



Planning Commission

Revised Special Called Meeting Agenda

November 18, 2024 | 6:30 PM

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. Planning Commission Meeting October 28, 2024

V. Public Hearing

VI. Old Agenda Items

VII. New Agenda Items

1. Building Elevations, Magnolia Dental, 100 Gates Entry
2. Landscape Plan, Take 5 Oil Change & Coffee Shop, 2714 HWY 54 W
3. ~~Building Elevations, Target, 1209 N Peachtree Pkwy~~ **Withdrawn**
4. Landscape Plan, Integrity Fusion, 290 Parkade Court

VIII. Workshop Items

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

Planning Commission of Peachtree City
Meeting Minutes
Monday, October 28, 2024
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting at 6:30 p.m. with the Pledge of Allegiance. Vice Chairman Kenneth Hamner, Andrew Kriz, Felicia Reeves, Ray Liotta, and Alternate Brett Hanes were also in attendance. Also present were Planning Director Robin Cailloux, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Katelyn Daws and Jameson Collins.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting October 14, 2024

Liotta moved to approve the October 14, 2024, meeting minutes. Kriz seconded. Motion carried unanimously.

Public Hearing

1. Special Use Permit request for 400 Crosstown Drive

Cailloux explained that a special use permit (SUP) was an additional permission granted to a property, and the underlying zoning district did not change. Here, the applicant was requesting to subdivide the existing building for tenants that were larger than 32,000 square feet. Per the City's "big box ordinance" an SUP was required because the building had been vacant for at least two years.

This was the old Kmart building in the Braelinn Shopping Center, and the applicants wanted to subdivide it into a 40,000 square foot space for Ace Pickleball Club, with the remaining 47,000-plus square feet used for retail tenants.

The review criteria were different for an SUP than for a rezoning. Cailloux summarized them by saying the Commission should consider if what was proposed was compatible with the Comprehensive Plan policies, if it was compatible with the adjacent properties, if there were adequate public services, if there was safe vehicular and pedestrian transportation, if the proposed use met the intent and function of the General Commercial (GC) zoning district, and if it met the performance standards in the land development ordinance (LDO). Because this was an existing building that would not be enlarged and the layout of the parking lot would be unchanged, staff was of the opinion that this met the intended function of the GC category and all of the review criteria.

She referred the Commissioners to a traffic study prepared by the applicant that showed the future buildout of this project would not change the intersections to the extent that they were failing. Those that already were graded as failing would continue to do so.

Cailloux said staff was of the opinion that this request met the criteria and did not have any recommended conditions for approval.

The civil engineer for this project showed the plan for the building and mentioned there should be no negative impact to public safety or traffic. A representative of Ace Pickleball Club's corporate team explained they were headquartered in Roswell. She said the idea was to provide a "third place" of belonging in addition to home and work. The franchisee noted the explosive growth of pickleball among players of all ages but noted the lack of indoor courts in the Peachtree City area, and this facility would provide 14. He said players could join as members or pay a one-time fee.

Ritenour opened the public hearing to speakers who supported this request. Claudia Eisenberg said she was glad to see this type of development proposed for the long-vacant building. Ralph Hail also said he welcomed this use here. No one wished to speak in opposition. Ritenour asked if anyone had questions, and Cary Cook asked how much a membership would cost? The franchisee said costs would vary, but an unlimited membership was \$129 a month. Kevin Brady asked if the SUP was a one-time permit for this use? Cailloux said the SUP carried with the land; it was permanent. No one else wished to speak, and Ritenour closed the public hearing.

Kriz noted that Cailloux's report said staff was of the opinion that this request met "most if not all of the evaluation criteria," and wondered which ones caused hesitation. She replied that was just faulty language. He then asked if they could add a condition to make this subdivision applicable only to this use, and Cailloux said they could not restrict it by use. The request was not based on the tenant, and this use was permitted in the GC zoning district. She said she believed they would be seeing more of these in the future as existing sites were redeveloped.

Hamner asked if there would be anything besides pickleball courts, and the franchisee said there would be a small store for equipment sales and a snack bar.

Liotta complimented the thoroughness of the traffic report and wondered how the traffic generated by pickleball would compare to retail space. Cailloux said retail space had a much higher trip generation rate than an indoor sports club.

Reeves and Hanes both agreed this was a good use of this property. Hamner concurred, saying he liked the "third space" concept. Kriz said he was excited to see what happened with the retail space next door. Ritenour said he, too, thought

they would be seeing more of this as big box stores went away. He also stated that this would bring a community sporting focus to an area that really didn't have anything similar.

Reeves moved to recommend approval for a special use permit for 400 Crosstown Drive. Kriz seconded. Motion carried unanimously.

Old Agenda Items

1. Rezoning request for a portion of 201 Aberdeen Parkway from GC to GR

Ritenour noted that they had a good discussion of this proposal during a public hearing at their September 23 meeting that led to an off-site meeting between the applicants and citizens. However, he continued, they could not re-open the public hearing for further citizen comments. He told the citizens present that they would be able to speak during the public hearing at the November 21 City Council meeting. He reminded them that the Planning Commission only made recommendations that Council could agree with or disregard.

Cailloux reminded them that this property was a 38-acre tract zoned GC. The applicant was asking to carve off 14.6 acres for rezoning to General Residential (GR), where up to 12 dwelling units per acre were allowed, coming to a maximum of 175 in this case. She showed renderings of the site plan, indicating the Crown Plaza and saying it would not be affected.

The public hearing was held on September 23. The applicant then asked the Planning Commission to table the item to allow for an informational meeting with the public. Tonight, Cailloux said, the Planning Commission needed to make a recommendation so this could move forward to a public hearing with City Council at its November 21 meeting.

Liotta said he asked Cailloux at the previous meeting to find out if the Fire Department foresaw any difficulties in fighting a fire at a complex such as this. Cailloux told him they did a call analysis of this compared to Hearthside and determined that the call rate would not significantly impact their level of service. Liotta said his question was about the layout and the interior courtyard. It would have to meet fire access codes, Cailloux said, and that would be reviewed at all stages of the development process.

