



Planning Commission

Revised Meeting Agenda

SCAN FOR AGENDA
PACKET



March 10, 2025 | 6:30 PM
Frances Meaders Council Chambers
151 Willowbend Road

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. UDO Special Called Meeting February 10, 2025
2. Planning Commission Meeting February 24, 2025

V. Public Hearing

VI. Old Agenda Items

VII. New Agenda Items

1. Landscape Plan, Primrose Daycare Facility, 110 Wilshire Village Dr.
2. Landscape Plan, Office Building, 455 Northlake Drive
3. ~~Building Elevations, Office Building, 455 Northlake Drive~~ **Postponed**

VIII. Workshop Items

1. UDO Committee Discussion

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.

UDO Steering Committee of Peachtree City
Meeting Minutes
Monday, February 10, 2025
6:30 PM

Call to Order

The Peachtree City Unified Development Ordinance Steering Committee held its first meeting on Feb. 10, 2025, in the City Hall Community Room. Chairman Kenneth Hamner called the meeting to order at 6:30 p.m. Others present were Andrew Kriz, Raymond Liotta, and Felicia Reeves, along with Senior Planner Lora Hooks. Scott Ritenour and Brett Hanes were absent.

Announcements

None

Public Comment

Keith Larson asked the committee to include alternate mode parking capacity requirements in the design guidelines it would be creating as part of the UDO. Adequate charging stations were also needed. He said Peachtree City was falling behind other communities in these regards. He thought an ordinance change for this would be a good “quick fix” change the committee could recommend.

Minutes

None

Discussion

1. Review Fayetteville's UDO

Hamner said Fayetteville had just undergone the UDO process, and their UDO was available on the city's website. Since the full UDO was more than 400 pages, Hamner presented a slim version to the committee members with just the table of contents for each section. The first section covered administration, with the next looking at zoning and land use. A third section dealt with land development, with the fourth covering site development. The final section covered rules and regulations for building and construction. This table of contents was about 20 pages, which gave them an idea of the scope of the process, and also provided a guideline for what could go in Peachtree City's UDO.

Hooks said it was interesting that Fayetteville's UDO included building regulations, which they had not considered in Peachtree City. Kriz noted there were two appendices; one listed all the definitions. Liotta asked if they had a list of the ordinances they were dealing with, and Hamner said that was something they needed to compile. Hooks pointed out they hadn't mentioned the building code section, which would include fences and pools. There was the zoning ordinance, the land development ordinance, the building code and signage. The corridor overlays were in the zoning section.

Kriz said it would be good to have someone go through Peachtree City's ordinances and decide where they would fit in this framework. Hamner and Liotta agreed. Hooks offered to list what they currently had in Teams to get them started on how to organize the UDO.

2. Review Microsoft Teams Space

Next, the committee looked at Microsoft Teams and talked about how to organize their work. Hamner had included a folder for kickoff materials, which included their presentation to Council, plus a folder for meeting materials and another for mission goals and objectives.

3. Review Task Tracker

There was a Task Tracker that could reinforce collaboration and keep track of what they were doing and update the status of various tasks. Kriz suggested they reconcile the Task Tracker at the end of each meeting.

4. Develop Mission Statement

Next, they talked about creating a mission statement and identifying the goals and objectives for the UDO group. Hamner had created some examples with ChatGPT. He also created a SMART model that summarized their purpose, but said that, too, would need work. Liotta said he would like to think more on the goals, and Hamner suggested they work on it on their own time and post their ideas in Teams.

5. Identify Goals and Objectives

None

6. Identify Next Steps

How often would they meet? Reeves asked. Hamner said one of the two monthly Planning Commission meetings could be more UDO-focused, depending on the regular meeting agenda. Liotta said the meeting could have a UDO section, and Hooks said they could have special called meetings if needed and meet in the Community Room.

Reeves asked if they could set up meetings in Teams, but Hamner said they had to be careful about Open Meetings laws. Hamner said posting things in Teams would be okay. Hooks said she would check what they could do.

