



Planning Commission

Regular Meeting Agenda

Frances Meaders Council Chambers

December 9, 2024 | 6:30 PM

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. Planning Commission Meeting November 18, 2024

V. Public Hearing

VI. Old Agenda Items

VII. New Agenda Items

1. Conceptual Site Plan & Elevations, Industrial Expansion, 407 Dividend Drive
2. Landscape Plan, Kopper's, 635 HWY 74 S
3. Landscape Plan, West GA Dermatology, 112 Wilshire Village Drive

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
Abbreviated Meeting Minutes
Monday, November 18, 2024
6:30 PM

Pledge of Allegiance

The Peachtree City Planning Commission met for a special called meeting on Monday, November 18, 2024. Chairman Scott Ritenour called the meeting to order at 6:31 p.m. Commission members Andrew Kriz, Ray Liotta, and Felicia Reeves were also present. Vice Chairman Kenneth Hamner and Alternate Brett Hanes were absent. Also in attendance were City Manager Justin Strickland, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT specialists Elijah Brewer and Jameson Collins.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting October 28, 2024

Liotta said the language regarding colors on the VyStar building should reflect that the paint color Ellie Gray was to be used on the building parapet as well as the parapet above the drive-thru area. Kriz moved to approve the October 28, 2024, meeting minutes with that clarification. Liotta seconded. Motion was unanimously approved.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Building Elevations, Magnolia Dental, 100 Gates Entry

Hooks showed the property on a zoning map as one of two office parcels located at the entrance to The Gates subdivision. It was rezoned to Office Institutional (OI) when annexed into the City in 2012. At that time, some architectural standards were adopted for the office buildings. They were:

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.

Hooks showed the elevations submitted by Jefferson Architecture. Stone and brick

made up 100% of all facades, with a roof of charcoal-colored metal, and Hooks said it met the architectural requirements. The color palette was neutral and complemented the homes in the subdivision. She said this building's architecture complemented the neighboring office building, as well. Staff was of the opinion that this met the requirements and recommended approval.

Architect Jefferson Brown said he and the owners had met with the neighboring homeowners, who were pleased with the design.

Liotta said he liked the building but wondered about the structure in the front. Brown said it was timber that would oxidize towards the gray color to match the building. Liotta also noted that there didn't appear to be any kind of drainage system off the roof, but Brown said all the roofs are gables so opposing gables will create a hip condition, and there will be collectors and downspouts to collect the runoff which will be piped underground.

Ritenour said he, too, wondered about the wood. Brown said it was Eastern Cedar and would bleach out to gray. Liotta asked if the glass would be tinted, and Brown said it would have a bronze glazing complementary to the roof.

The Commissioners agreed that this was a nice-looking building and complementary to the building next door. Brown said he believed the style would stand the test of time.

Reeves moved to approve the building elevations for Magnolia Dental, 100 Gates Entry. Kriz seconded. Motion carried unanimously.

2. Landscape Plan, Take 5 Oil Change & Coffee Shop, 2714 HWY 54 W

Hooks indicated the site on the zoning map, saying it was zoned General Commercial (GC) and was in the 54 West Overlay District.

Based on the amount of impervious surface on the site, the landscape ordinance required a minimum of 79 caliper inches of canopy trees and 53 caliper inches of understory trees. The proposal was for more than 100% of the understory trees, but only 87% of the required caliper inches of canopy trees. Therefore, the developer was requesting to make a donation to the Tree Fund as allowed in the Land Development Ordinance, which was permissible if all trees that could reasonably be planted on the site were provided. Hooks said it was the opinion of staff that requirement was met.

Because this was in the 54 West Overlay District, there were some design stipulations:

- Landscape buffer adjacent to GA 54 shall be 30 feet minimum, which Hooks said it was;
- 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 minimum and placed a minimum of 25 feet apart;
- Understory trees 2-inch caliper minimum;
- 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 design guidelines included a list of suggested plant materials, and Hooks noted that almost all the plants proposed for this site were on that list. Three Shumard Oaks and a total of eight understory trees, redbuds and serviceberrys, were proposed for the buffer area, as well as staggered rows of loropetalums to screen the parking area and the utility box. Liriope would be planted around the monument sign.

In addition, a small portion of the retaining wall and fencing was visible in the buffer area. Staff felt a sidewalk through the buffer would be impractical since there was no connection that could be made to buffers on adjacent properties. Also, this business was a drive-thru business. A sidewalk would lead from the parking lot to the sidewalk along the highway. Staff felt the buffer design met the intent of the guidelines, Hooks stated.

Staff was of the opinion the proposed landscape plan for the Take 5 Oil and Caribou Coffee met the requirements of the City ordinances and the 54 West Design Guidelines and recommended approval.

Warren Elwell of All South Landscapes represented the applicant. He said the intent was to provide screening from the highway and to make sure the plant material chosen would not damage the retaining wall.

Kriz asked about the fence atop that wall. Elwell said it was a tall wall, and the fence was to provide safety on the front and all the way down the side.

Liotta said he was fine with the plan but would have liked to see more evergreens in the back in lieu of some of the bigger deciduous trees. Reeves said she liked the colors used, and Ritenour said he would be glad to see some landscaping in that area.

Kriz moved to approve the landscape Plan, Take 5 Oil Change & Caribou Coffee, 2714 HWY 54 W. Liotta seconded. Motion carried unanimously.

3. ~~Building Elevations, Target, 1209 N Peachtree Pkwy~~ **Withdrawn**

4. Landscape Plan, Integrity Fusion, 290 Parkade Court

This landscape plan was for the Integrity Fusion expansion, with a newly assigned

address of 290 Parkade Court. Based on the amount of impervious surface for the new construction area, a minimum of 342 caliper inches of canopy trees and 228 caliper inches of understory trees were required. The proposal was for 50% of each of those--171 inches of canopy trees and 114 inches of understory trees, which was the minimum required amount.

The developers were requesting to use the tree fund alternative compliance method, Hooks stated, noting that staff felt all the trees that could be reasonably planted on the site were provided. This would require a donation to the tree fund for 57 understory and 57 canopy trees.

Staff was of the opinion the proposed landscape plan for Integrity Fusion met the requirements of the City ordinances and recommended approval.

Again, Elwell represented the applicant, this time with Jay Boland of Tomco Construction. Elwell said the space required by an industrial use made it difficult to fit all the trees on the site. Boland said the back of the site was for truck use, and the perimeter would get stormwater. He said the property sloped up in the back, with parking in the front, and a driveway along the side. He pointed out stormwater retention facilities.