Reeves wanted to know what happened at the meeting with citizens. Connie Engel of Strada Communities said it took place on October 16 at the Crown Plaza. Her takeaways were that the main concerns were traffic, trees, and taxes. They had submitted a trip generation report with the zoning application, she said, and met again last week with their traffic engineer, who said the traffic generated from this development would be inconsequential because it was for older people who didn't drive as much. There was a lot of discussion about buffers, and Engel said they were trying to provide an appealing option for people to downsize to, so

landscaping and appearance were important. As far as taxes, Engel noted this was a commercial development, even though it would be zoned residential, and would be taxed as commercial.

She said they had a lot of good questions from the public, and some people were in favor of what they wanted to do, while others said they would never move there. She said the fitness program they were planning with Kennesaw State University got a lot of positive attention. Only about 20 people attended, Engel remarked, even though the meeting was publicized.

Hanes was skeptical that 531 daily estimated trips should be termed “negligible.” The architect pointed out that traffic at peak times was lower and that the trip generator did not take into account a diminishing number if someone took a golf cart, which he expected many residents would do.

What about the total impervious surface? Hanes asked. The architect said he did not have that information but noted they would have to meet all the City’s criteria.

Hanes remarked that this would remove an access point from the hotel, so why did the Fire Department have no concerns? Cailloux said it would not remove an access point and also said the Fire Department would review the site plan later in the development process.

Hanes then asked about a minimum age for residents, and Jeremy Ragsdale of Thrive Communities said they were willing to have a deed restriction saying at least one resident had be at least 62 and that there could be no residents younger than 18, except for two weeks per year to allow for visitors.

What about ADA accessibility? The architect told Hanes that all of the units were designed for aging in place.

He then presented a rendering of how Aberdeen would look, pointing out that it showed a minimal disturbance of trees. Cailloux said a larger buffer would be one of staff’s conditions if approval was recommended.

Liotta mentioned the difficult left turn from Aberdeen Parkway onto SR 74. What would be the impact of people choosing to go up Wisdom Road past the school to get to the traffic light? The architect said he didn’t know.

Kriz asked Engel if anything had changed in the proposal other than the willingness to restrict age? Engel replied that they had always been willing to have an age restriction and that there had been no changes from what was initially proposed.

Kriz expressed concerns over why this was for 14.6 acres and why the tract was shaped as it was. He stated he felt it was that way because the developers wanted to wedge in as many units as possible. He said he would rather see the property

subdivided so the residents could get maximum use and enjoyment out of the space.

He said this development did not fit into the character of the community, and he, like Hanes, did not feel 531 daily trips were negligible. He shared Liotta's concerns about westbound traffic towards 74 and its impact on the area. Kriz said this development was the wrong fit for this area and called it "disingenuous."

Hamner stated that he expressed his views at the September meeting and was still against this because he could not support rezoning scarce commercial property to residential.

The Comprehensive Plan, Liotta remarked, talked about the step-down land use model in village centers, radiating from a commercial core. This proposal talked about introducing a residential use at the commercial core. He also did not want to lose a commercial property. Liotta said he looked at the criteria they used for rezonings and did not feel this met those criteria regarding compatibility with the adjacent uses. This property had a reasonable economic use as currently zoned, he stated, and also there were concerns about traffic. Liotta said he realized the Comp Plan called for more senior housing, but this was not the right place.

Reeves said she hadn't heard anything that would make her change her mind about supporting this. She noted that the Future Land Use map called for commercial use of this property. Traffic was a concern, and she felt there were far too many units planned.

The density would be much higher than this appeared because much of the land was not usable, Hanes said. He said he couldn't support this because of traffic concerns.

Ritenour thanked the developers for being willing to talk with the neighbors, but felt they should have done that from the very beginning. He mentioned the shortage of senior housing in the community and said something such as this was needed.

However, he continued, the city was basically out of developable commercial space, and he could not support rezoning this to residential. Once that commercial land is gone, we can't get it back. He cautioned opponents that this property probably would not remain undeveloped. The owner had the right to develop it for any of the GC uses, which included car washes, convenience stores, drive-in restaurants, office buildings, or a post-secondary school, among others.

Hamner moved to recommend disapproval of the rezoning request for a portion of 201 Aberdeen Parkway from GC to GR. Kriz seconded. Motion carried unanimously.

New Agenda Items

1. Conceptual Site Plan/Building Elevations, Vystar Credit Union, 705 HWY 54 W

Hooks said this was in the front of the Peachtree Crossing Shopping Center at the site of the BB&T Bank. The lot was 1.1 acres, and the proposal was to demolish the building and construct a 2,800 square foot building with 24 parking spaces.

The property was currently legally non-conforming because it had 31 parking spaces, which was more the number than permitted by today's standards, and the existing landscape buffer was 25 feet, not the 60 feet now required. Due to the proposed redevelopment, the property must come into compliance with all current development standards.

She pointed out two existing access points from the shopping center and said those would be left unchanged. The site layout met building and parking setbacks.

The parking requirements for banks were one space per 250 square feet, which meant 11 parking spaces, with a maximum of 14. This proposal was for 24 spaces, with 12 on an impervious surface and 12 pervious. City Council approved this increase by granting a variance at their August 15 meeting. A 60-foot landscape buffer was proposed, which satisfied the requirement.

Moving on to the elevations, Hooks showed a rendering of the proposed building. Brick and stone veneer were proposed for the primary materials with stucco as a secondary material, along with some metal accents. Sections 728 through 730 of the Land Development Ordinance (LDO) stated that predominant colors should be neutral or earth tones. The proposed palette included neutral grays with hints of warmer browns in the brick and blue accents. Section 725 said the building should be compatible with nearby development, and Hooks presented photos of adjacent structures, pointing out the neutral colors on them. Staff was of the opinion that the palette was neutral and would be compatible with the surrounding buildings.

