

Planning Commission of Peachtree City
Meeting Minutes
Monday, April 22, 2024
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting with the pledge of Allegiance. Other Commissioners in attendance included Andrew Kriz, Mitzi Johnston, and Alternate Ray Liotta. Commissioner Felicia Reeves arrived after the approval of the minutes, and Vice Chairman Kenneth Hamner was absent. Also present were Planning Director Robin Cailloux, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Steven Shelton and Chase Cargle.

Additions or Deletions

Cailloux said there were no agenda items for the first meeting in May. Kriz moved to cancel the meeting. Johnston seconded. Motion carried unanimously.

She reminded them that because there were only three voting members present, all votes had to be unanimous. If a vote was not unanimous, the motion was denied.

Johnson then mentioned that the second meeting in May would be scheduled for Memorial Day. Cailloux said they would review what came in before May 6, and if a May meeting was needed, the Commission had the power to schedule a special called meeting and could do so for May 20.

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting March 25, 2024

Kriz moved to approve the March 25, 2024 Planning Commission meeting minutes. Johnston seconded. Motion carried unanimously.

Public Hearing

1. Rezoning of 1 Paschall Road from GI to LUI

Cailloux showed the property on a zoning map, pointing out SR 74 and Dividend Drive and how Paschall Road dead-ended into this large property. The applicant was requesting rezoning from General Industrial (GI) to Limited Use Industrial (LUI) to allow this property to be divided into two lots.

There were two buildings on the property, and the subdividing line would run between them. Cailloux noted that staff could approve a minor subdivision administratively but was not authorized to create lots that were non-conforming to the zoning conditions, as this would be. The requirements this lot wouldn't meet were both the side setbacks as well as public road frontage of 200 feet or more. In fact the current lot did not meet that 200-foot standard.

The applicant met with staff and the City Manager and were given two options. He could ask for a variance, but that would require proving a hardship that he did not create or ask for an LUI rezoning process and come forward with a specific plan. The applicant did not request any changes in land use.

She reminded the Commission that an LUI zoning was site plan-specific and some questions had come up about what would happen if the property was redeveloped. The property would not be allowed to completely redevelop without coming back to the Planning Commission for a rezoning.

Ritenour asked her what type of uses were allowed in an LUI? Cailloux replied that LUI allowed for any uses in the GI, General Industrial, and the LI, Light Industrial, zoning districts. This request was for the GI land uses. There would be an ordinance tied to this that would enumerate the specific uses.

The applicant, Adam Baaklini, said he lived in Fayette County on Quarters Road. His company name was Salvage Trading and his real estate holding company was Azalea Capital. He related that this property was one of the oldest industrial sites in Peachtree City, with the main building built in the 1960s. He said they were proud of the history and had revamped the cotton gin that was initially put there. The second building was mostly used by his trade company, but he was having to pay high insurance rates as though it, too, was being used for cotton.

He said the buildings were separated by an abandoned rail line and overhang space that interfered with the setback. He was currently redoing the roofs and pouring new concrete as part of his refurbishing of these buildings. He said this type of business did not do well over the past few decades, but things were looking up, and he mentioned a new contract they had with the United Nations.

Ritenour opened the public hearing. No one wished to speak in favor or in opposition, and he closed the hearing.

Kriz wondered about access to the property with the second building if it was ever sold off. Would there be some type of easement? Baaklini said the easement would include the road in front of the offices. There was an access easement for the Paschall Business Center that had been sold previously by the former owners, and they would just continue that.

Reeves, who had arrived a few minutes earlier, was concerned about access in case of a fire in the future under new owners. Cailloux said the City provided fire protection, and Georgia's platting process required providing access to public roads for land-locked parcels.

Johnston had no questions.

Liotta asked the applicant to indicate buildings one and two. He asked him to point

out the easement, and Baaklini did, saying there was a ramp to facilitate truck traffic to the Paschall Business Center.

Liotta confirmed with Cailloux that Georgia required an easement for a landlocked lot. Was that similar for utilities? Cailloux replied that the language in 43-3 didn't specify utilities, and that was something the Commission could require for the rezoning.

Liotta asked if there were other LUI zonings that did not have lot frontage? The Panasonic campus was divided in half, Cailloux noted, and the back half, owned by a different branch of the umbrella company, had no road frontage. Perrigo Direct also had no frontage.

One of the general LUI conditions said site development should not take place within 300 feet of a residential district, Liotta noted. Cailloux pointed out where that area was on this property, but said it wasn't an issue because the land between them and the residential area was environmentally sensitive land.