Looking at what their next steps should be, Hamner said they needed to identify all their ordinances, establish a framework, work on goals, objectives, and a mission statement. They had talked about getting a consultant, but that would require looping in City Council. Hooks said new Planning Director Shayla Reed had suggested they show Council the breadth of documents they were dealing with in order to persuade them that hiring a consultant was needed. Council needed to see the magnitude of the project and that identifying everything and writing the UDO would be beyond the scope of this committee.

7. Final Comments

Hamner asked how much effort would be involved in identifying all the ordinances. Hooks said she had a good idea of what they were, but there were many ordinances she did not deal with. However, Liotta said she had a good working knowledge of everything and could identify which ones should go together in the same sections. Reeves asked how much extra work this would be for Hooks, and she replied that it depended on what the committee wanted to do. Kriz said she should tell them how long something would take and if it was something a consultant should do. That would bolster their case for hiring a consultant, Reeves commented. They would need someone to pick apart their ordinances and draft the document, Hooks stated. In the end, the committee would become reviewers. Kriz wondered how long it would take to hire a consultant.

Hamner suggested they ask someone in Fayetteville who worked with the UDO to come in and brief them on their process. The others agreed that was a good idea. The Planning Director should be the one to interface with Fayetteville, Liotta noted.

This was a good list to get started on, Hamner said. Larson spoke up and said the proposal to Council in November mentioned there might be some quick fixes they could do ahead of the full UDO, such as requiring new developments to include golf cart and bicycle parking. Hamner said that made sense and added it to the list. Kriz said that was something they might not want to wait two years or so for the full UDO. Hooks also brought up parking at medical offices and banks; changes in their business models had created the need for more parking than was currently allowed. That could be another quick fix. Hamner cautioned them that this had been presented to Council as a consolidation and organization of existing ordinances and not for adding or changing ordinances.

Liotta asked if they would encounter antiquated things in the ordinance, and Hamner said updating those were in their purview. Liotta observed that one of the issues that sent the last UDO committee off the rails was that some members thought it would just be a codification of language. Hamner said they were very clear that this would include modernization. Kriz pointed out that Council would have the final say, and Liotta stated that they were not talking about zoning changes.

Liotta asked if the speed of approval was an issue, and Hooks said people had told her it was faster to get something approved in Peachtree City than in other places. She said this UDO would probably make staff more efficient.

They decided to have another UDO meeting at the first Planning Commission meeting in March and do a brief check-in at the February 24 meeting. Kriz said it seemed to be a good plan to have a substantive UDO discussion during the workshop portion of the Planning Commission meetings, but they could change it if needed.

Larson asked if there would be a page on the City website to cover the UDO, and Hooks said there probably would be in the Planning Department's section and there could be a link to the page from the homepage. Liotta said it might quell rumors if all the information was out there.

Adjourn

There being no further business, Kriz moved to adjourn at 7:42 p.m. Liotta seconded. Motion carried unanimously.

Martha Barksdale

Kenneth Hamner

Planning Commission of Peachtree City
Meeting Minutes
Monday, February 24, 2025
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting with the Pledge of Allegiance. Vice Chairman Kenneth Hamner, Andrew Kriz, Ray Liotta, and alternate Brett Hanes were also in attendance. Commissioner Felicia Reeves was absent. Also present were City Manager Justin Strickland, Planning Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Steven Shelton and Jameson Collins.

Additions or Deletions

Hooks reported the agenda item for a conceptual plat had been postponed to a future meeting.

Announcements and Reports

Strickland introduced Reed as the new Planning and Development Director.

Approval of Minutes

1. Planning Commission Meeting January 27, 2025

Kriz moved to approve the minutes from the January 27, 2025, Planning Commission meeting. Hanes seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

Hooks suggested they review the conceptual site plan for the day care facility first to give the applicants for the landscape plan time to arrive. The Commission agreed.