She presented renderings showing the building from different views. The LDO stated front facades should be 80% primary materials and side facades at least 50% primary materials. Excluding the window area, the front facade would be approximately 60% primary materials and the sides approximately 64% primary materials. There was no requirement for the rear, but it showed about 80%. The drive-thru would be in the rear, Hooks noted.

Staff was of the opinion that both the site plan and the elevations met the requirements of the ordinances and recommended approval.

Bob Corley represented VyStar. He explained that VyStar was a credit union, not a bank, and did business on a more personal level, hence the need for more parking spaces.

Hamner and Kriz had no questions. Liotta said it looked to him like the pervious surface would increase. Hooks said the enlargement of the buffer increased the

pervious surface by 7,000 square feet. Liotta said he was glad to be able to get that landscape buffer back.

He suggested using the darker gray color that was used on the parapet in other areas, too, because he felt the building presented as too light. Corley said he could do that.

Reeves agreed that the darker gray would tone it down. She commented on the shade of blue, and Corley said it was the VyStar brand blue.

Hamner said he thought this would be a great redevelopment for the area. Kriz agreed and said he agreed with Liotta's suggestion about the color, as did Ritenour. Ritenour said he was glad to see the redevelopment.

Liotta moved to approve the conceptual site plan and building elevations, VyStar Credit Union, 705 Hwy 54 W with colors adjusted based on the Commission's comments. Kriz seconded. Motion carried unanimously.

2. ~~Building Elevations, Magnolia Dental, 100 Gates Entry~~ Postponed

Workshop Items

Ritenour canceled the November 11 meeting due to the City offices being closed for Veterans Day. Cailloux pointed out the November 25 meeting was during Thanksgiving week and recommended canceling that meeting as well. There was a need for a meeting in November to hear several items and a special called meeting was set for November 18 at 6:30 p.m.

There being no further business, Reeves moved to adjourn at 7:53 p.m. Hamner seconded. Motion carried unanimously.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 11/13/2024

DATE: November 18, 2024

SUBJECT: Building Elevations, Magnolia Dental, 100 Gates Entry

Recommendation:

Staff is of the opinion the proposal meets the City's design standards and the requirements of the zoning district and recommends approval of the building elevations for Magnolia Dental at 100 Gates Entry.

Discussion:

Jefferson Architecture has submitted elevations for Magnolia Dental to be located at 100 Gates Entry. The parcel is one of two office parcels located at the entrance to The Gates subdivision and was rezoned to OI, Office Institutional, when it was annexed into the City in 2012.

Architectural Design

As part of the rezoning, architectural requirements were established for the office parcels. The requirements include the following:

1. The architectural design, building materials, and color selection shall be residential in character to complement the homes within the subdivision.
2. All sides of the office buildings and associated structures shall include similar architectural detailing, building materials, and color selection.

In addition to these requirements, Section 725 of the Land Development Ordinance (LDO) establishes general goals for architectural design, which include architectural innovation, high quality design, and compatibility with the surrounding development.

The building materials include stone and brick, which make up 100% of all facades. A charcoal colored metal roof is proposed as well as covered building entrances resembling front porches. The materials and architectural features contribute to the residential character of the design.

Exterior Colors

The following is the proposed color palette:

- Stone veneer - Horizon Stone, Harbor Bluff with large mortar joints

- Brick - Palmetto Brick, Whitestone
- Steel beams/accent metals/trim - Sherwin-Williams, SW 7048 Urbane Bronze
- Roofing Metals - Shop Finished, Charcoal/Graphite

Staff believes the color palette is neutral, complementary to the homes in the subdivision, and compatible with the adjacent office building and thus meets the requirements of both the LDO and the zoning ordinance.

