physical buildings, appurtenances, parking lots, and all property owned and/or used by and for the short term rental.

Private shall mean intended for or restricted to the occupants and or guests of the short term rental; not for public use.

Rental term shall mean the period of time a person rents or leases a short term rental.

Short term rental shall mean any residential property, facility, or structure used for transient occupancy providing overnight lodging and accommodations for not more than 30 consecutive days.

Special event or private function shall mean an organized activity for profit or non-profit having as its purpose entertainment, recreation and or education, including but not limited to a festival, party, reception, celebration or assembly.

Sec. 917.5. Permit required.

- (a) Every person engaging in or about to engage in business as an operator of a short term rental shall immediately apply for a permit and obtain approval for the business with the Planning and Development department on the forms provided by the same for such business. Persons engaged in such business must apply for a permit no later than 60 days after this section becomes effective; but such grace period for registration after the effective date of this section shall not relieve any person from the obligation of payment or collection of such permit fee nor meeting the requirements of this section on and after the date of imposition thereof. The required permit hereunder shall set forth the name under which the operator transacts business, and other such information as would be required by the Planning and Development department. The permit application shall be signed by the owner if a natural person, by a member or partner in case of ownership by partnership, an officer in the case of corporation, or an agent acting on behalf of the property owner.
- (b) A separate permit will be required for each individual location of a short term rental.
- (c) The total number of short term rental permits in Peachtree City is limited to no more than 1% of total number of housing units as reported by the Fayette County Tax Assessor's Office annually. In the event that housing units decrease to a level lower than allowed previously, all existing permits will be grandfathered for renewal purposes, but new licenses will not be issued until such permit limit is no longer exceeded.
- (d) Upon the effective date of this section, the issuing priority of permits shall be granted to applicants who demonstrate existence of their property's short term rental operations and payment of all required taxes prior to the City Council's adoption of this section, and who meet all other requirements of this section. Should the number of these prior-existing short term rentals exceed 1.0% of the total number of housing units as described in (c) above, all prior-existing short term rentals will be permitted, but no new licenses will be issued until such permit limit is no longer exceeded.

Sec. 917.6. Local contact person, and responsible person.

Each owner of a short term rental shall designate a local contact person who has access and authority to assume operational management of the short term rental and take remedial measures or repairs while the short term rental is being rented to an occupant and/or guest. An owner of a short term rental may designate herself or himself as the local contact person.

- (a) The local contact person shall be at least 21 years of age.
- (b) There shall only be one designated local contact person for a short term rental at any given time.
- (c) The local contact person shall be required to respond to the location of the short term rental 24 hours a day, seven days a week, and within one hour after being notified by the City of the existence of a violation of this section or any other provision of the Peachtree City Code of Ordinances, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the short term rental.
- (d) An owner may retain a managing agent, managing agency, operator, or representative to serve as the local contact person to comply with the requirements of this section, including, without limitation, the licensing of the short term rental, the management of the short term rental, and the compliance with the conditions of the license. Any such managing agent must be licensed under the laws of the State of Georgia.
- (e) The owner of the short term rental is responsible for compliance with the provisions of this section and the failure of the local contact person to comply with this section shall be deemed noncompliance by the owner.
- (f) The owner must immediately notify the Planning and Development department in writing upon a change of local contact person or the local contact person's telephone number. This notification will be on forms prescribed by the City. The new, revised contact name and phone number must be posted in the guest areas of the short term rental within ten days of any change of local contact person information and before occupants can rent the short term rental.

Sec. 917.7. Application for permit.

- (a) Each person seeking to obtain a permit to operate a short term rental shall submit an application to the Planning and Development department on a form provided by the same. Said application shall include:
 - (1) A statement that each applicant is a citizen or legal resident of the United States;
 - (2) Address, phone number and email address of each applicant;
 - (3) The address of the short term rental;
 - (4) Consent by each applicant to undergo a criminal history record information check (CHRI) from the Georgia Crime Information Center (GCIC) and the Federal Bureau of Investigation (FBI).
 - a. The applicant(s) shall provide two sets of their fingerprints, which may be taken by the City of Peachtree City Police Department, the Peachtree City Clerk's Office, or at any Georgia Applicant Processing Services location so long as the applicant registers in such a manner that allows the Peachtree City Police Department or Peachtree City Clerk's Office to receive the criminal history results. The applicant(s) shall bear the cost of the electronic fingerprinting submission services as set by the Georgia Applicant Processing Services and any administrative fees permitted by statute.
 - b. Upon receipt of the fingerprints, the City will transmit said fingerprints and appropriate fees to the Georgia Bureau of Investigation (GBI) /GCIC. As provided by law, the GCIC will compare the subject's fingerprints against its criminal file and submit the fingerprints to the FBI for a comparison with nation-wide records. The results of the FBI check will be returned either to the GBI/GCIC or Peachtree City Police Department/ Clerk's Office based on its current procedure, so that the state and national results will be disseminated to the Peachtree City Police Department or Peachtree City Clerk's Office.