He asked Baaklini to explain the zero setback since there was 50 feet between the buildings. He explained that was because of the overhangs that provided shelter when unloading rail cars years ago.

Would future additions have to come back to the Planning Commission? They would if they were 5,000 square feet or more, Cailloux responded. What if a building was demolished? Cailloux said the only way they could get a permit without going through the rezoning process was if the replacement was built in the exact configuration.

Reeves had no comments, and Johntson said she was in favor. She was glad to hear about other examples and thought the utilities easement was a good idea. Kriz said he supported that, and Cailloux said they could approve the rezoning with that condition.

Liotta said they would want to see the proposed access and utility easement on the plans. He thought it should be a condition.

Ritenour said he was always glad to see redevelopment.

Kriz moved to recommend approval of the rezoning of 1 Paschall Road from GI to LUI with the condition that the applicant provide appropriate utility and access easements and indicate it on the plans. Reeves seconded. Motion carried unanimously.

Old Agenda Items

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

This had been on the agenda at the previous meeting, and the Commissioners had some questions on driveways, rights-of-way, open space, and unit design. Some of those items pertained to the platting process, and some did not, particularly some of the discussion regarding design. Cailloux had created a slide showing the revised proposal and highlighted the various items that could be reviewed in the platting stage.

The revised proposal showed that a side road had been moved closer to the property lines in order to create a 50-foot right-of-way. In addition, the lots were part of the plat review. Cailloux pointed out the interior green space had been revised. On the previous plat, there were meandering sidewalks, but those had been straightened out. For the purpose of the plat discussion, it was the lot configuration of the green space, not the design elements, that mattered, Cailloux stated.

Some additional unit detail was provided, showing that now there were detached garages, but that had nothing to do with platting. However, the Planning Commission did need to look at access and circulation from the rights-of-way or the greenspace. There were fewer parking spaces, but that was a design element. The stormwater detention pond was smaller in the revised version and as a result there was an additional lot added to the plan. Cailloux noted that the stormwater facility would still have to be approved by the City's Engineering Department, so the additional lot may or may not be possible should the stormwater pond need to be larger.

The applicant had provided detail sheets illustrating various features of the development, but Cailloux said she would let him discuss it. She noted that one thing the Commissioners would be considering for approval was the right-of-way widths. The main road was 50 feet and then there were three alleyways to consider.

Developer Roch deGolian thanked the Planning Commission for their comments at the last meeting, saying it spurred them to dig a little deeper and improve the project. He noted that the main road, or Road A, would ultimately be a City street. Roads B, C, and D were private roads with 30-foot rights-of-way.

Previously, the garages were connected to the living structure, but deGolian explained that they eliminated that connectivity in order to enlarge the courtyards between the homes and the garages to create more outdoor living space. The courtyards would be separated unit-to-unit by a six-foot brick wall. DeGolian said they decided to separate the garages for neighboring units, which had previously been connected, to create a more private walkway to each unit.

A photo showed how the linear walkways between the buildings would appear. Another photo gave an idea of the six-foot walls between the courtyards. Another photo illustrated how the buildings would look, with pitched roofs and two stories. A

photo from North Cove depicted the alleyways, while another taken at Everton showed inverted roadways with underground drainage in the middle.

The footprint of the units would be 25 feet wide. End units would have an additional five feet that would not impact the footprint but would allow them to add interest to the end walls with a bay window or awning. They did end up with an additional unit in this plat, going from 37 to 38. That was based on the stormwater area being smaller. If that didn't work, they would revert back to 37 units, deGolian commented.

Ritenour thanked deGolian for this information, telling him he was aware the Commissioners went beyond the scope of a conceptual plat, but that extra information helped them and the public, as well, visualize what was happening on a site. He understood there probably would be changes, but it did help them see what was planned.

Liotta said he liked the plan and the changes. He asked deGolian to explain how visitors would access the units. There were four spaces per unit, deGolian said, two in the garage and two in the driveway. Additionally, there were 27 additional parking spaces that could be used for overflow. Guests could park there and get to the units on the internal pathways. Delivery vans could stop at a parking spot and go to the front doors, but they also planned to set up a centralized dropoff spot in the rear.

Liotta said he wished the units were numbered on the graphic. He wondered about pedestrian access to units 32 through 38. There was no pedestrian access shown to the front doors. DeGolian said they might have a steppingstone path around the corners to access the front doors which might require shortening the courtyards on the end units in order to make room.