100 Gates Entry



101 Gates Entry

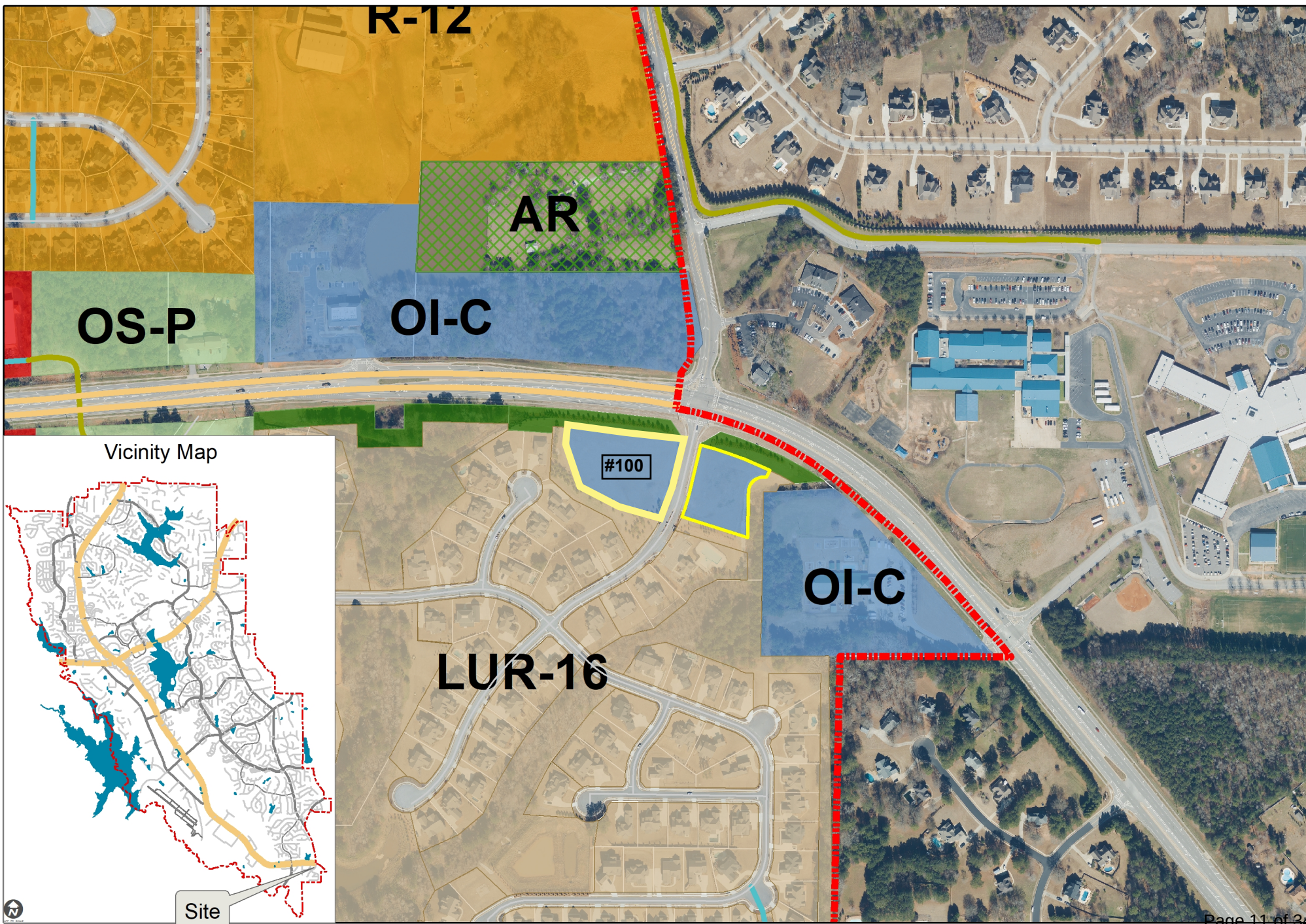


Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Renderings
3. Elevations
4. Materials Sheet

























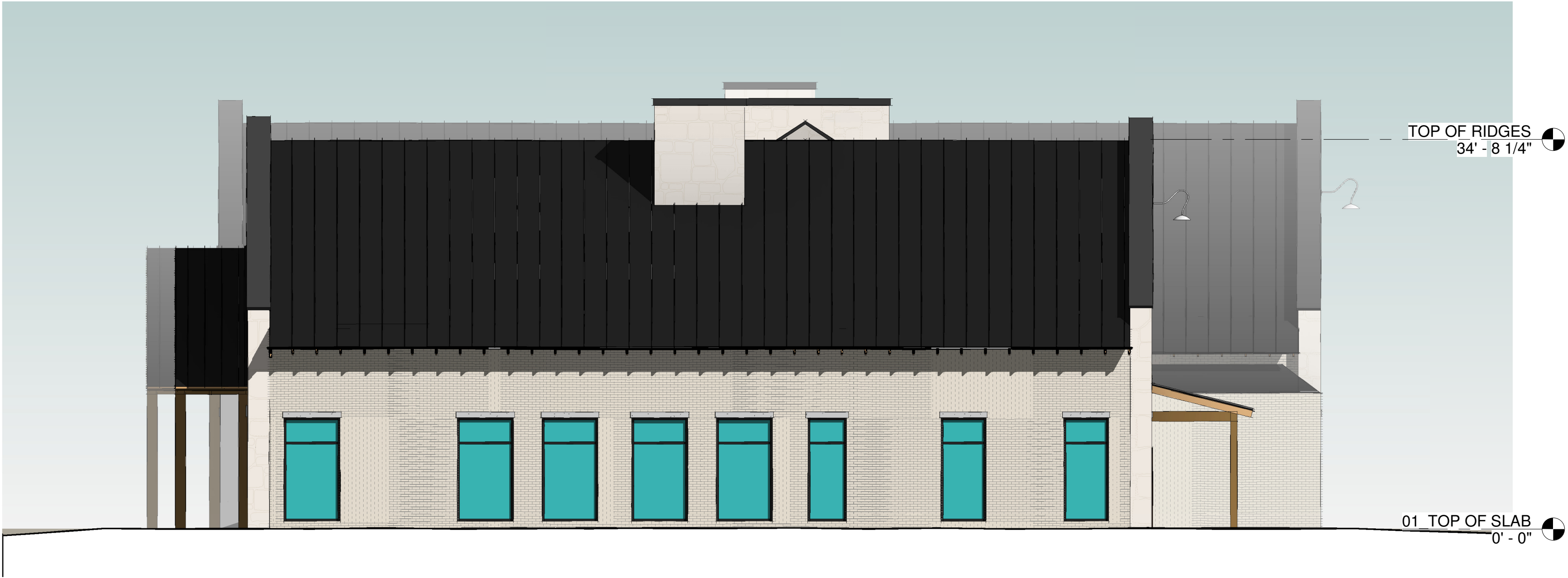
① EXTERIOR ELEVATION - SOUTH/ENTRY
1/8" = 1'-0"



② EXTERIOR ELEVATION - NORTH/HWY 74
1/8" = 1'-0"

MATERIAL PERCENTAGE CALCULATIONS	
STONE:	GLASS:
(N)- 2603 SF	(N)- 557 SF
(W)- 2040 SF	(W)- 945 SF
(S)- 372 SF	(S)- 338 SF
(E)- 270 SF	(E)- 219 SF
Total:	Total:
5,285 SF - 47.5%	2,059 SF - 18.6%
Overall Total SF: 11,059 SF.	

EXTERIOR ELEVATION GRAPHIC LEGEND	
PRIMARY MATERIALS	
	GLASS - STOREFRONT DARK BRONZE FINISH
	STONE - ELDORADO GRAND BANKS
	BRICK - PALMETTO BRICK WHITESTONE
ACCENT MATERIALS	
	TRIM - TO MATCH METALS
	COLUMNS - STAINED



① EXTERIOR ELEVATION - EAST/GATES ENTRY
1/8" = 1'-0"



② EXTERIOR ELEVATION - WEST/PARKING LOT
1/8" = 1'-0"

MATERIAL PERCENTAGE CALCULATIONS	
STONE: (N)- 2603 SF (W)- 2040 SF (S)- 372 SF (E)- 270 SF Total: 5,285 SF - 47.5%	GLASS: (N)- 557 SF (W)- 945 SF (S)- 338 SF (E)- 219 SF Total: 2,059 SF - 18.6%
BRICK: (N)- 755 SF (W)- 632 SF (S)- 1078 SF (E)- 1250 SF Total: 3,715 SF - 33.6%	
Overall Total SF: 11,059 SF.	