- c. In compliance with Public Law 92-544, which provides for rendering of a fitness determination, the City of Peachtree City Police Department or Clerk's Office will render a fitness determination based upon the results of the criminal background check. In rendering a fitness determination, the City of Peachtree City Police Department or Clerk's Office will decide whether the record subject has been convicted of (or is under pending indictment for) either (a) any felony or a (b) misdemeanor which involved a crime of moral turpitude, force or threat of force, possession of weapons, controlled substances, or was a sex-related offenses; of (c) enumerated disqualifiers set for in Section 917.8 of this Chapter of the Municipal Code of the City of Peachtree City, Georgia.
 - d. A record subject may request and receive a copy of their criminal history record information from the Peachtree City Police Department or Peachtree City Clerk's Office, whichever is in possession of such record. Should the record subject seek to amend or correct their record, they must contact the GBI/GCIC for a Georgia state record or the FBI for records from other jurisdictions maintained in its file.
 - e. While fingerprinting shall typically only be required at the time of the initial application, the submission by the applicant(s) of a renewal application shall authorize the City to request a new set of fingerprints if needed and shall authorize the City to once again obtain the applicants' CHRI from the GCIC and FBI.
- (5) A copy of a deed showing the applicant to be the owner of the premises for which the permit is sought or a copy of a lease showing any interest the owner of the premises has in the short term rental for which the permit is sought;
 - (6) A copy of the passed inspection report or other similar approval from the Peachtree City Fire Marshal or his designee;
 - (7) A copy of the passed inspection report or other similar approval from the Peachtree City Building Official or his designee;
 - (8) All other state and local permits pertaining to the operation of short term rentals, including approvals, as applicable, or as determined by the Director of Planning and Development.
 - (9) Copy of the guest occupancy agreement as required by O.C.G.A. § 43-21-3.2. This agreement shall contain at a minimum notices to the occupants regarding the City's noise ordinance, parking requirements, special event prohibition, garbage requirements, prohibition on sub-leasing, and notice that failure to vacate the premises for violating the agreement will be considered trespassing and thus subject to criminal prosecution;
 - (10) An affidavit swearing to using a platform that complies with state laws and collection of appropriate sales and lodging taxes;
 - (11) The name, address, telephone number and email address of the local contact person; and
 - (12) Any other information as may be required by the Planning and Development department.
- (b) All applications for a permit to operate a short term rental shall be accompanied by the payment of applicable fees as set in a schedule of fees adopted by the City Council and amended time to time.

Sec. 917.8. Issuance of permit.

- (a) Upon determining that an application is complete, applicable fees are paid, and all the standards of this section are satisfied, the Planning and Development department shall issue the appropriate permit for the calendar year in which approval was granted.
- (b) No permit shall be issued for any short term rental where any individual having interest either as an operator, owner, partner, principal stockholder, or licensee, whether such interest is direct or indirect, or beneficial or absolute, has been convicted or has taken a plea of nolo contendere within five years for a felony or any crime

involving moral turpitude, or has been convicted or has taken a plea of nolo contendere within two years for any misdemeanor of any state or of the United States or any municipal or county ordinance which would have any effect on the applicant's ability to properly conduct such business, except traffic offenses. The term "conviction" as used in this section shall include adjudication of guilty plea, plea of nolo contendere or forfeiture of a bond when charged with a crime.

- (c) A map or database of all issued short term rental permits shall be maintained on the Peachtree City website and shall contain at a minimum the address information and the local contact information.

Sec. 917.9. Annual renewal of permit and abandonment of permit.

- (a) All permits issued pursuant to this article are annual permits that run 365 days from the issuance of the permit. Holders of existing permits in good standing shall apply to the Planning and Development department for renewal by filing a renewal application in proper form and tendering the required fees. Renewal applications shall be accompanied by compliance documentation for payment of excise taxes and sales taxes, along with re-inspection approvals from the Peachtree City Fire Marshal, and other documents as required by the Planning and Development department.

Sec. 917.10. Transfer of permits.

Permits are issued to the applicant and do not carry with the land or premises. No permit issued pursuant to this article shall be transferred from one person to another. Any violation of this section shall constitute due cause for probation, suspension, or revocation of the permit.

Sec. 917.11. Revocation of permit.