1. Landscape Plan, Silon, 101 Sierra Drive

Hooks said the applicant had e-mailed that they would not be able to attend. The location was at Silon on Sierra Drive off SR 74. The expansion was at the rear of the site. She showed the planting plan. The amount of new impervious surface area, 26,781 square feet, which called for a minimum of 80 caliper inches of overstory trees and 54 caliper inches of understory trees. The property already had an abundance of trees, so the applicant proposed to use four-inch caliper trees to meet the requirements with a smaller number of trees. The proposal was for 84 inches of canopy and 56 inches of understory trees, which exceeded the requirements. The variety of trees would provide good fall color, and all were native plants or adaptable to Georgia.

Staff was of the opinion that the landscape plan for Silon met the requirements and

recommended approval.

Hanes, Liotta, and Hamner had no questions. Kriz verified that they were only looking at the expansion, not the entire property. He said this exceeded the caliper inches, so he thought it acceptable. Hamner thanked Hooks for checking on the native plants. Ritenour said he recalled Hamner had a spreadsheet of native plants at one time. Hamner said it was the list that Athens-Clarke County used, and he would share it. Ritenour said he would like to see it on the website.

Liotta felt this was overplanted, saying he could support reducing the number of trees and using the tree fund for the difference, particularly in the circle area behind the building. Overplanting could be problematic for equipment coming in and out of the building. Hooks said she agreed, as did Ritenour. Liotta said they could work with staff on reducing 25 or 30% of the trees to loosen things up a little bit, maybe retain more understory than canopy trees because of the location.

Hanes said he agreed with that. He was concerned about the root holes impacting the stormwater runoff.

Liotta moved to approve the plan subject to the applicant reducing the plant material to a reasonable extent, with the remainder applied to the tree fund. Hamner seconded. Motion carried unanimously.

2. Conceptual Site Plan, Day Care Facility, 1501 Georgian Park

This site was one of the outparcels of the Kedron Shopping Center, situated behind Target. It was zoned General Commercial (GC), which permitted a day care facility. The proposal was for a 12,000 square foot building, a 9,200 square foot outdoor play area, and 40 parking spaces, which met the parking requirement. No golf cart spaces were proposed. The property could be accessed off a public drive, and the City Attorney had confirmed this lot was not considered a corner lot. It was a wooded lot with a gradual slope from the front to the rear, and Hooks indicated where a low retaining wall was planned, and that would require a separate permit.

Georgian Park was a village collector road that required a 25-foot buffer, and they met that requirement. They would also have to return to the Commission for an architectural review. Hooks indicated an existing multi-use path that ran from the shopping center to Georgian Park.

The State required an outdoor play area based on 100 square feet for one-third of the center's capacity for children. This center was designed for 160 children, so a little more than 5,000 square feet of outdoor space was required. The applicant proposed more than 9,000. The GC zoning district did not allow a development to cover more than 75% of the lot with impervious surface, and this covered 62%. The proposal met all setback requirements.

Staff was of the opinion the proposed site plan met the City's ordinances and

standards and recommended approval.

Bob McCann of Hanes Gipson & Associates said he was the civil engineer for the project. Kriz and Hamner had no questions. Liotta asked how many children would attend, and McCann said he could get him that information. It would be operated by KinderCare. Liotta asked him how the drop-off process worked and how the property was secured. McCann said most parents would park and walk the children into the facility. The playground area would be fenced with a six-foot fence on the west and north side. The ordinance prohibited a six-foot fence on the south side, so there would be a four-foot fence with another fence behind it. The front of the building would be screened with landscaping in the buffer.

How tall would the retaining wall be? Liotta asked, and McCann said 10 to 12 feet in the back and lower in the front. There would be fencing along the wall. Liotta asked about playground equipment and shade structures, and McCann said he wasn't sure about shade structures, but he thought there would be.