This would require a significant encroachment into the landscape buffer, Liotta pointed out, but deGolian said reducing the courtyard area would prevent that on the upper unit; also, each of those units were 30 feet wide on the diagram, but they would be more narrow than that. Units 32 through 38 did not function the same way as the others, Liotta commented, because they were missing walkways. However, he felt that could be adjusted.

Kriz verified that the applicant would have no objection to using one of the walkways as a cart path. He asked if deGolian would be amenable to eliminating one of the units to provide space to access 32 through 38?

Cailloux suggested they require a minimum pavement width of five feet. Then, the developers could do the math and see what was required. DeGolian told Kriz the current proposed paths were 10 feet wide. He said he was willing to make a commitment that there would be a path to the front doors of the building, but he didn't want to give up a unit unless engineering required it.

Would they be allowed to go into the buffer with a sidewalk? Kriz asked, and Cailloux said they could because those buffers were not mandated by the ordinance. Kriz suggested a condition that the path not encroach into the buffer.

The first plat they saw had one less unit, Johnston noted.

Reeves asked how a guest would get from the driveway to the front door. DeGolian said they could enter through a back gate into the courtyard. Reeves then asked about a photo showing an example of a linear walkway, and deGolian pointed out where those walkways would be.

Ritenour had no questions. Johnston said she would be fine with allowing this to move forward with the recommendations they had discussed.

Reeves agreed, saying units 32 through 38 could be adjusted. She didn't know how buyers would feel about their front doors looking out on the stormwater area. Johnston said she would like to see numbers on future plans and how units 32 through 38 would be accessed.

Kriz said he could approve this with the condition of adding a walkway to the back units and that any walkways not be within any landscape buffer. He wasn't sure it needed to be a 10-foot buffer, though. Also, he wanted to add staff's recommended condition would be the third condition.

Ritenour asked about required widths of sidewalks, and Cailloux said the minimum was four feet, but the Americans with Disabilities Act (ADA) required five feet for specified distances, so it was simpler to just say five feet.

Liotta said he concurred with Kriz's comments about access around the easternmost units and thought a recommendation should be to provide a five-foot minimum sidewalk that did not impinge on the landscape buffer.

Ritenour agreed there needed to be adjustments around 32 through 38 and that the sidewalks should be kept out of the landscape buffer. He also agreed with the staff condition. He thanked deGolian for his work and said he was sure they would find a solution.

Was there anything like this in Peachtree City or nearby? Liotta asked. Not exactly, deGolian said. There were townhomes in Lexington that had been there for 15 years or so, and there were some in Everton, but nothing like this design. Ritenour said it was similar to North Cove, but not the same.

Could they do some more landscaping around the stormwater pond? Reeves asked. There would be a fence around it, deGolian responded. Cailloux noted that market might demand that the pond be treated more like an amenity rather than a

utility, and deGolian assured her they wanted to make it attractive to buyers.

Liotta wanted to know the target market. These were aimed at people who were downsizing, deGolian replied, although there might be some younger residents who were moving to Fayette County for work. Cailloux added that the townhomes at Aberdeen were originally planned to sell at \$500,000 to \$600,000, but now were listed at \$950,000.

Kriz moved to approve the conceptual plat for Peachtree Court Townhomes, 135 Peachtree Court with the following conditions: staff condition that the sidewalk along Peachtree Court be constructed as a multi-use path and that the easternmost buildings (32-38) be surrounded by a walking path of at least five feet in width that did not impinge upon any landscape buffers. Reeves seconded. Motion carried unanimously.

New Agenda Items

1. Landscape Plan, Moon Valley Nursery, 1401 Moba Drive

The Commission was familiar with this property, Hooks remarked, pointing it out in the MOBA development off SR 74 South. There were 32,748 square feet of impervious surface, which required at least 98 caliper inches of canopy trees and 65 caliper inches of understory trees under the landscape ordinance. No tree-save areas were identified on the plan, and the applicant was not requesting to use an alternative compliance method. This plan exceeded the requirements by calling for 102 inches of canopy trees and 66 inches of understory trees.

Three varieties of hardwoods were represented: red maples, willow oaks, and lacebark elms. Cryptomerias and bald cypresses were evergreens included on the plan, and eastern redbuds would provide blooms. These plantings were mixed throughout the perimeter of the property. Since this was a nursery, Hooks pointed out, the product yard would also be filled with plants.

A large portion of the 60-foot buffer was taken up with a Georgia Power easement, she noted, but the remainder would be replanted with a variety of evergreens and hardwoods, including red maples and willow oaks for fall color and redbuds for spring blooms.

Hooks said this plan met the requirements, and staff recommended it be approved. Ritenour commended her on the color coding of the presentation, saying it made it easier to envision the plantings.