- (a) Any permit issued pursuant to this article may be revoked by the City, after notice and hearing, for any of the following causes:
 - (1) Any fraud, misrepresentation or false statement contained in the application for the permit;
 - (2) Any fraud, misrepresentation or false statement made in connection with any transaction;
 - (3) Any violation of this article; or
 - (4) The conducting of the business permitted under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health safety or general welfare of the public.
- (b) Whenever, in the opinion of the city manager or designee, there is cause to revoke said permit, a notice of hearing for the revocation of a permit issued pursuant to this article shall be given in writing, setting forth specifically the grounds of the complaint and the time and place of the hearing.
 - (1) The notice shall be served on the holder of the permit by handing the same personally to the person operating the permitted business, or by mailing the same, postage prepaid, to the holder of the permit at her or his last known address at least five days prior to the date set out for the hearing.
 - (2) The giving of such notice shall suspend the permit pending the outcome of the hearing, and any business conducted under the permit shall cease during said period of suspension.
 - (3) After the hearing, the city manager may make a decision concerning the revocation of said permit. If the decision is adverse to the permit holder, he/she may appeal such decision within ten days to a court of competent jurisdiction via a writ of certiorari.
 - (4) Any owner who has his or her permit revoked shall be disqualified from reapplying for such permit for 24 months immediately following revocation.

Sec. 917.12. Accommodation standards.

- (a) All structures used for short term rentals shall satisfy the National Fire Protection Association and International Fire codes, as adopted and amended by the Georgia Department of Community Affairs, and the City of Peachtree City Code of Ordinances chapter 38.
- (b) All swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code as adopted and amended by the Georgia Department of Community Affairs and the City of Peachtree City Code of Ordinances Chapter 18, as it applies to barriers and floatation devices.
- (c) No exterior alterations may be made to a residence to indicate that it is being used as a short term rental. House numbers shall be visible from the public street at all times.
- (d) No advertising shall be visible from the street or from adjoining properties.
- (e) No detached structures, guest houses, or recreational vehicles or trailers shall be used as a short term rental.
- (f) Only a bedroom as defined herein shall be used for overnight sleeping quarters.
 - (1) Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.
 - (2) Except where there is only one bedroom, bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
 - (3) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
 - (4) Every bedroom shall have at least six (6) square feet of floor to ceiling heated closet space, and for each permissible occupant over two, there shall be an additional of four (4) square feet in the above described closet; however, if such space is lacking, an amount of space equal in square footage to the deficiency shall be subtracted from the area of the bedroom space used in determining permissible occupancy.
 - (5) No space located totally or partially below grade shall be used as a bedroom unless the total openable window area for allowing the entrance of outside light is equal to at least five (5) square feet and there are no pipes, ducts, or other obstructions less than six feet eight inches from the floor level which interfere with the normal use of the room or area.
- (g) No more than three guests shall be allowed per bedroom. The number of bedrooms shall be confirmed by the on-site inspection by a representative of the City, and a maximum overnight sleeping occupancy shall be established for the permit.
- (h) Parking associated with the short term rental and premises must be in an off-street location and in accordance with the city's parking ordinance.
- (i) Garbage, rubbish, and recycling shall be only stored in lidded receptacles. Such receptacles shall be stored in a location appropriately screened from view by a public street. For purposes of this Section, a garbage or recycling container shall not be placed at curbside before 7:00 p.m. of the day prior to solid waste pickup, and the container shall be removed from curbside before 7:00 p.m. of the day of pickup.
- (j) Short term rental premises must be maintained in compliance with standards contained within the Peachtree City Code of Ordinances.

Sec. 917.13. Operating standards.

- (a) Each operator of a short term rental is required to keep a guest registry. Each guest shall register on the date of their arrival, stating their names, current residence address, and description and license plate number of

the vehicle they are using. Each operator of a short term rental shall keep for a period of at least three years the above-described register, along with all records, receipts, invoices and other pertinent papers setting forth rental charged for each occupancy, the date or dates of occupancy, and such other information as required by the Planning and Development department. Said records shall be made available for examination by the City, the Fayette County Board of Health, or any authorized law enforcement agency upon operator or owner of such short-term rental being presented with a warrant to provided such information, or immediately upon exigent circumstances.

- (b) Operators of short term rentals shall not be permitted to serve food to guests for sale or otherwise and no food preparation, except beverages, is permitted within individual bedrooms.
- (c) The permit number shall be included on all advertisements for the short term rental.
- (d) Special events or private functions are not permitted at short term rentals. For the purposes of defining a special event, in addition to the definition contained herein, no more than 2 times the number of maximum overnight sleeping occupancy shall be permitted on the premises at any time.
- (e) The operator shall not permit any occupant to sublet the premises and shall notify occupants of this prohibition in the guest occupancy agreement as required by O.C.G.A. § 43-21-3.2.