EXTERIOR ELEVATION GRAPHIC LEGEND	
PRIMARY MATERIALS	
	GLASS - STOREFRONT DARK BRONZE FINISH
	STONE - ELDOBRADO GRAND BANKS
	BRICK - PALMETTO BRICK WHITESTONE
ACCENT MATERIALS	
	TRIM - TO MATCH METALS
	COLUMNS - STAINED

MATERIAL BOARD – MAGNOLIA DENTAL COMPLEX- PTC

STEEL BEAMS/ACCENT METALS /TRIM-
COLOR: URBANE BRONZE

SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-G7

ROOFING METALS - SHOP FINISHED
COLOR: CHARCOAL/GRAPHITE



BRICK - PALMETTO BRICK WHITESTONE



STONE - HORIZON STONE
HARBOR BLUFF - LARGE MORTAR JOINT



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 11/13/2024

DATE: November 18, 2024

SUBJECT: Landscape Plan, Take 5 Oil Change & Coffee Shop, 2714 HWY 54 W

Recommendation:

Staff is of the opinion the proposed landscape plan for the Take 5 Oil and Caribou Coffee meets the requirements of the City ordinances and the GA 54 West Design Guidelines and recommends approval.

Discussion:

Foresite Group has submitted a landscape plan for the Take 5 Oil Change and Caribou Coffee to be located at 2714 HWY 54 W. Based on the amount of impervious surface on the site (26,379 SF), the landscape ordinance requires a minimum of 79 caliper inches of canopy trees and 53 caliper inches of understory trees.

The proposal is for 69 inches of canopy trees and 54 inches of understory trees. The requirement for canopy trees has not been met, therefore the tree fund alternative compliance method is being requested. See the table below for calculations.

TREE CALCULATIONS					
Tree Type	Inches Required	Inches Provided	% of Required	Number of Trees to Fund	Tree Fund Contribution
Canopy	79	69	87%	3	\$1,200.00
Understory	53	54	102%	0	\$0.00
Total	132	123	93%	3	\$1,200.00

Section 1114.5 of the Land Development Ordinance permits the tree fund option after all the canopy and understory trees that can reasonably be planted on the site are provided. It is the opinion of staff this requirement has been met.

Because this property is located in the GA 54 West corridor overlay district, the stipulations of the design guidelines for this district must be met in addition to the requirements of the Land Development Ordinance. The requirements are as follows:

- Landscape buffer adjacent to GA 54 shall be 30' minimum
- Buffer design shall utilize fencing, meandering berms, low masonry walls, sidewalks, and landscaping
- Canopy trees shall be located across the property frontage, 6-inch caliper min. and placed a min. of 25' apart
- Understory trees 2-inch caliper min.
- Evergreen hedges in front of parking areas, 36 inches tall, planted in two staggered rows 2 feet apart
- Utility equipment shall be screened; screen shall exceed the height of the equipment

The majority of the proposed plant material for the project can be found on the list of suggested vegetation that is provided in the guidelines. Three 6-inch Shumard Oaks and a total of eight understory trees, Redbuds and Serviceberrys, are proposed for the buffer area, as well as staggered rows of Loropetalums to screen the parking area and Liriope around the monument sign. In addition, a small portion of the retaining wall and fencing is visible in the buffer area. Staff feels a sidewalk through the buffer would be impractical since there is no connection to be made to buffers on adjacent properties. However, a sidewalk connection is provided from the parking area to the sidewalk along the highway. Staff feels the buffer design meets the intent of the design guidelines.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Landscape Plan

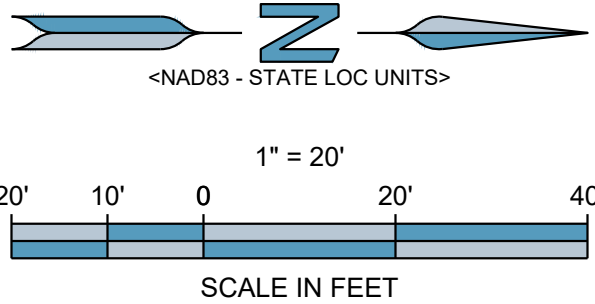
Web AppBuilder for ArcGIS
Map data © OpenStreetMap contributors, CC-BY-SA | nkeith | Page 27 of 34