Liotta said it seemed the site had been planted to the greatest extent possible. He asked if they could install the canopy trees at four inches in diameter rather than three inches. That would put them more in compliance with the tree requirement. Liotta said he was not a big fan of approving this with just 50% compliance.

Reeves said that made sense to her. Kriz asked how many plans had they approved at this minimum level? Hooks said it was common for industrial sites to fall short. Kriz said he couldn't recall any that were lacking to this degree and agreed with Liotta that he would like to see more planting.

Ritenour asked if it was feasible to go with the larger caliper, and Elwell replied that the steep slopes made it difficult. The increase meant the trees would go from a 28-inch root ball to a 42-inch root ball. Trees planted on slopes had less likelihood of longevity, he remarked. A wall would have to be built on the back side to hold them.

Elwell pointed out that a contribution to the tree fund would go towards planting more trees in other places in the city. However, they could possibly add a few understory trees on this site. Hooks asked about other areas, and Boland said there was a lot going on at the entrance, so more trees would not be feasible there. She asked if they could get five or six more trees in the parking area, and they agreed that might work.

Ritenour suggested they recommend maximizing the tree plantings to the best of their abilities. Liotta said he wanted shade trees in the parking lot at a minimum, as

well as on the east and northeast corner where the slopes were not excessive. He said he understood the comments about the difficulty of planting on the slopes.

Ritenour said they could recommend the developers work with staff to maximize the caliper inches where they could be supported. Liotta made the motion with that recommendation. Reeves seconded. Motion carried unanimously.

Workshop Items

Hooks noted that the building elevations for Target had been on the agenda but that request was withdrawn before the meeting.

The November 25 meeting was canceled due to Thanksgiving, and the next meeting would be on December 9.

Ritenour reminded them that the Unified Development Ordinance presentation was on the November 21 City Council agenda.

There being no further business, Reeves moved to adjourn. Kriz seconded. Motion carried unanimously.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/4/2024

DATE: December 9, 2024

SUBJECT: Conceptual Site Plan & Elevations, Industrial Expansion, 407 Dividend Drive

Recommendation:

Staff is of the opinion that the conceptual site plan and building elevations for the proposed development at 407 Dividend Drive meet the requirements of the City ordinances and design standards and recommends approval with the following condition:

1. Work with the City Engineer to determine the best location for the curb cut to achieve optimal traffic flow on Dividend Drive.

Discussion:

EMC Engineering services has submitted a conceptual site plan and building elevations for a building expansion at 407 Dividend Drive. The proposal is to construct a 2-story, 9,600 SF addition to the front of an existing industrial warehouse and a new parking lot.

Zoning Requirements

The subject tract is a total of 4.1 acres and is zoned GI, General Industrial, which permits the use as proposed. The proposed site layout conforms to all zoning setbacks:

- front setback - 50 feet
- side setbacks - 20 feet
- rear setback - 50 feet

Site Characteristics and Development Standards

The property includes an existing industrial warehouse, parking and loading court, and a storage shed. The storage shed, which was built by a previous property owner, is located in the side building setback. Rather than seeking a variance to keep the shed, the owner has opted to demolish the shed. A demolition permit will be required and confirmation of the removal will be required prior to the issuance of any other permits, including the land disturbance permit.

Being situated along a major thoroughfare also triggers an additional architectural review from the Planning Commission.

Access, Circulation, and Parking Standards

The property has one existing access point which is proposed to be improved and resurfaced. During his review of the site plan, the City Engineer identified a potential need to shift the location of the access point to achieve proper distancing between adjacent curb cuts. He requested the applicant work with the engineering department during the Final Site Plan phase to identify the best location. Staff does not anticipate this will have a significant impact on the overall site layout.

The proposal is for 93 parking spaces, which is 125% of the minimum required number of spaces. Per Sec. 1108 of the Land Development Ordinance (LDO), permanent off-street parking shall not exceed 125 percent of the minimum number of spaces required.

PARKING CALCULATIONS				
	REQUIRED RATIO	AREA	REQUIRED	PROPOSED
Automobile Parking				
<i>Office</i>	1/300 SF	19,900 SF	67	
<i>Warehouse</i>	1/2500 SF	16,575 SF	7	
TOTAL			74	93

Tree-save Landscape Buffer

Dividend Drive is a designated community collector road and therefore requires a 50-foot undisturbed buffer. The applicant is requesting to reduce the buffer from 50 feet to 30 feet. The Planning Commission may approve a buffer reduction provided the developer installs additional landscaping that amounts to at least 20 percent of the caliper inches of trees required by the landscape ordinance.

The site plan also indicates additional tree-save areas that can be used to reduce the number of trees required by the ordinance. Per Sec. 1110(e) of the LDO, the Planning Commission may permit up to a 25% reduction in the total number of trees required by the ordinance. The designated areas will be refined during the construction plan phase and be included in the landscape calculations when the landscape plan is submitted for approval by the Planning Commission. These areas will be required to be protected with a tree-save barrier during construction.

Architectural Design

Section 725 of the LDO establishes general goals for architectural design, including high quality design and architectural innovation, as well as compatibility with surrounding development and the environment.

Similar to most industrial sites, the building will be steel construction faced with a combination of brick and metal panels. As a general rule, front facades should be 80% primary materials (ie. brick or stone) and side facades should be at least 50% primary materials.

Looking at just the new construction on the front of the building, the proposal is for 70% brick on the front facade, 60% on the left side, and 69% on the right side. The existing portion of the building is 100% brick on the remainder of the left side and metal on the remainder of the right side. Staff is of the opinion that the design satisfies the intent of the ordinance.

To maintain the pedestrian scale for the two-story addition, the massing of the architecture is defined by a change in materials, a change in plane, and varying heights. The inclusion of soldier courses of brick and a row of windows on the first and second levels break the facade into horizontal sections, further reducing the bulk of the building.

Exterior Colors

Sections 728 through 730 establish color requirements which states predominant colors should be neutral or earth tones. The proposed brick is a dark brown with gray undertones and the metal panels are charcoal gray. The windows will be black anodized aluminum and a black metal awning is proposed over the front door. The existing portion of the building will be painted charcoal gray to match the metal panels. The proposed color palette is:

- Brick - Glen-Gery, Buffalo Trail
- ACM Panels (aluminum composite material) - Altech, Charcoal Gray
- Painted brick and metal (existing building) - paint to match ACM panels

Staff is of the opinion that the color selection is neutral and compatible with nearby development.