Sec. 917.14. Display of permit and notifications.

- (a) Every holder of a permit issued pursuant to this article shall keep such permit conspicuously displayed at all places where such business is conducted.
- (b) Each short term rental shall post a legible notification, clearly visible to all guests containing the following information:
 - (1) The name and contact information of the owner/local contact person and the telephone number at which that party may be reached on a 24-hour basis.
 - (2) The maximum number of overnight occupants permitted posted on the form as provided by the City.
 - (3) Notification that an occupant may be cited and fined for creating a disturbance or for violation this code section or any other sections of the Code of Peachtree City.
 - (4) Notification that the short term rental location cannot be utilized for special events, parties, or private functions as defined herein.
 - (5) Notification that all parking associated with the short term rental must be located on the property only on designated hard surfaced areas and not on any public or private roads at any time.

Sec. 917.15. Complaints.

Complaints about the property may result in a notice of the violation being directed to the local contact person. The local contact person shall be responsible for contacting the responsible guests and/or occupants to correct the problem within one hour. This local contact person is required to visit the property to confirm compliance with this chapter, unless compliance can reasonably be confirmed without visiting the property. It is not intended that an owner or local contact person act as a peace officer or place himself or herself in an at-risk situation.

Sec. 917.16. Violations and penalties.

- (a) The following conduct shall constitute a violation for which the penalties specified herein of this section may be imposed, or the short term rental permit revoked:
 - (1) The owner or local contact person has violated any of the provisions of this chapter; or
 - (2) The owner or local contact person has violated any zoning, building, health or life safety provision; or

- (3) Each day the short term rental is marketed or rented for overnight accommodation shall constitute a separate violation.
 - (4) Failure of the owner or local contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short term rental in a timely and appropriate manner as specified herein shall be grounds for imposition of penalties as set forth in this section.
 - (5) Three or more separate complaints received from at least two different property owners or occupants within any six-month period for the same short term rental property.
- (b) Any violation of the provisions of this section by occupants and/or guests of the short term rental shall be enforced pursuant to this section, and any other applicable Code sections. Enforcement actions may be brought against occupants and/or guests of a short term rental for violations of this section and any other provision of this Code notwithstanding that this section may also make the owner or local contact person of the short term rental responsible for the conduct constituting the violation. The penalties for violations shall be as follows:
- (1) For the first violation within any 12-month period, the penalty shall be a citation and a fine not to exceed \$500.00;
 - (2) For a second violation within any 12-month period, the penalty shall be a citation and a fine not to exceed \$750.00;
 - (3) For a third violation within any 12-month period, the penalty shall be a citation, a fine not to exceed \$1,000.00, the revocation of the short term rental permit for a period of 24 months, and the owner or local contact person shall not be eligible to reapply for a short term rental on the property in violation for a period of 24 months from the date of revocation.
- (c) If non-compliance with provisions of this section occurs, the Planning and Development department or law officer of the City shall conduct an investigation whenever there is reason to believe that an owner and/or local contact person has failed to comply with the provisions of this chapter. The investigation may include an inspection of the premises, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video all of which may constitute evidence of a violation.
- (d) The Planning and Development department, Code Enforcement officer of the City, and the Peachtree City Police Department are hereby authorized and directed to establish such procedures, which may from time to time be required to carry out the purpose and intent of this chapter. The Peachtree City Police Chief or her or his designee or Code Enforcement shall also have authority to enforce this chapter.

SHORT TERM RENTAL ORDINANCE HIGHLIGHTS

Ordinance Standards:	Proposed Peachtree City
Grandfathers existing STR	No- all must apply within 60 days of adoption
Permit required	Yes- one for each property
Maximum in City	Yes-1% of all residential per Tax Assessor
Priority permitting to existing STR	Yes- first issuance of permits
Annual renewal required	Yes
Require background check for owner	Yes
City-maintained database of STR locations	Yes
Requires local contact/agent	Yes- at least 21 years old
Agent must be on site w/in time	Yes, within 1 hour
Primary residence requirement	No
Whole-house rental permitted	Yes
Short-term rental period	Minimum 1 day, maximum 30 days
Can use guest house, other detached structure or RV	No
Maximum occupancy	Bedroom accommodations only, each with a maximum of 3 persons. Set by city inspector
Off-street parking required	Yes - paved
Garbage storage requirements	Yes
Sub-leasing allowed	No
Parties/ Special Events permitted	No
Keep guest register	Yes
Requires business license	No
Collect lodging tax	Yes
Required to meet current fire/building codes	Yes, annual inspection required
Notification to neighbors	No, Online database available to the public
STR permit posted onsite	Yes - and included in website listing
Fines for violation	first is \$500; second is \$750; third is \$1,000 plus revoked for 24 mos.
Application Fees	\$400, annual \$300 renewal

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 8/21/2024

DATE: August 26, 2024

SUBJECT: Conceptual Site Plan, Indoor Training Facility and Warehouse, 1001 Moba Drive

Recommendation:

Staff is of the opinion the proposed plan meets the City ordinances and recommends approval of the conceptual site for a new multi-tenant industrial building.