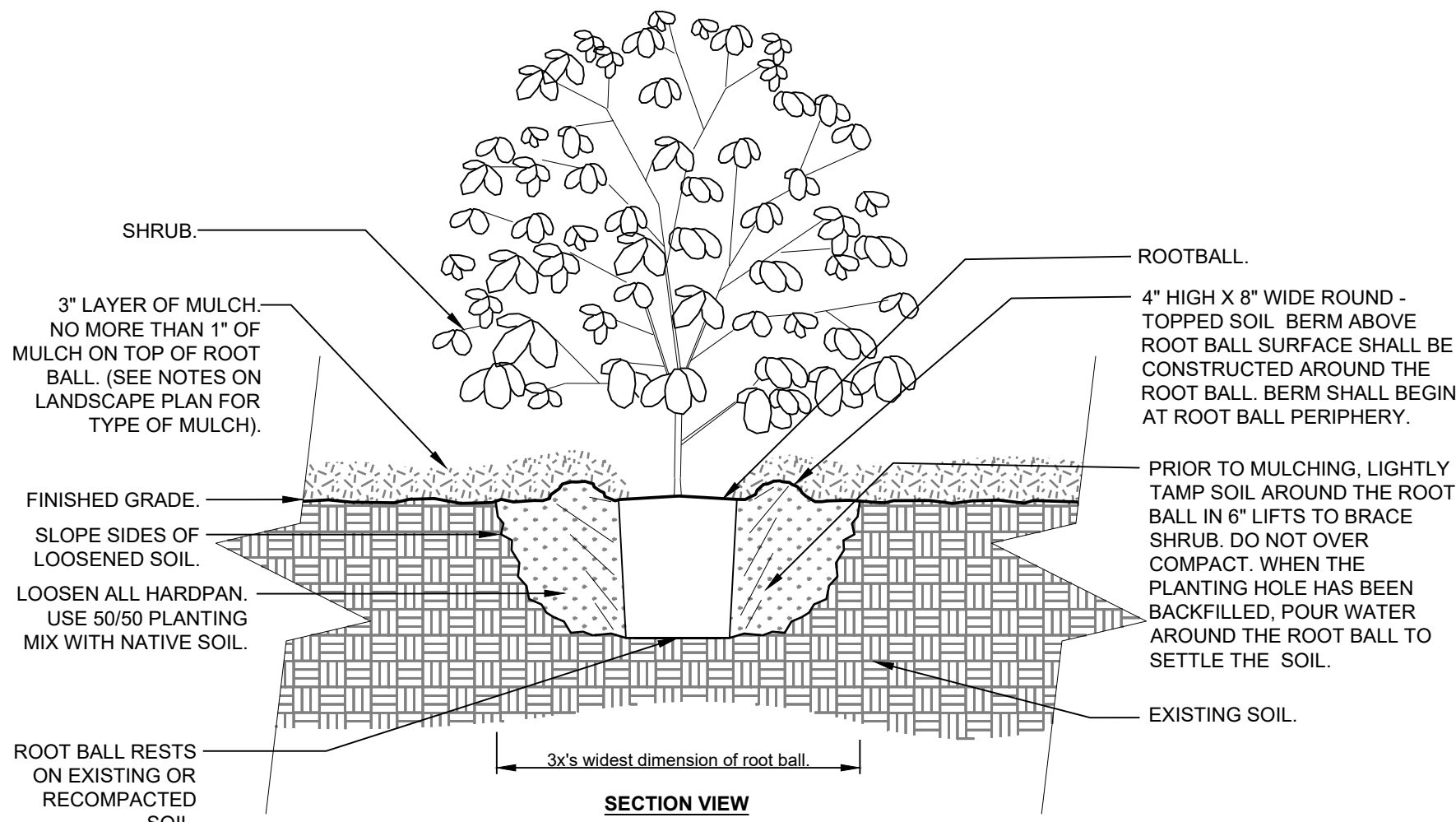
LANDSCAPE IMPROVEMENTS COST ESTIMATE:

TOTAL COST BASED ON QUANTITY OF PLANT MATERIALS FROM THE PLANT SCHEDULE: \$70,000

IMPERVIOUS AREA CALCULATIONS		
	TOTAL SF	TOTAL ACREAGE
BUILDINGS, ACCESSORY STRUCTURES, ETC.	2,781 SF	0.06 AC.
DRIVES, PARKING, SERVICE COURTS, ETC.	22,072 SF	0.51 AC.
SIDEWALKS, OUTDOOR PATIOS, ETC.	1,526 SF	0.03 AC.
DETENTION AREAS	0 SF	0 AC.
TOTAL IMPERVIOUS AREA	26,379 SF	0.6 AC.

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI Z60.1).
2. ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
3. IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION AS WELL AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. PROPERTY SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF FRESH MULCH AT LEAST. TREES SHALL BE KEPT HEALTHY AND GROWTH AND TO MAINTAIN THE APPEARANCE OF PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOVED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT FROM ADJACENT GRASSED AREAS.
4. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
5. A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
6. THE OWNERS OF THE PROPERTY AND THEIR AGENTS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT BE LIMITED TO: FERTILIZATION; PRUNING (WITHIN LIMITS); PEST CONTROL; AND WATER KNOWLEDGE OF THE RHET ZONES FROM EQUIPMENT CONSTRUCTION AND RELATED MATERIAL. WATERING SCHEDULE FOR IRRIGATION SYSTEM AND ANY OTHER CONTINUING MAINTENANCE OPERATIONS REQUIRED TO MAINTAIN THE HEALTH AND VITALITY OF ALL PLANT MATERIAL. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE AND SHALL RESULT IN ISSUANCE OF APPROPRIATE CITATIONS AND/OR FINES.
7. ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH ITS MATURE SIZE AND SHALL BE MAINTAINED AT ITS MATURE SIZE. EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY, VEGETATION SHALL NOT BE CUT OR SEVERELY PRUNED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED. A VIOLATION OF THIS PROVISION SHALL BE CONSIDERED A VIOLATION OF THIS CITY SITESPECIFIC CONSTRUCTION AND RELATED MATERIAL ORDINANCE. IN ADDITION TO THIS FINE, THE OWNER OF THE PROPERTY WHERE A VIOLATION HAS OCCURRED SHALL BE REQUIRED TO REPLACE EACH UNLAWFULLY PRUNED, DAMAGED, OR REMOVED TREE WITH A TREE OF EQUAL SIZE AS DETERMINED BY THE CITY.
8. THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENTS AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF SURVIVING TO MATURITY. THE OWNER SHALL BE NOTIFIED BY LETTER OF ANY REPLACEMENTS OR RESTORATION THAT MUST BE MADE TO MAINTAIN COMPLIANCE WITH THIS ORDINANCE. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN 45 DAYS OF RECEIPT OF SUCH LETTER IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
9. AFTER DEVELOPMENT IS COMPLETE, THE CITY LANDSCAPE ARCHITECT SHALL CONTINUE TO MAKE RANDOM INSPECTIONS TO INSURE THAT ALL EXISTING TREES OF PROTECTED SIZE AS WELL AS REPLACEMENT AND/OR SUPPLEMENTAL TREES ARE MAINTAINED. TREE PLANTING SHALL BE REQUIRED SHOULD ANY OF THESE TREES DIE, BE REMOVED, OR BE DESTROYED AT ANY TIME AFTER COMPLETION OF DEVELOPMENT. THIS REGULATION APPLIES TO ALL PROJECTS REGARDLESS OF THE DATE THE DEVELOPMENT PERMIT OR DEVELOPMENT APPROVAL WAS ISSUED.
10. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.