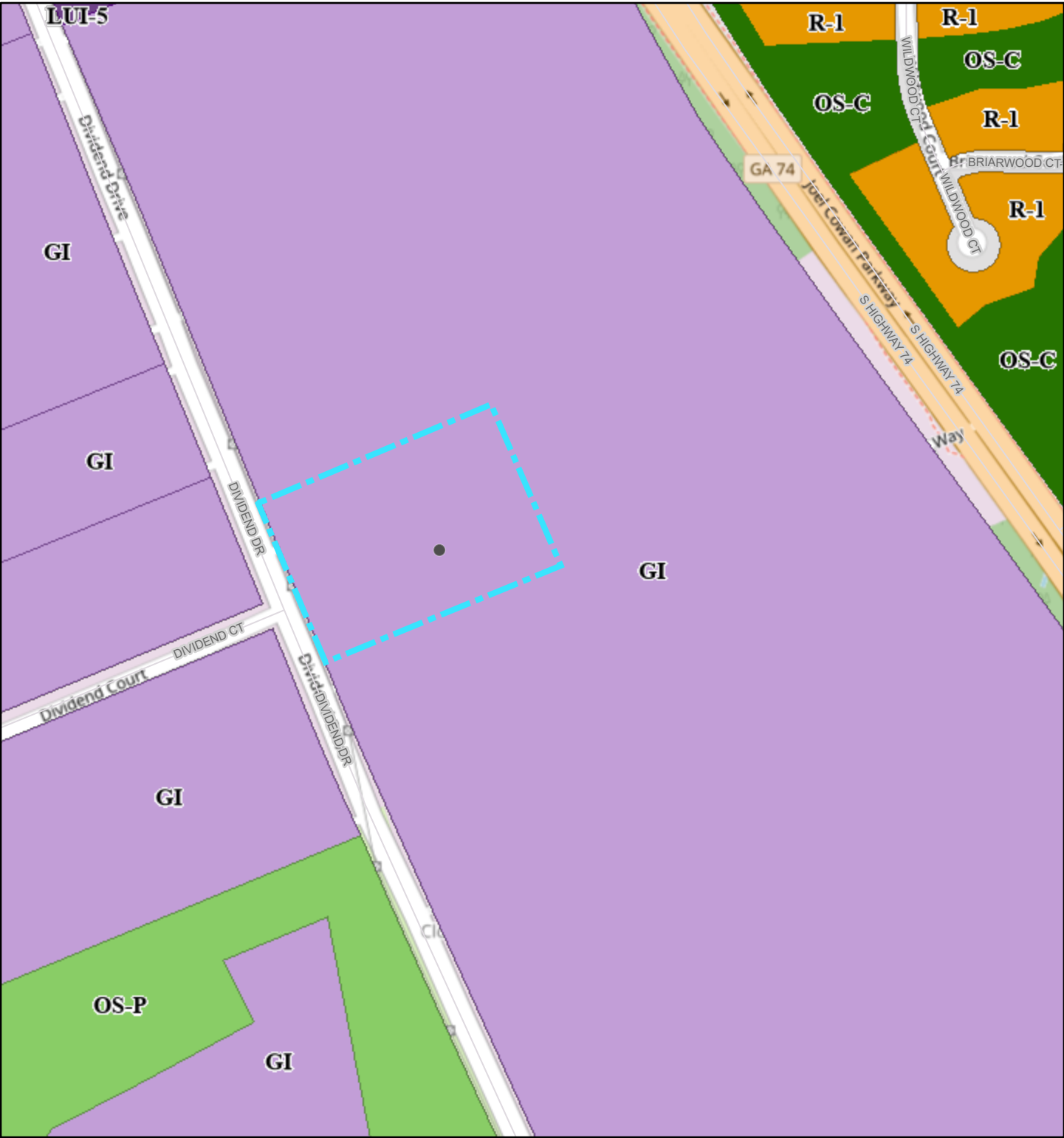
Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Conceptual Site Plan
3. Building Elevations