Discussion:

Highland Land Planning on behalf of Southree Commercial has submitted a conceptual site plan for the development of a multi-tenant industrial building that will include mid-sized warehouse units and a large indoor recreation and training facility for pickleball. The development is proposed for lots 7 and 8 of the Mobacorp Industrial Park. Site improvements include 104,850 SF of building area, a service court, and separate parking areas for each use.

Zoning Requirements

The subject tract will have a combined area of 6.47 acres and is zoned GI, General Industrial. The two lots, which are currently vacant, are required to be replatted as one lot prior to the issuance of a building permit.

Setback requirements for the GI district:

- front setback - 30 feet*
- side setback - 20 feet
- rear setback - 50 feet

*A variance was granted in 2021 for lots 6 and 7 and August 1, 2024 for lot 8 to decrease the front setback on Moba Drive from 50 feet to 30 feet.

Office/warehouse and an indoor athletic training facility are permitted uses in the GI zoning district. The athletic training facility is permitted on a conditional basis. One condition for the training facility is that it has a dedicated entrance that is not shared with other tenants within the building. A second condition is that parking will not interfere with truck traffic or loading docks. The site configuration creates a complete separation of the two uses. The L-shape of the building isolates the loading area and

truck traffic from vehicular traffic and each use has a dedicated parking area.

Additional conditions relating to building construction will be assessed during the building permit process.

Parking Requirements

The parking requirement for office/warehouse with no manufacturing is straight forward, but the ordinance does not have a specific parking requirement for pickleball. However, for the conditional use, the owner of the property is required to provide documentation showing there is sufficient parking to accommodate the proposed use as well as other tenants within the building. Using a combination of the requirements from the ordinance, the floor plan for the pickleball tenant, and general needs, the owner has calculated the parking as follows:

PARKING CALCULATIONS				
	RATIO	AREA	REQUIRED	PROVIDED
Automobile Parking				
Office/Warehouse, no manufacturing	1/300 SF Office 1/2,500 SF Warehouse	2,655 SF 50,445 SF	9 20	29
Commercial Recreation Facility	1/200 SF general floor area	10,000 SF (general circulation area)	50	51
Additional requirement	4 Athletes per court	20 courts	80	80
TOTAL			159	160