The project manager for the developer, Andrew Johnson, said they used much of the same equipment in all their projects and he could provide photos. Liotta said he would like to see samples of the equipment and the surfaces when they came back for the architectural review. Johnson also told Liotta they would have 17 staff members. Liotta said he asked these questions to get an idea of who the vendor was and their operations.

Hanes asked if the building would be sprinklered. McCann said he was sure it would be, and there were water lines that ran down the hill from Target. Ritenour asked about the design, and Johnson said it would be the latest prototype.

Kriz mentioned the sidewalk that connected to the cart path. Could they add some golf cart spaces? Johnson said they could work with staff to fit them in and thought they could get four or five spaces in the front.

No one else had comments or questions other than to say they were happy to see this development. Ritenour asked if this was the last parcel off Georgian Park, and Kriz said there were two available. Ritenour noted the need for day care in Peachtree City.

Kriz moved to approve the conceptual site plan for the day care facility at 1501 Georgia Park with the condition that the applicant work with staff to add golf cart parking spaces. Liotta added that they bring in samples of play equipment and shade structures at the time of the elevations review. Hanes seconded. Motion carried unanimously.

3. ~~Conceptual Plat, Kensington Gardens at Hyde Park, Spear Road~~ Postponed

Workshop Items

1. Unified Development Ordinance Committee Discussion

Hamner, chairman of the Unified Development Ordinance (UDO) Steering Committee, reviewed what they covered at the first meeting on February 10. They looked at Fayetteville's UDO and gave out copies of the table of contents for that massive document. They familiarized themselves with Microsoft Teams, particularly the task tracker that they would use to keep tabs on their work. Liotta had added some suggestions and a letter from citizen Keith Larson had been uploaded.

The committee talked about the initial first steps, and Hamner said he would break them into two sections, one for the committee and another for staff.

UDO Committee

- Work on establishing goals, mission statement, and objectives. There were three documents in Teams with the first drafts, and the committee should focus on them in the next two weeks so they could look at all suggestions and craft those at the next meeting.
- Work on a framework of what the UDO should look like. They could use Fayetteville's UDO as a starting point for how they wanted to structure Peachtree City's.
- Think about quick wins, which would be easy to accomplish things that would move them towards accomplishing their goals.

Needs from City Staff

- Identify all Peachtree City ordinances. Hooks said they were working on that.
- Contact the people in Fayetteville who did their UDO and ask them to come speak to the committee. Reed asked if that would be the staff in Fayetteville, not the consultant? Hamner said whoever they could get that they did not have to pay.
- Develop a page for the Committee on the City website.
- Help the City Council understand the scope of the project and the potential need for bringing in a consultant.

Reed said they had already identified most of the ordinances. She would work on the relationship with Fayetteville and, once the committee had identified the goals and objectives, get that on the website. She said she would like to provide regular reports to Council so they could see what the committee was doing. Hamner told her they committed to offering updates when they presented to Council initially.

Liotta reminded Hooks that she was going to give advice about which ordinances would pair up in sections, similar to how Fayetteville's was organized.

Hamner said he wanted to get the goals, mission statement, and objectives ironed out at the next meeting. They could discuss during the next two weeks what else should be on the agenda. He was looking towards having the UDO meet at the end of the March 10 Planning Commission meeting.

Ritenour asked if they wanted to have one meeting a month be the regular Planning Commission business meeting and another be a UDO meeting. They might want to look at that in the future. Reed said they could place Planning Commission items more heavily on one agenda. Ritenour said that was what they had considered, if it was possible.

March 10 would have at least four items on the agenda, Hooks said, with more on tap for the March 24 meeting.

There being no further business, Liotta moved to adjourn at 7:18 p.m. Hanes seconded. Motion carried unanimously.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 3/5/2025
Shayla Reed, Planning Director 3/5/2025

DATE: March 10, 2025

SUBJECT: Landscape Plan, Primrose Daycare Facility, 110 Wilshire Village Dr.