407 Dividend Drive
Zoned: GI, General Industrial



12/4/2024, 2:38:44 PM

Road Centerlines

Zoning

R

GI

LUI; LUI-1; LUI-2; LUI-4; LUI-7

OS-C

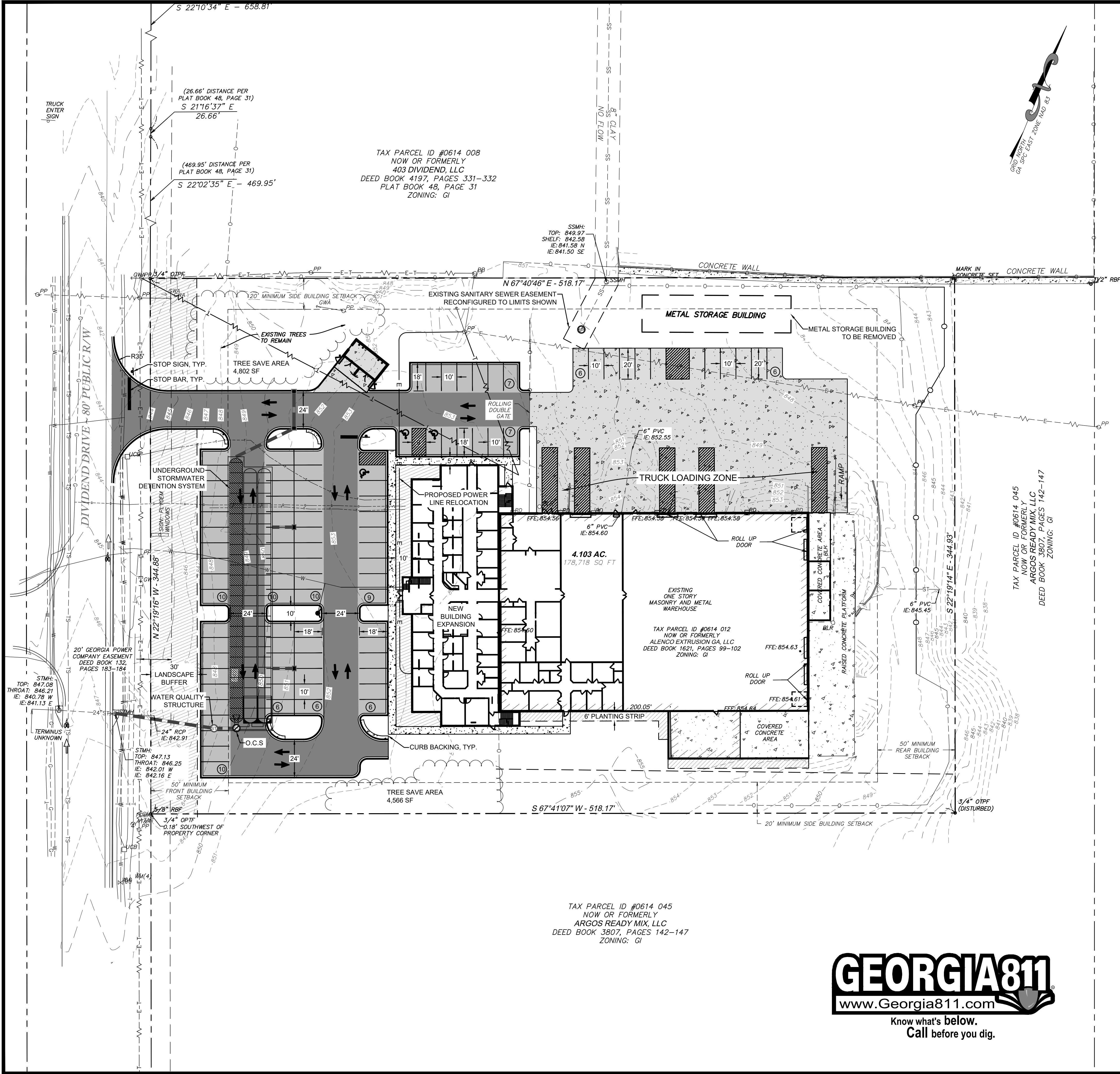
OS-P

A scale bar for the map. It shows distances in miles (0 to 0.12) and kilometers (0 to 0.2). The scale is 1:4,514.

nkeith, Map data © OpenStreetMap contributors, CC-BY-SA

Web AppBuilder for ArcGIS
Map data © OpenStreetMap contributors, CC-BY-SA
Page 10 of 20

G:\24\24-2056 407 DIVIDEND DRIVE\DWG\24-2056 C_B01 407 DIVIDEND DRIVING 12/14/2024 1:46 PM



SITE NOTES:	
PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF AN EXISTING BUILDING, LYING ON 1 PARCEL OF LAND. IT IS THE INTENTION OF THE OWNER TO EXPAND THE BUILDING AND ASSOCIATED PARKING AND DETENTION. A REDUCTION OF THE TREE/SAVE LANDSCAPE BUFFER FROM 50 FEET TO 30 FEET IS BEING REQUESTED.
PROPERTY DESCRIPTION	ADDRESS: 407 DIVIDEND DRIVE, PEACH TREE CITY, GEORGIA PIN: 0614 012
PROPERTY OWNER INFORMATION	OWNER NAME: BOGIE DEVELOPMENT OWNER ADDRESS: 205 STABLE CREEK ROAD, FAYETTEVILLE, GA 30215
AREA	PROPERTY AREA: 4.10-ACRES DISTURBED AREA: X-ACRES
ZONING	EXISTING: GI (GENERAL INDUSTRIAL) PROPOSED: GI (GENERAL INDUSTRIAL)
SETBACKS	FRONT SETBACK: 50-FT SIDE SETBACK: 20-FT REAR SETBACK: 50-FT
BUFFER	NONRESIDENTIAL BUFFER: 50-FT
BUILDING AREA	EXISTING BUILDING AREA: 26,875 SF PROPOSED BUILDING AREA: 9,600 SF TOTAL BUILDING AREA: 36,475 SF

OFF STREET PARKING NOTES:	
REQUIRED PARKING	OFFICE / WAREHOUSE, NO MANUFACTURING 1 SPACE FOR EVERY 300 SF OF OFFICE SPACE 1 SPACE FOR EVERY 500 SF OF INDOOR SALES SPACE 1 SPACE FOR EVERY 2,500 SF OF STORAGE SPACE
REQUIRED PARKING DESIGN CONSTRAINT	19,900 SF OFFICE SPACE 16,575 SF STORAGE SPACE
REQUIRED PARKING CALCULATION	19,900 SF / 300 SF = 67 SPACES 16,575 SF / 2,500 SF = 7 SPACES 74 TOTAL SPACES
PARKING PROVIDED	90 10-FT WIDE REGULAR SPACES 3 10-FT WIDE ADA SPACES 93 TOTAL SPACES
MAXIMUM PARKING CONSTRAINT	PERMANENT OFF-STREET AUTOMOBILE PARKING SHALL NOT EXCEED 125 PERCENT OF THE MINIMUM NUMBER OF SPACES REQUIRED FOR THE APPROVED USE AS IDENTIFIED IN THE SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS WITHOUT FIRST SECURING A VARIANCE FROM CITY COUNCIL. (SHOULD A HIGHER NUMBER OF PARKING SPACES BE PROVIDED, THE TREE REPLACEMENT REQUIREMENTS CALCULATED FOR THE ADDITIONAL PAVED SURFACES (BOTH IMPERVIOUS AND PERVIOUS) SHALL BE DOUBLED AND REFLECTED ON THE LANDSCAPE PLAN)
MAXIMUM PARKING CALCULATIONS	74 SPACES X 125% = 93 SPACES

HATCH LEGEND:			
	PROPOSED CONCRETE SIDEWALK		EXISTING CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT		LANDSCAPE BUFFER / PLANTING AREA

THE TOTAL NEW IMPERVIOUS AREA IS 1.60 ACRES (69,696 SF). THE APPLICANT IS PROPOSING TO DESIGNATE 9,368 SF AS A PERMANENT TREE SAVE AREA. THE POTENTIAL TREE CREDIT IS CALCULATED AS FOLLOWS: (9,368/69,696) X 100 = 13.4% OF POTENTIAL TREE SAVE CREDIT	
FLOODPLAIN NOTES	
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR PEACHTREE CITY AS SHOWN ON MAP NUMBER 13113C0089E, WITH AN EFFECTIVE DATE OF 09/26/2008. ZONE "X" DENOTES AREAS NOT IN A SPECIAL FLOOD HAZARD AREA.	
CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A FINAL SITE PLAN HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.	
THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE	

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.