Development Standards

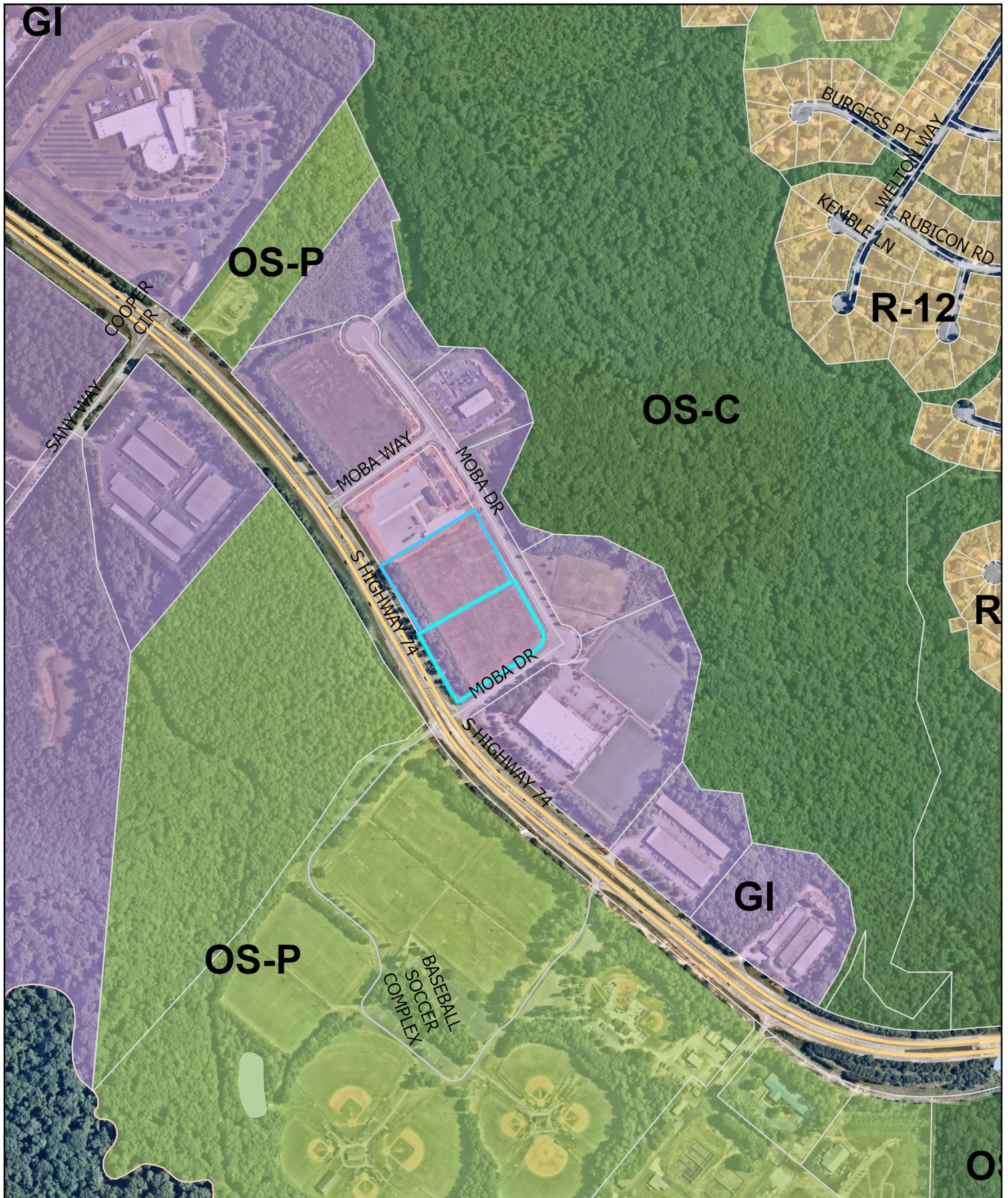
The property abuts Highway 74, which is classified as an arterial highway, and therefore a 60-foot tree-save landscape buffer is required per section 723 of the Land Development Ordinance. The proximity to Highway 74 also triggers an architectural review from the Planning Commission. Building elevation approval is required prior to the issuance of a building permit.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Conceptual Site Plan