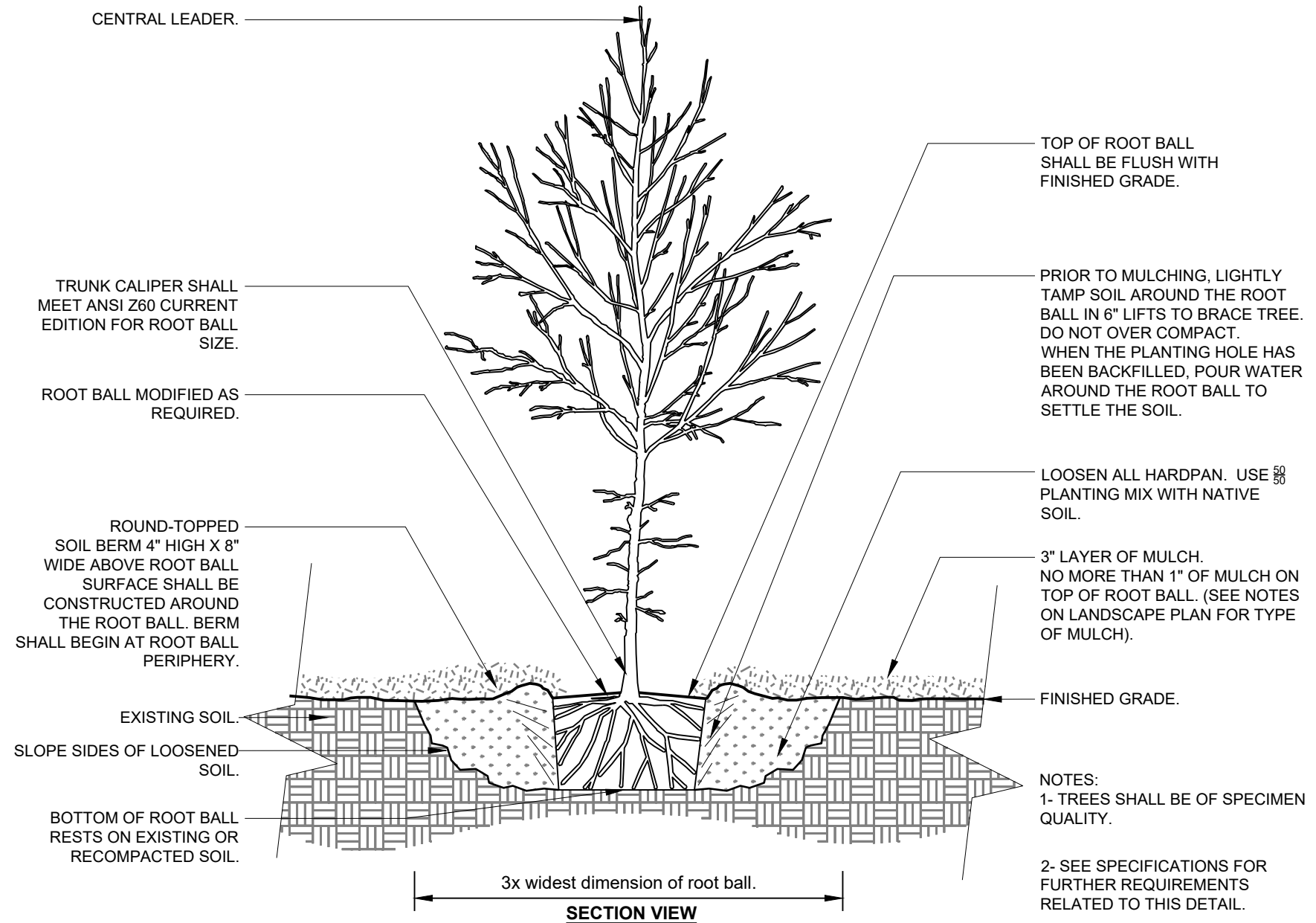




- NOTES:
- 1- SHRUBS SHALL BE OF SPECIMEN QUALITY.
 - 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