1211 Merchant Way, Suite 201
Savannah, GA 31408
Ph: (912) 764-7022
Fax: (912) 733-4580
www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
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CONCEPTUAL PLAN

407 DIVIDEND DRIVE

407 DIVIDEND DRIVE

PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

Prepared for:

ALENCO EXTRUSION GA LLC

PROJECT NO.:	24-2056
DRAWN BY:	ARF
DESIGNED BY:	CPR
SURVEYED BY:	EMC
SURVEY DATE:	07/26/2024
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	12/14/2024

SHEET

1

OF 1

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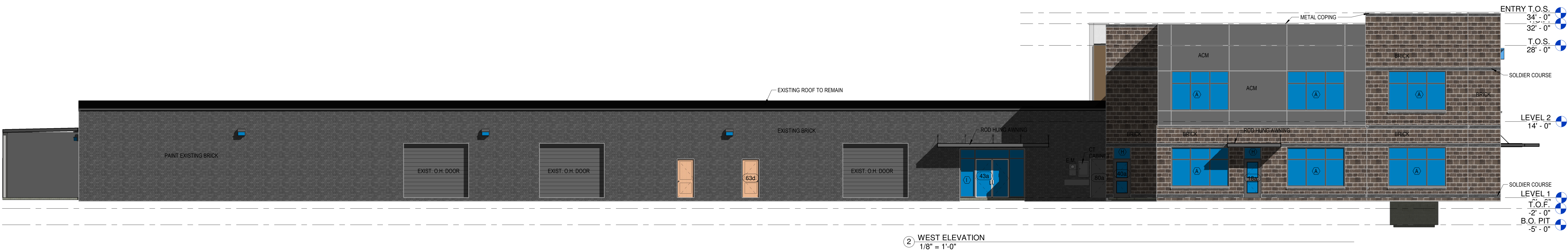
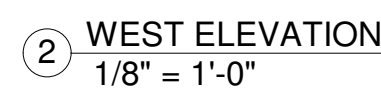
Know what's below.
Call before you dig.



Owner & General Contractor
Meja Construction, Inc.
107 Guthrie Way
Peachtree City, GA 30269
Contact: Brad Rogers
o: 770.775.1700
e: bradrogers@mejaconstruction.com



PEACHTREE CITY MAJOR THOROUGHFARE			
ELEVATION	MATERIAL	AREA	PERCENTAGES
1 FRONT	NEW BRICK STOREFRONT ACM	2,893 S.F. 1,426 S.F. 1,255 S.F.	65%
2 WEST SIDE	NEW BRICK STOREFRONT ACM	1,181 S.F. 499 S.F. 798 S.F.	48%
3 EAST SIDE	NEW BRICK STOREFRONT ACM	1,264 S.F. 530 S.F. 566 S.F.	54%
4 BACK	EXISTING TO REMAIN		
ALL CALCULATIONS ARE FOR NEW ADDITION ONLY.			



EXTERIOR FINISHES					
MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT #	REMARKS
P-1	PAINT	TBD	PPG	-	-
P-2	PAINT		PPG	-	-
P-3	PAINT		PPG	-	-
BRICK-1	FACE BRICK	BUFFALO TRAIL	GLEN-GERY		RUNNING BOND
BRICK-2	SOLDIER COURSE	BUFFALO TRAIL	GLEN-GERY		
	MORTAR	NATURAL GREY	LAFARGE		TYPE N WITH DRY-BLOCK MORTAR ADMIXTURE
ACM	ALUM. COMP. MAT'L	CHARCOAL GREY	ALTECH	ACCU-TRAC DS	https://altechpanel.com/product.asp?TID=2 DRY JOINT
METAL-1	METAL COPING	SERIES 2000 - BLACK	CONSTRUCTION METAL PRODUCTS	KYNAR 500, 24 GA.	GALVANIZED, PRE-FINISHED, MATCH P-1 COLOR T04-B71-BT04
ALUM 1	STOREFRONT	BLACK ANODIZED	KAWNEER/KYKK	KAWNEER 451T	
AWNING	METAL AWNING	BLACK	TBD	-	UNDER SEPARATE PERMIT BY OTHERS



The 407 Office Building
407 Dividend Drive
Peachtree City, GA 30269

DESIGN DEVELOPMENT **NOT**
RELEASED FOR CONSTRUCTION

DATE	REVISION	NUMBER
------	----------	--------

10.28.2024

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	10.28.2024
Drawn By	II
Checked By	Checker

A3.0

Scale $1/8" = 1'-0"$

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/4/2024

DATE: December 9, 2024

SUBJECT: Landscape Plan, Kopper's, 635 HWY 74 S

Recommendation:

Staff is of the opinion that the proposed landscape plan for Kopper's, located at 635 HWY 74 S, meets the requirements of the City ordinances and recommends approval.

Discussion:

Highland Land Planning has submitted a landscape plan for the building expansion at 635 HWY 74 S, commonly known as the Osmose property. The building expansion was approved by the Planning Commission as part of the conceptual site plan for the overall site in 2014.

Based on the amount of new impervious surface in the development area (18,364 SF), which includes structures, drives, parking area, and sidewalks, the landscape ordinance requires a minimum of 54 caliper inches of overstory trees and 36 inches of understory trees.

The proposal is for 36 inches of canopy trees and 27 inches of understory trees. Since the total requirement has not been met, the tree fund alternative compliance method is being requested for 30% of the trees. 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	54	36	67%	6	\$2,400.00
Understory	36	27	75%	5	\$1,250.00
Total	90	63	70%	11	\$3,650.00

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 the staff that this requirement has been met.

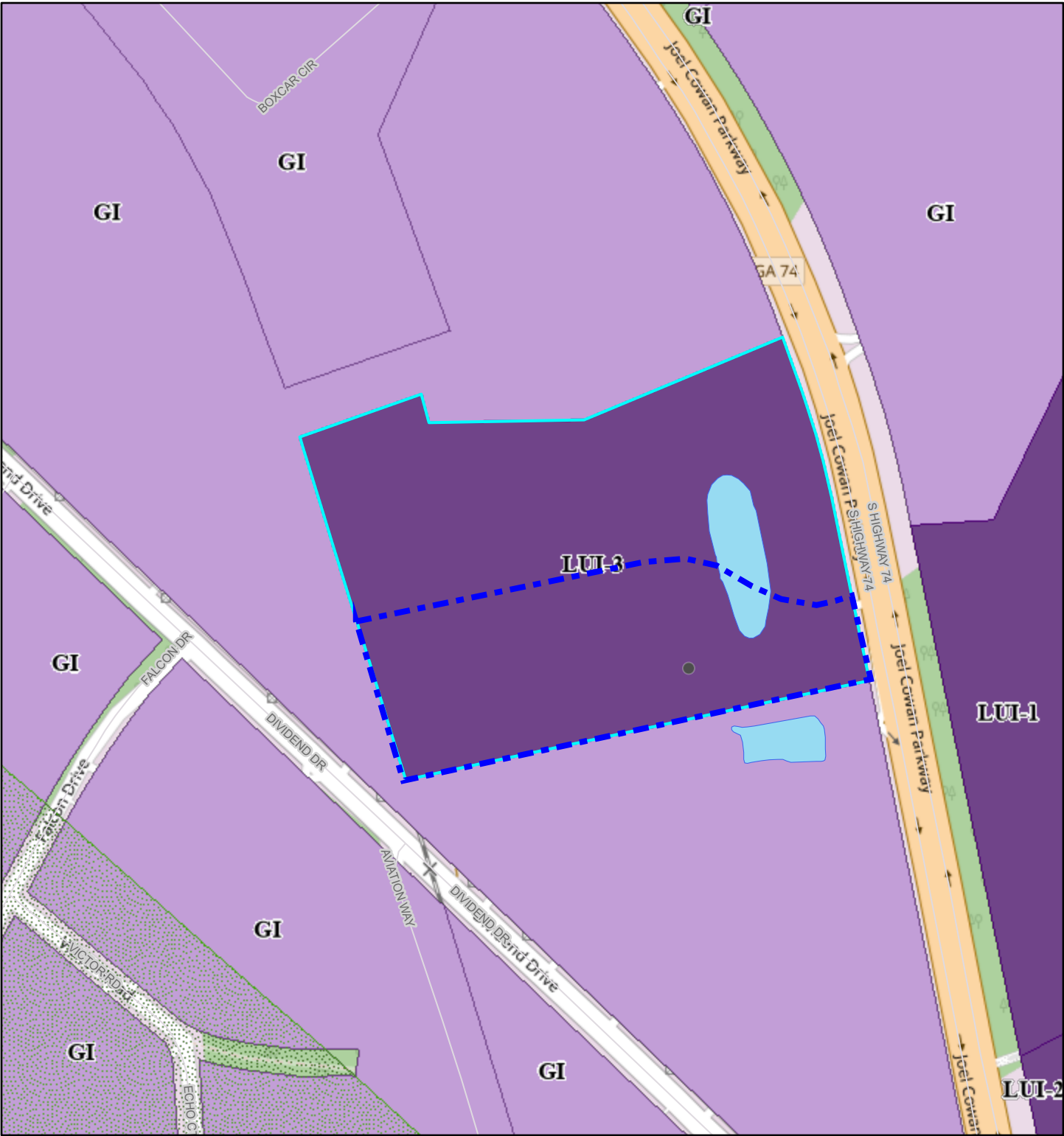
Budget Impact:

There is no budget impact associated with this request.

Attachments:

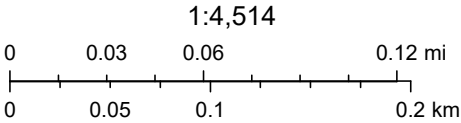
1. Zoning Map
2. Landscape Plan

635 HWY 74 S
ZONE: LUI-3

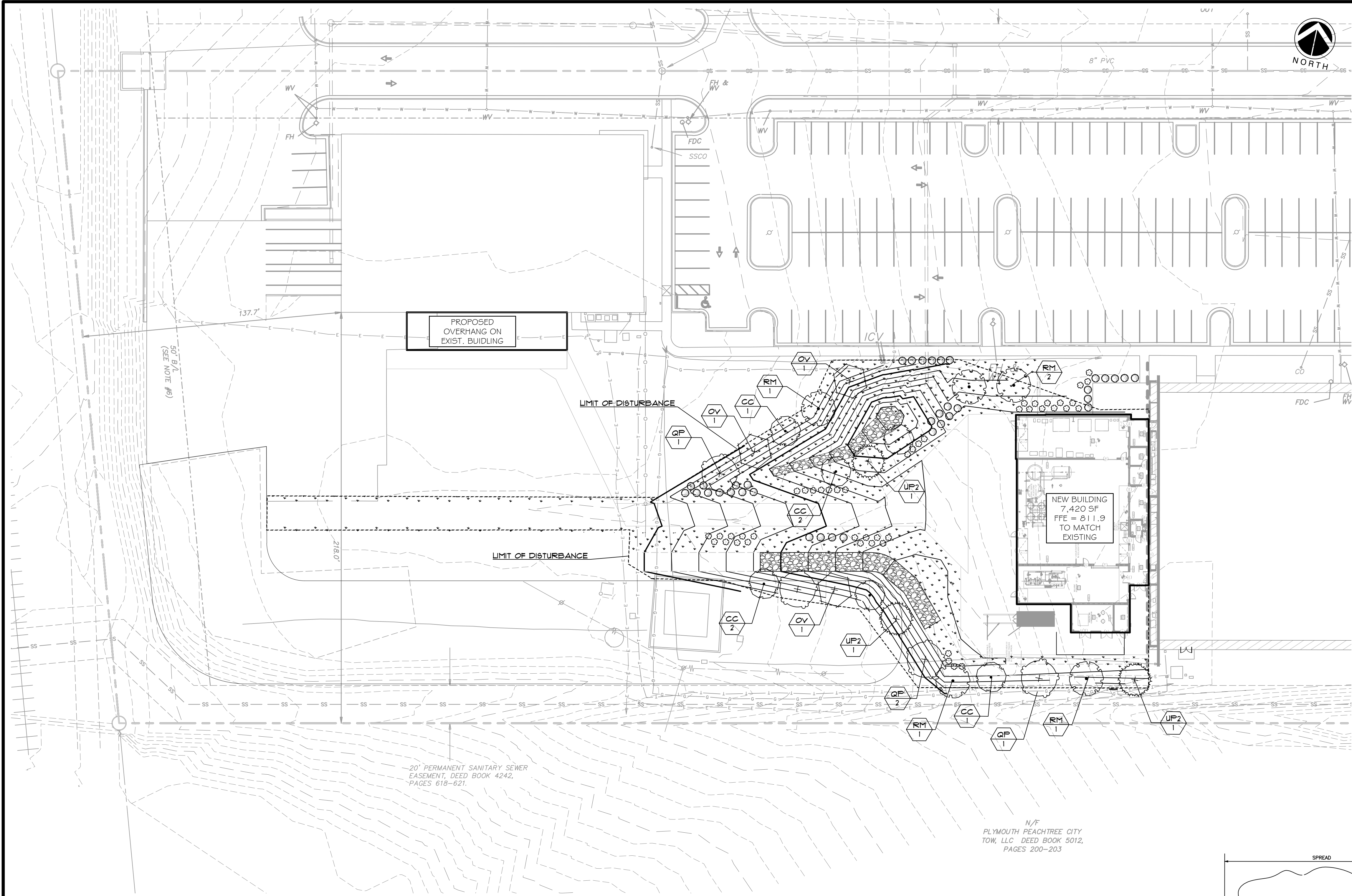


12/4/2024, 10:33:44 AM

- Road Centerlines
- lakes
- Zoning
 - GI
- Airport Overlay Districts
 - TSO
- LUI; LUI-1; LUI-2; LUI-4; LUI-7



nkeith, Map data © OpenStreetMap contributors, CC-BY-SA



LANDSCAPE NOTES

1. PRE-INSTALLATION CONFERENCE REQUIRED AFTER PLANTS HAVE BEEN DELIVERED TO SITE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT, LANDSCAPE ARCHITECT, AND ENGINEER AT A MINIMUM.
2. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.
3. ALL PLANT BEDS TO BE FINESTRAW 2-3" THICK.
4. SOD OR HYDROSEED ALL DISTURBED AREAS WITH TIFWAY 419 BERMUDA UNLESS OTHERWISE IDENTIFIED ON PLAN & PERMANENT GRASSING SCHEDULE.
5. IRRIGATION TO BE INSTALLED PER OWNER REQUEST AND CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALL.
6. HYDROSEED ALL OTHER DISTURBED AREAS.
7. ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