Recommendation:

Staff is of the opinion the proposed landscape plan for Primrose School at 110 Wilshire Drive meets the requirements of the City Ordinances and recommends approval.

Discussion:

Highland Land Planning has submitted a landscape plan for the Primrose School located at 110 Wilshire Village Drive.

Based on the amount of impervious surface area (42,630 SF), which includes new structures, drives, parking areas, sidewalks, and other pavement, the landscape requirement is for a minimum of 129 caliper inches of canopy trees and 86 caliper inches of understory trees.

The proposal is for 75 inches of canopy trees (58%) and 70 inches of understory trees (81%). Since the inches provided are less than the requirement, the tree fund alternative compliance method is being requested. Section 1114.5 of the Land Development Ordinance permits the tree fund method after all the trees that can 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	129	75	58%	18	\$9,000.00
Understory	86	70	81%	8	\$2,400.00
Total	215	145	67%	26	\$11,400.00

The majority of the proposed tree species are native to the Eastern United States.

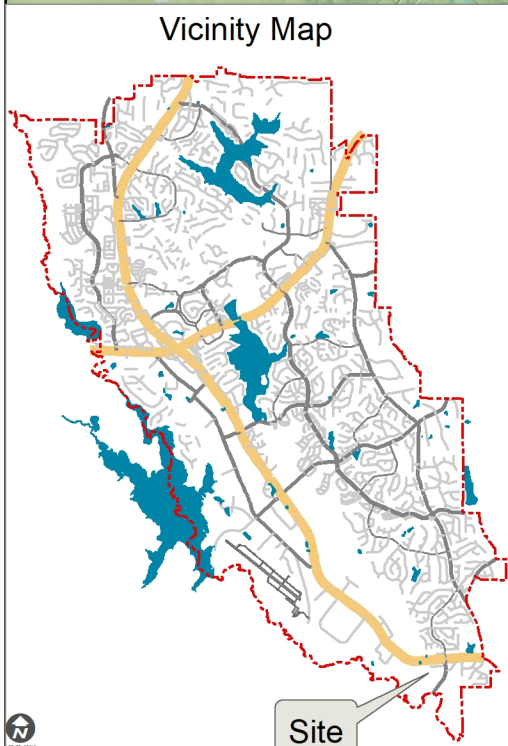
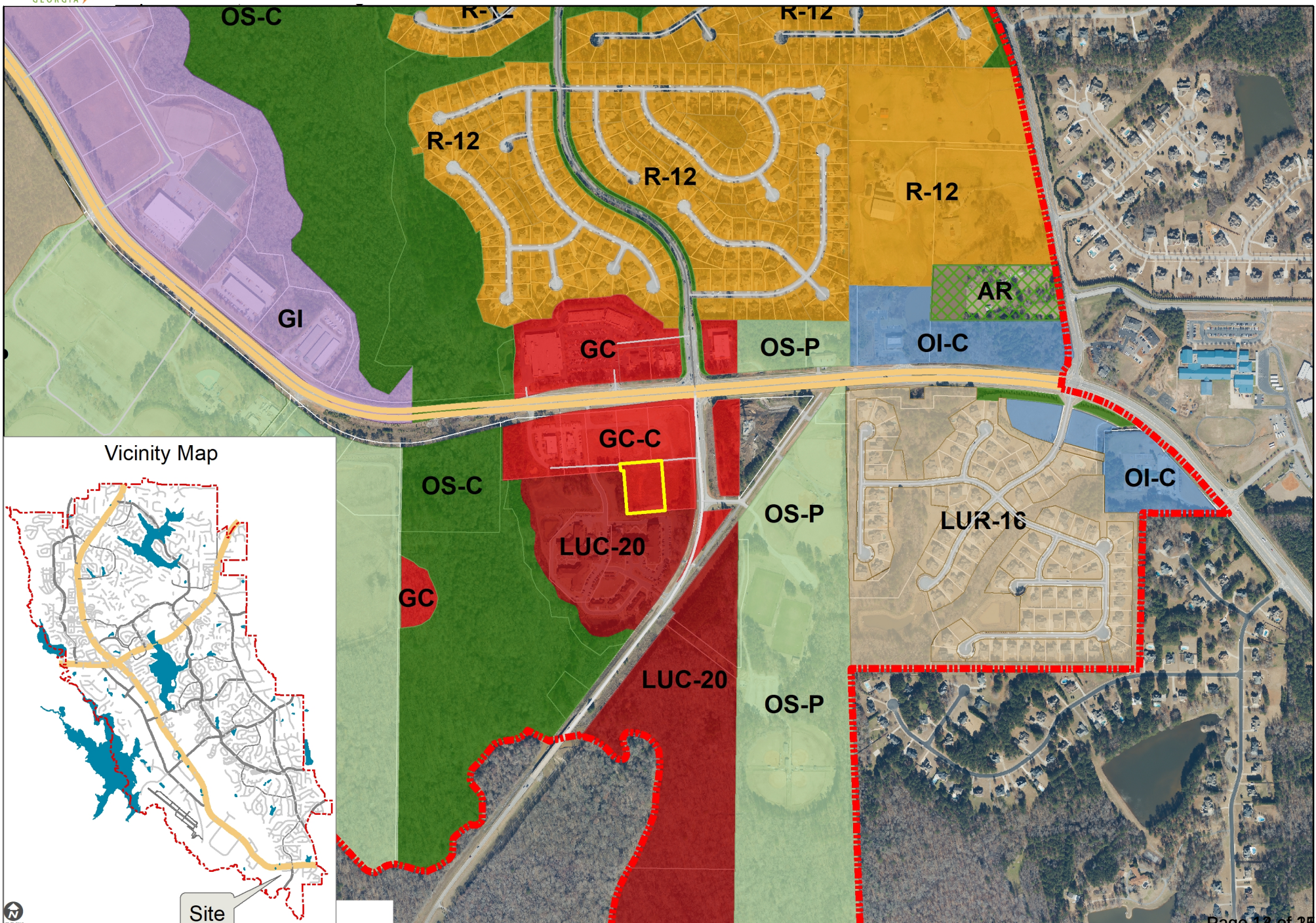
Zelkova and Pistache are not native to the U.S. However, Zelkova is heat tolerant and Pistache grows well in high humidity, so both are very adaptable to the Georgia climate.