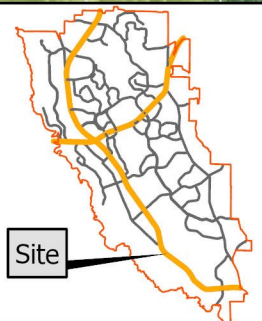


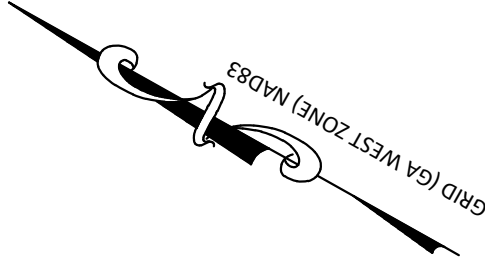
Zoning Map

Lots 7 and 8
1301 and 1001 Moba Drive

2024

For informational purposes only

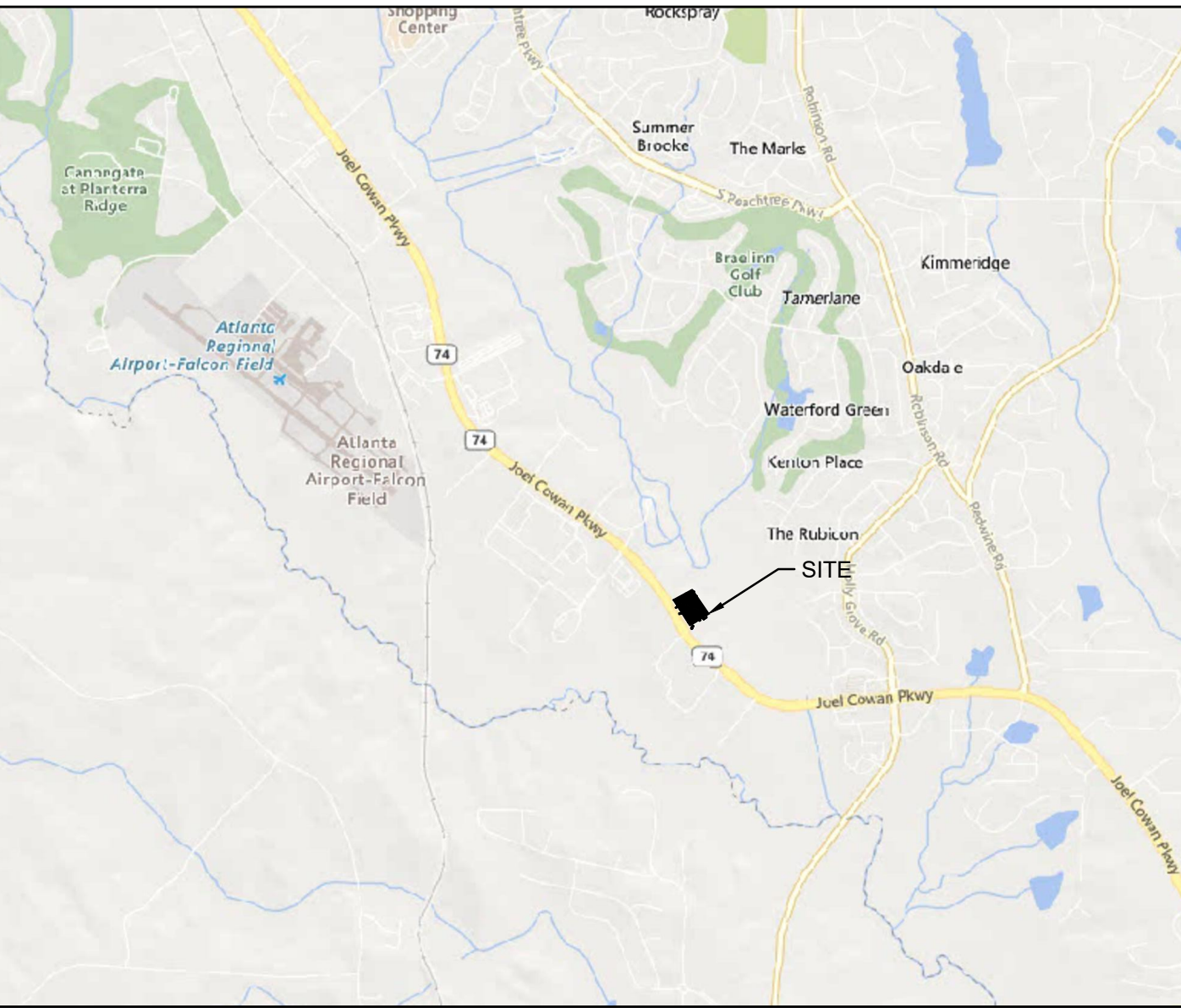




SITE PLAN NOTES

- OWNER / DEVELOPER:
1401 MOBA L.L.C.
(A.K.A. SOUTHTREE COMMERCIAL)
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: TOMMY WEBB
PHONE: 770-631-0499
- ENGINEER
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: H(770) 631-0499
- SURVEYOR:
INTEGRATED SCIENCE & ENGINEERING, INC.
1039 SULLIVAN ROAD, SUITE 200
NEWNAN, GA 30265
CONTACT: LARRY J. SEABOLT, R.L.S.
PHONE: 678-552-2106
- SITE DATA:
PARCEL: LOTS 7 & 8, MOBACORP INDUSTRIAL PARK
TAX PARCEL ID NUMBER: 0609 032 & 0609 033
ZONING: G-1 (GENERAL INDUSTRIAL)
USE: INDOOR ATHLETIC TRAINING FACILITY AND OFFICE / WAREHOUSE
** SEE BUILDING AREA / SUMMARY BELOW
- TOTAL SITE AREA = 6.47 ACRES (COMBINED) AC.
TOTAL DISTURBED AREA = 6.53 AC
IMPERVIOUS AREA = 4.75 AC.
- 24 HOUR CONTACT: TOMMY WEBB, 678-485-9037
- SETBACKS:
30 FEET (FRONT BUILDING SETBACK, LOT 7 & 8)
20 FEET (SIDE BUILDING SETBACK)
50 FEET (REAR BUILDING SETBACK)
* SEE NOTE 11
- BUFFERS:
60' HIGHWAY CORRIDOR BUFFER
- BUILDING AREA:
OVERALL BUILDING = 104,850 SF
BUILDING 1 = 51,750 SF (USE: INDOOR ATHLETIC TRAINING FACILITY)
BUILDING 2 = 53,100 SF (USE: OFFICE/WAREHOUSE)
- PARKING SUMMARY:
- COMMERCIAL RECREATION FACILITY = 1 SPACE FOR EVERY 200 SQUARE FEET OF GENERAL FLOOR AREA PLUS 1 SPACE FOR EVERY 10 SEATS IN AN ASSEMBLY AREA WITH FIXED SEATS
->>> GENERAL FLOOR AREA = 10,000 SF / 200 + 0 SEATS = **50 SPACES**
- COMMERCIAL RECREATION FACILITY AS A CONDITIONAL USE, OWNER PROVIDED DOCUMENTATION OF SUFFICIENT PARKING IS REQUIRED, THEREFORE ADD ALLOWANCES FOR FOUR (4) ATHLETES PER COURT
->>> CONDITIONAL USE ALLOWANCE = 4 ATHLETES ON 20 COURTS = **80 SPACES REQUIRED**
- OFFICE/WAREHOUSE, NO MANUFACTURING = 1 SPACE FOR EVERY 300 SF OF OFFICE SPACE OR ADMINISTRATIVE AREA PLUS 1 SPACE FOR EVERY 2,500 SF OF STORAGE SPACE
->>> AT 5% OFFICE AND 95% WAREHOUSE = **29 SPACES REQUIRED**
TOTAL SPACES REQUIRED = 159 SPACES
TOTAL SPACES PROVIDED = 160 SPACES