SITE INFORMATION

TOTAL SITE AREA	= 0.8 AC	= 34,848 SF
FLOOD PLAIN, WETLANDS, ETC.	= 0 AC	= 0 SF
OTHER BUFFERS (UNBUILDABLE LAND)	= 0 AC	= 0 SF
DESIGNATED TREE SAVE AREAS	= 0 AC	= 0 SF
TOTAL BUILDABLE AREA	= 0.8 AC	= 34,848 SF

IMPERVIOUS AREA CALCULATIONS (NEW)

BUILDINGS, ACCESSORIES, STRUCTURES	= 1,420 SF
DRIVES, PARKING, SERVICE, ETC.	= 5,631 SF
SIDEWALKS, PATIOS, ETC.	= 5,301 SF
TOTAL IMPERVIOUS AREA	= 18,364 SF

TREE DENSITY REQUIREMENTS

TO REFER TO ARTICLE XI, SEC 1110- LANDSCAPE PLAN SPECIFICATIONS, IN THE PEACHTREE CITY, GA ORDINANCE FOR CALCULATIONS OF REQUIRED LANDSCAPE PLANT MATERIAL.

1 : 3" CAL. TREE PER 1,000 SF OF IMPERVIOUS AREA	
1 : 2" CAL. TREE PER 1,000 SF OF IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA	= 18,364 SF
18,364 SF / 1000 SF	= 18 TREES
18 TREES X 3" CAL	= 54 OVERSTORY INCHES REQ'D
18 TREES X 2" CAL	= 36 UNDERSTORY INCHES REQ'D

TREES PROVIDED

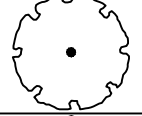
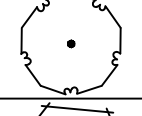
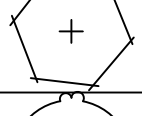
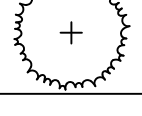
OVERSTORY INCHES: 36 INCHES PLANTED ON SITE
UNDERSTORY INCHES : 27 INCHES PLANTED ON SITE

CITY TREE FUND*

ARTICLE XI, DIVISION 2, SEC. 1114.5 ALTERNATE COMPLIANCE

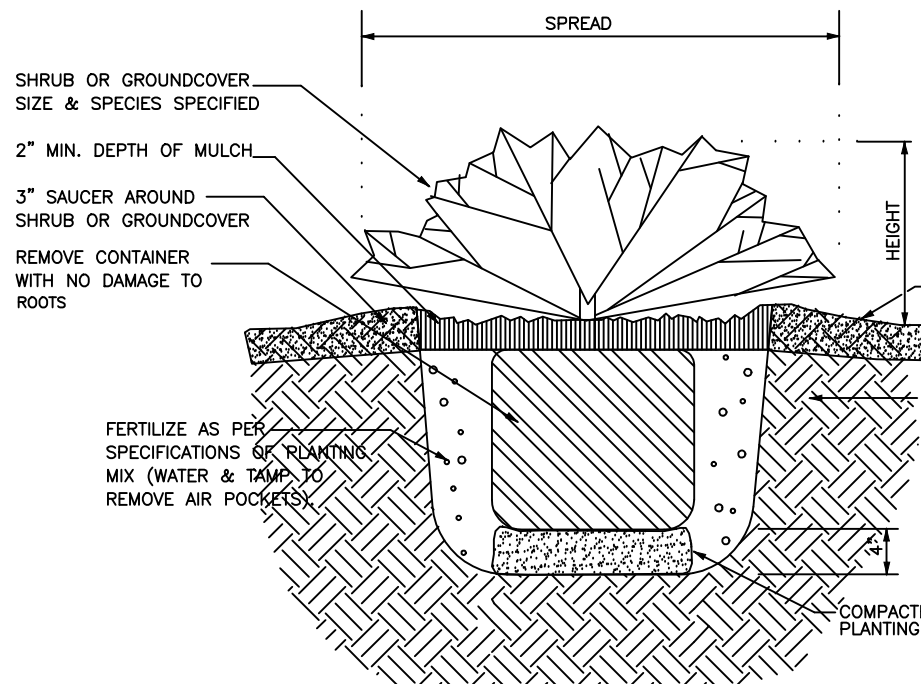
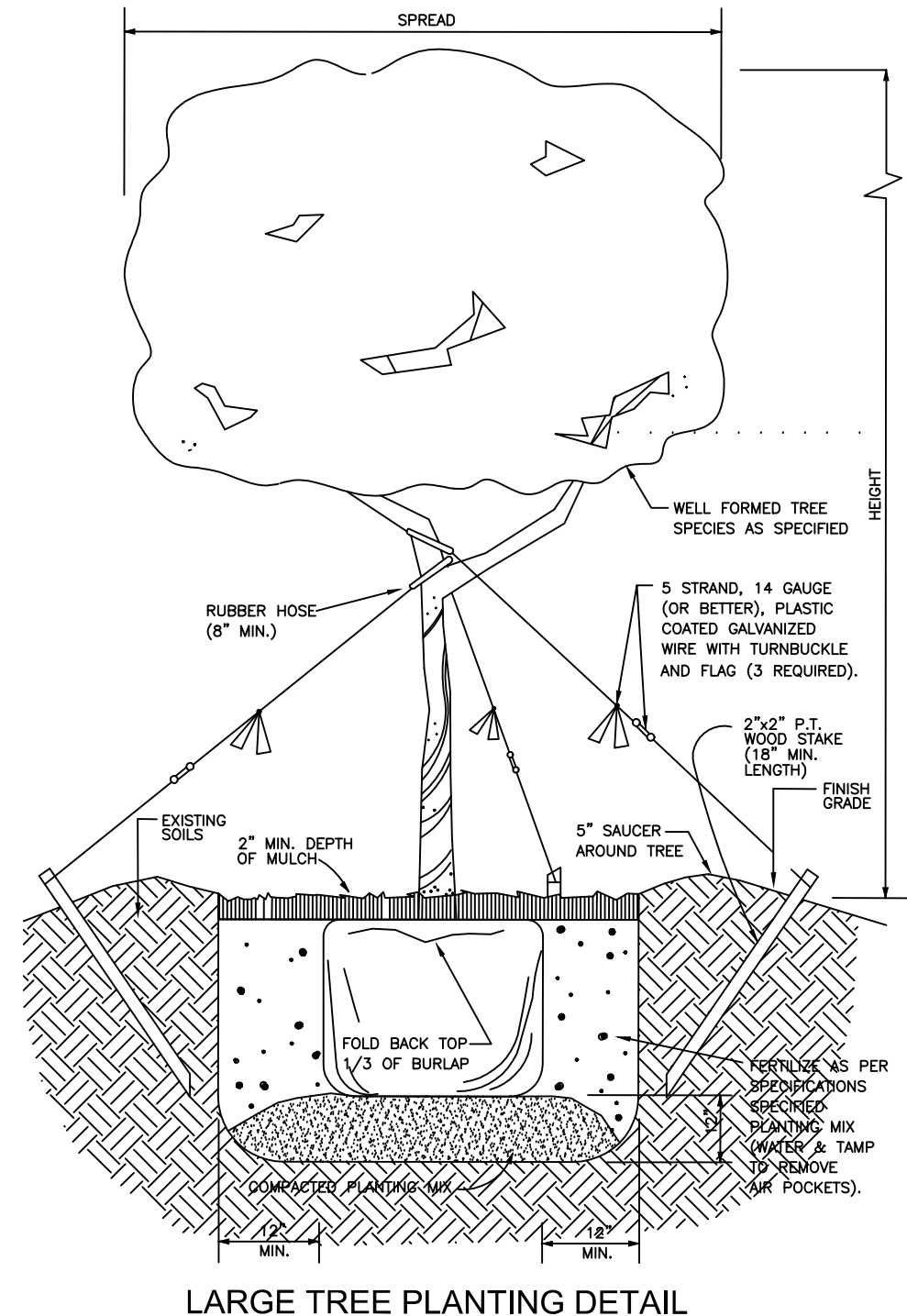
54 OVERSTORY INCHES REQ'D	- 33% TO FUND
= 18 OVERSTORY INCHES REQUIRED TO FUND	
= 6: 3" CAL TREES REQUIRED TO FUND	
36 UNDERSTORY INCHES REQ'D	- 25% TO FUND
= 9 UNDERSTORY INCHES REQUIRED TO FUND	
= 5: 2" CAL TREES REQUIRED TO FUND	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TDU (IN)	CONTAINER	REMARKS
TREES								
	RM	5	ACER RUBRUM OVER-STORY	OCTOBER GLORY MAPLE	4" CAL	20"	B&B	MIN 12' HT
	CC	6	CERCIS CANADENSIS UNDER-STORY	EASTERN REDBUD	2" CAL	12"	B&B	MIN 10' HT
	OV	3	OSTRYA VIRGINIANA UNDER-STORY	AMERICAN HOPHORNBEAM	2" CAL	6"	B&B	MIN 10' HT
	QP	4	QUERCUS PHELLOS OVER-STORY	WILLOW OAK	4" CAL	16"	B&B	MIN 12' HT
	UP2	3	ULMUS PARVIFOLIA UNDER-STORY	LACEBARK ELM	3" CAL	9"	B&B	MIN 10' HT
						63" TOTAL		
SHRUBS								
	AE	45	AZALEA ENCORE TM	ENCORE AZALEA	3 GAL		POT	MIN 2' HT
	KR	36	ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	3 GAL		POT	MIN 2' HT
GROUND COVERS								
	CT2	9,000 SF	CYNODON DACTYLON TIF 419	TIF 419 BERMUDA GRASS	SOD			