Jason Walls of Highland Land Planning represented property owner Southtree Development. He said the tenant would be Moon Valley Nursery, which would be selling larger diameter trees than could be purchased at most nurseries.

Johnston asked why the redbuds were on three, not four, sides. Walls said they

could move some around. He noted that the road on that side was 12 feet or so above the lot. There were already some trees there, and Cailloux said oaks were planted in the right-of-way at regular intervals when this lot was developed.

Reeves, too, commended Hooks for the colors on the plan. Kriz had no comments.

Liotta suggested more evergreens between the site and the Georgia Power easement. Walls said they could work on that with staff.

More buffering would be good, Ritenour agreed.

Kriz moved to approve the landscape plan for Moon Valley Nursery, 1401 Moba Drive, with the condition that staff work with the applicant to provide more evergreens on the SR 74 side of the property. Johnston seconded. Motion carried unanimously.

2. Building Elevations, Primrose School, 110 Wilshire Village Drive

David Wallace from Primrose Schools corporate offices said he represented the franchisee and could answer questions.

This also was a property familiar to the Planning Commission, on the south end of town adjacent to West Georgia Dermatology and a new convenience store/gas station. It was zoned General Commercial (GC) with conditions.

Hooks described the architecture as having a “modern cottage” look with warm neutral colors, stone, and metal accents. Brick and stone were the primary materials on all four sides, which met one of the conditions for the zoning. Stack stone created a wainscot base to the building, then the rest of the building was a brick veneer, and the top section was separated by a soldier course of brick. The brick and stone had color variations that added interest, Hooks remarked.

The tower portion of the building had a gabled metal roof topped with a cupola and weathervane. The metal material was carried to the awnings over the windows and doors on all four sides. That was a unifying element and the canopies and windows broke up the long façade.

Another zoning condition said buildings should comply with the color guidelines for the Wilshire Pavilion district, and also said materials from the design guidelines could be used at the architect’s discretion. In the meeting packet, she had listed the materials that would be used and the colors in the Wilshire Pavilion palette. The brick that was proposed drew on the parchment color and the anodized aluminum. The stack stone echoed the vanilla and parchment colors, as well as some grays and even dark red/chocolate. The board and batten siding would be painted to match the Starbright color, as would some shutters. The roof and awnings would be charcoal gray, which coordinated with the iron ore color used on the surrounding buildings.

The Land Development Ordinance had some general goals for design. It said buildings within a development should complement one another and design, materials and colors should blend with the natural surroundings. High-quality design was encouraged. Staff felt these goals were met and recommended approval, Hooks concluded.

Liotta said this was a great-looking building. He thought the HVAC on the rooftop should be screened on all four sides, not three as stated. Wallace said that could be done. Liotta said the west elevation did not show the screening, and Wallace said that was an oversight.

Kriz agreed about the building's appearance. He asked if it should have a designated bottom, middle and top section, and Cailloux said that was required for all commercial and industrial buildings on major thoroughfares. Kriz suggested the brick between the middle and the top be a darker color.

Johnston said she liked the colors and the mix of materials. Reeves agreed, saying it would blend well with other buildings in the area. Ritenour said that was something he liked, as well. This pulled different parts of other buildings, but with variations. He was glad it was not a stark white but had a warm feel.

Cailloux suggested that, rather than require a different color for the soldier brick course between the middle and upper sections, it be pulled forward to add shadow for dimension. She was afraid it would look like a racing stripe if it was a more contrasting color. The Commissioners agreed that should be a condition.

Kriz moved to approve the building elevations at 110 Wilshire Village Drive with the conditions that there be screening on all four sides of the HVAC unit and that the soldier course of bricks near the top be brought forward. Reeves seconded. Motion carried unanimously.

Wallace asked if they needed elevations showing the changes, and Cailloux said they did not, but all future elevations should reflect them.

Workshop Items

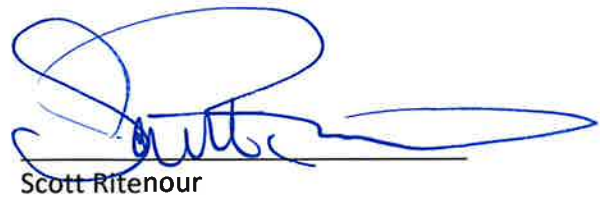
No workshop items.

Cailloux said the Commissioners would hear from staff by May 6 regarding the need for a called meeting in May.

There being no further business, Kriz moved to adjourn at 7:54 p.m. Johnston seconded. Motion carried unanimously.



Martha Barksdale



Scott Ritenour