Budget Impact:

There are no budget items associated with this request.

Attachments:

1. Zoning Map
2. Landscape Plan



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 3/5/2025
Shayla Reed, Planning Director 3/5/2025

DATE: March 10, 2025

SUBJECT: Landscape Plan, Office Building, 455 Northlake Drive

Recommendation:

Staff is of the opinion the proposed landscape plan for 455 Northlake Drive meets the requirements of the city ordinances and recommends approval.

Discussion:

Tomco Construction has submitted a landscape plan for the office building to be located at 455 Northlake Drive.

The parking lot for this project is currently under construction, but the building construction is not planned until later this year. Therefore, the landscape plan is proposed to be installed in two phases. The parking lot will be used immediately upon completion by the adjacent office building, which is under the same ownership. To beautify the space, it is the owner's desire to plant a portion of the landscaping that will not be affected by future construction.

The amount of impervious surface area for the full build out of the site is 25,995 SF. This includes new structures, drives, parking areas, and sidewalks. Per the ordinance, the landscape requirement is a minimum of 78 caliper inches of canopy trees and 52 caliper inches of understory trees. The proposal is for 78 inches of canopy trees and 52 inches of understory trees, which meets the minimum requirements.

The majority of the proposed tree species are native to the Eastern United States. However, two of the selections are hybrid varieties. Nellie Stevens Holly is the dominant holly tree of the southeast and the Saucer Magnolia is used worldwide.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Landscape Plan
3. Landscape Phasing Plan



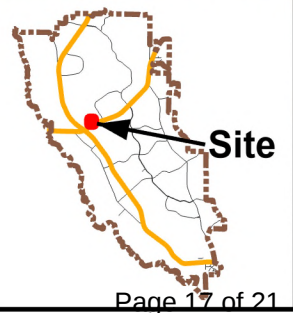
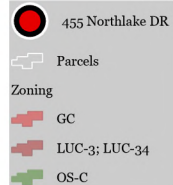
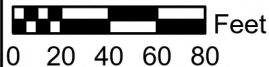
Zoning Map: 2025