PEACHTREE CITY, GA PLANT GUARANTEE NOTES

- (A) 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, INC. (ANSI Z60.1).
 - (B) 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 Z39.0).
 - (C) 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 SO 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 ONCE EACH YEAR TO PREVENT WEED GROWTH AND TO MAINTAIN SOIL MOISTURE. PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOVED PERIODICALLY. ALL ROADWAY CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT FROM ADJACENT GRASSED AREAS.
 - (D) 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.
 - (E) 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.
 - (F) 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, MULCHING, MOULDING, PROTECTION OF THE ROOT 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.
 - (G) 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 SECTION SHALL SUBJECT THE VIOLATOR TO A FINE AS SPECIFIED WITHIN THE LAND DEVELOPMENT 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.
1. THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENT 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.
 2. 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.



SHRUB AND GROUND COVER DETAIL

LANDSCAPE PLAN BY
ALL SOUTH DEVELOPMENT
P.O. BOX 2290
PEACHTREE CITY, GA 30269
678-618-6968

0 30 60 90 feet
SCALE: 1" = 30'



LANDSCAPE PLAN

SITE DEVELOPMENT PLANS for KOPPERS - PEACHTREE CITY

HIGHLAND LAND PLANNING

DRAWING NO.
L100

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/5/2024

DATE: December 9, 2024

SUBJECT: Landscape Plan, West GA Dermatology, 112 Wilshire Village Drive

Recommendation:

Staff is of the opinion the proposed landscape plan for West Georgia Dermatology meets the requirements of the City ordinances and recommends approval.

Discussion:

Highland Land Planning has submitted a landscape plan for West Georgia Dermatology to be located at 112 Wilshire Village Drive. Based on the amount of impervious surface on the site (31,809 SF), the landscape ordinance requires a minimum of 95 caliper inches of canopy trees and 63 caliper inches of understory trees. The Planning Commission approved a buffer reduction for this property from 50 feet to 30 feet. Therefore, an additional twenty percent of caliper inches is required bringing the total requirement to 114 caliper inches of canopy trees and 76 inches of understory trees.

The proposal is for 81 inches of canopy trees and 52 inches of understory trees and includes some larger canopy trees to bring the amount provided up to 70%. The total tree requirement 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	114	81	71%	11	\$4,400.00
Understory	76	52	68%	12	\$3,000.00
Total	190	133	70%	57	\$7,400.00

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 the staff that this requirement has been met.

The zoning conditions for this property (Sec. 1006C.1.4) require a minimum 30-foot

landscape buffer along Rockaway Road and a minimum 25-foot buffer adjacent to the Somerby property, which have been provided. These buffers were approved by the Planning Commission during the conceptual site plan review. Within these buffers, a combination of berms and landscaping are required to provide a permanent vegetative buffer. Because the development is higher than the road and adjacent property, the buffers slope down to the property line and include a mix of hardwood species, thus meeting the intent of the ordinance requirement.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Landscape Plan
2. Zoning Map