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT, EXCEPT ALL END SPACES WHICH ARE 10 FT BY 18 FEET. ALL PARKING LOT LANDSCAPE ISLANDS ARE 11 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
- VARIANCES:** PREVIOUS VARIANCE FOR LOT 7 (2021) APPLY, ADDITIONAL VARIANCE FOR LOT 8 APPROVED (AUGUST 1, 2024) FOR TO SIMILARLY REDUCE FRONT SETBACKS ON MOBA DRIVE FROM 50 FT TO 30 FT.
- PLATTING:** LOTS 7 AND 8 TO BE COMBINED INTO ONE LOT. REVISED FINAL PLAT WILL NEED TO BE REVISED COMBINING LOTS TOGETHER BEFORE BUILDING PERMIT IS ISSUED.
- FLOODPLAIN:** NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
- ECOLOGY:** WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- UTILITIES:** WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY AND SEWERAGE WATER AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
- STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT PROVIDED BY EXISTING FACILITIES AS PART OF MOBACORP INDUSTRIAL PARK, PROVIDING STORMWATER DETENTION, WATER QUALITY TREATMENT, AND PROTECTION OF DOWNSTREAM CONDITIONS. HYDROLOGY STUDY ON FILE. ENGINEER WILL SHOW THAT ADDITION OF THE DEVELOPMENT ON THIS SITE IS STILL WITHIN THE ASSUMPTIONS OF THE ORIGINAL STUDY FOR THIS BASIN.
- LANDSCAPING:** A LANDSCAPE PLAN WILL BE PREPARED TO CITY OF PEACHTREE CITY STANDARDS, TO BE APPROVED BY THE PLANNING COMMISSION AT A LATER TIME. A CONTINUOUS 60-FOOT-WIDE TREE-SAVE/LANDSCAPE BUFFER SHALL BE ESTABLISHED ADJACENT TO HIGHWAY 74.
- PLAN EXPIRATION:** CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE PLAN APPLICATION HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.
- ARCHITECTURAL REVIEW:** PROJECT SITE IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE REQUIRES AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.
- HVAC IS TO BE ROOF MOUNTED.** A LINE OF SITE DIAGRAM SHALL BE SUBMITTED WITH BUILDING PLANS AS PER SECTION 1109 OF THE LAND DEVELOPMENT ORDINANCE.



VICINITY MAP
N.T.S.

Rev.	Description	Date
1	ISSUED FOR REVIEW	10/16/23
2	ADDRESS COMMENTS	11/7/23
3	BUILDING AND USE REVISIONS	11/7/23
4	BUILDING FOOT TO IMPROVE BUFFER	11/7/23
5	ADDRESS COMMENTS	11/7/23

Drawn by: RKA	Check by: JLV
Date: 10/16/23	

ENGINEERED CONCEPT PLAN FOR MOBACORP LOTS 7 & 8
LAND LOTS 33 AND 34 OF THE 6TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA



DRAWING NO. C200

SITE PLAN LEGEND:

- = PROPERTY LINE - SEE PLAT FOR DETAILS
- ③ = PARKING COUNT NUMBERS
- [Pattern] = HEAVY DUTY CONCRETE - SEE DETAIL ON SHEET C700
- [Pattern] = MEDIUM DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- = SIGN POST

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 26, 2024

SUBJECT: ~~Building Elevations, Car Wash, 210 Stevens Entry~~
Postponed

Recommendation:

Discussion:

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 26, 2024

SUBJECT: Planning Commission Presentation to City Council about Ordinance Updates

Recommendation:

Discussion:

Budget Impact:

Attachments:

None