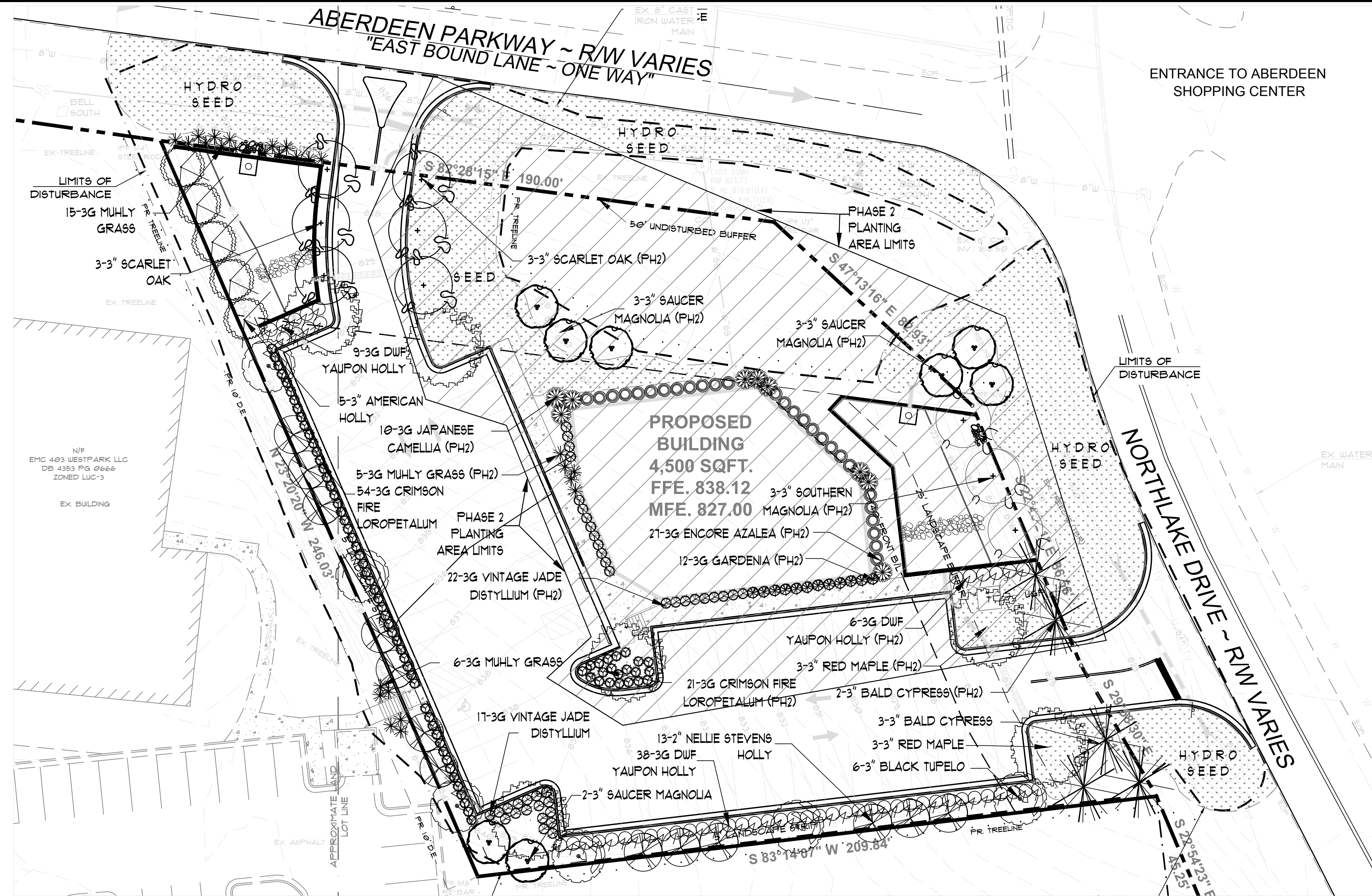
455 Northlake DR
ZONED: GC

For information purposes only



1 inch = 80 feet





TREE SYMBOLS:

- RED MAPLE
- SOUTHERN MAGNOLIA
- BLACK TUPELO
- SCARLET OAK
- BALD CYPRESS
- AMERICAN HOLLY
- NELLIE STEVENS HOLLY
- SAUCER MAGNOLIA

PLANT SCHEDULE 1.0

QTY.	BOTANICAL NAME	COMMON NAME	SIZE/ COMMENTS	INCHES
OVERSTORY TREES				
6	ACER RUBRUM	RED MAPLE	10'-12' HT.	3" CAL B&B
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10'-12' HT.	3" CAL B&B
6	NYSSA SYLVATICA	BLACK TUPELO	10'-12' HT.	3" CAL B&B
6	QUERCUS COCCINEA	SCARLET OAK	10'-12' HT.	3" CAL B&B
5	TAXODIUM DISTICHUM	BALD CYPRESS	10'-12' HT.	3" CAL B&B
TOTAL OVERSTORY INCHES PLANTED				78 INCHES
UNDERSTORY TREES				
5	ILEX OPACA	AMERICAN HOLLY	8'-10' HT.	2" CAL B&B
13	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	8'-10' HT.	2" CAL B&B
8	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	8'-10' HT.	2" CAL B&B
TOTAL UNDERSTORY INCHES PLANTED				52 INCHES
SHRUBS				
12	GARDENIA JASMINODES 'SENTAMAZING'	SENTAMAZING GARDENIA	3 GAL	
15	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	3 GAL	
53	ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	3 GAL	
26	MULBERGERIA CAPILLARIS	PURPLE MUHLY GRASS	3 GAL	
33	DISTYLUM VINTAGE JADE	VINTAGE JADE DISTYLUM	3 GAL	