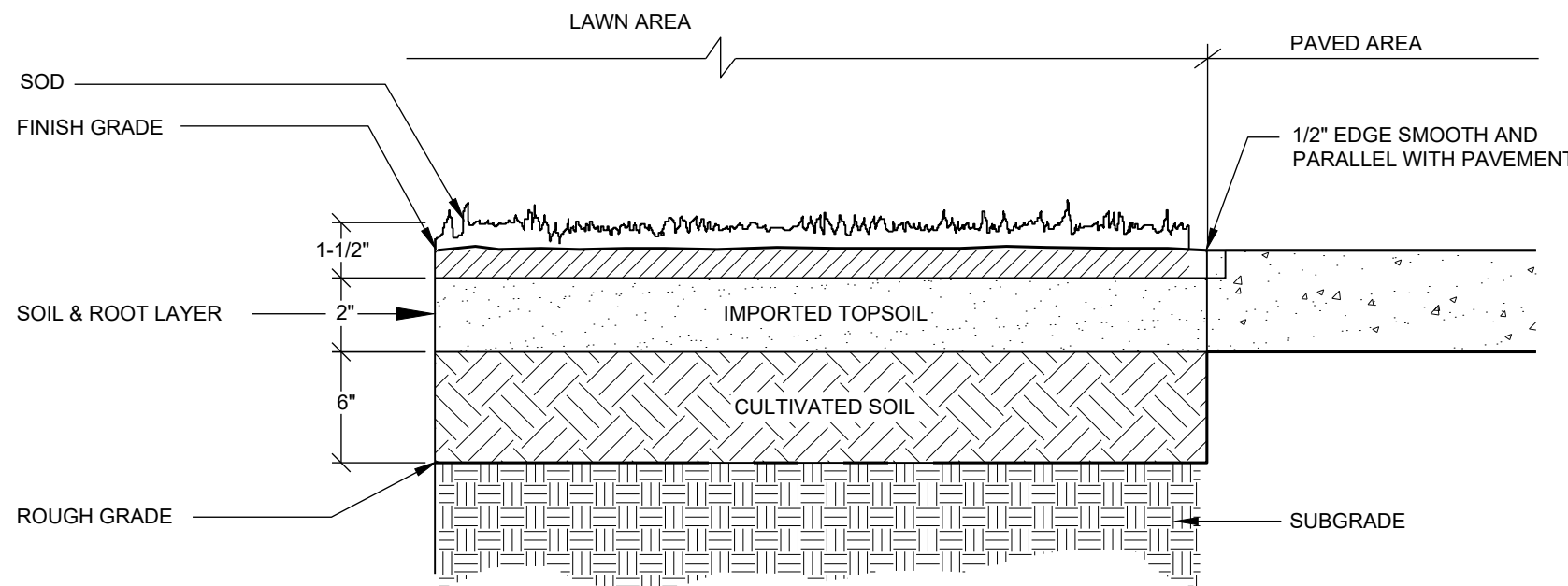
3 SHRUB PLANTING

3/4" = 1'-0"



4 TREE PLANTING

1/2" = 1'-0"

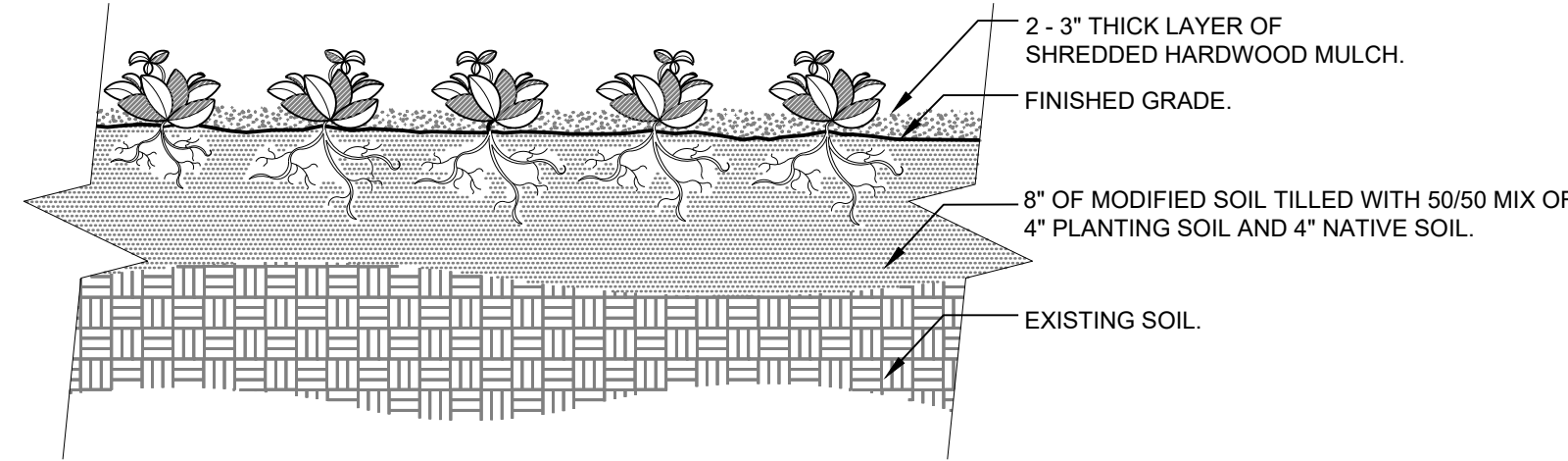


- SODDING PROCEDURE:
1. PREPARE FINISH GRADE (AS PER SPECIFICATIONS)
 2. APPLY LIME & FERTILIZER & ROTO-TIL (AS PER SOIL TEST)
 3. LAY SOD & WATER THOROUGHLY

NOTE: INSTALL SOD SO THAT TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.

1 SOD INSTALLATION

NOT TO SCALE



SECTION VIEW

GROUND COVER PLANTS TO BE TRIANGULARLY SPACED.

SHREDDED HARDWOOD MULCH.

PAVEMENT.

PLAN

- NOTES:
- 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
 - 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

2 GROUND COVER

3/4" = 1'-0"

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

CHUNARA GROUP

2199 GLENMORE LANE,
SNELLVILLE, GA 30078

CONTACT:

TAKE 5 OIL CHANGE

2714 HIGHWAY 54,
PEACHTREE CITY, GA 30269

PARCEL #:

PROJECT:

SEAL:



11/07/24

REVISIONS DATE

PROJECT MANAGER: JW

DRAWING BY: FG

JURISDICTION: PEACHTREE CITY, GA

DATE: 2024-08-07

TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2243.005

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: November 18, 2024

SUBJECT: ~~Building Elevations, Target, 1209 N Peachtree Pkwy~~ **Withdrawn**

Recommendation:

Discussion:

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 11/13/2024

DATE: November 18, 2024

SUBJECT: Landscape Plan, Integrity Fusion, 290 Parkade Court

Recommendation:

Staff is of the opinion the proposed landscape plan for Integrity Fusion meets the requirements of the City ordinances and recommends approval.

Discussion:

Tomco Construction has submitted a landscape plan for the Integrity Fusion expansion located at 290 Parkade Court. Based on the amount of impervious surface for the new construction area (114,462 SF), which includes structures, drives, parking area, and sidewalks, the landscape ordinance requires a minimum of 342 caliper inches of canopy trees and 228 caliper inches of understory trees.

The proposal for the project is 171 inches of canopy trees and 114 inches of understory trees, which is less than the required amount. Therefore, the tree fund alternative compliance method is being requested. Section 1114.5 of the Land Development Ordinance (LDO) permits the tree fund option after all of the trees that can reasonably be planted on the site are provided. It is the opinion of staff that this requirement has been met. See the table below for calculations.

TREE CALCULATIONS					
Tree Type	Inches Required	Inches Provided	% of Required	Number of Trees to Fund	Tree Fund Contribution
Canopy	342	171	50%	57	\$22,800.00
Understory	228	114	50%	57	\$14,250.00
Total	570	285	50%	114	\$37,050.00

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Landscape Plan