10	CAMELLIA JAPONICA	JAPANESE CAMELLIA	3 GAL	
21	RHODODENDRON 'ENCORE'	ENCORE AZALEA	3 GAL	
GROUND COVER				
12,600 S.F.	HYDROSEED		SEED ALL DISTURBED AREAS WITH THE EXCEPTION TO OTHER PLANT MATERIAL	
* CONTRACTOR TO VERIFY ALL QUANTITIES				

ADDITIONAL PLANT NOTES:

- ANY PLANT SUBSTITUTIONS SHALL BE A WRITTEN SUBMISSION TO THE CITY AND MUST BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.
- EACH EVERGREEN UNDERSTORY TREE SHALL BE A MINIMUM OF 15 GAL. IN SIZE OR 6" IN HEIGHT ABOVE FINISHED GRADE AT TIME OF PLANTING.
- ANY UNDERSTORY MULTI-TRUNK TREE SHALL HAVE A MINIMUM OF THREE CANES, EACH CANE SHALL BE A MINIMUM OF 2" CALIBER.

PEACHTREE CITY, GA PLANT GUARANTEE NOTES

- 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).
- 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).
- 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 ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT FROM ADJACENT GRASSED AREAS.
- 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.
- 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.
- 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.
- 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.

SITE INFORMATION

TOTAL SITE AREA	= 0.36 AC	= 41,817.6 SF
FLOOD PLAIN, WETLANDS, ETC.	= 0 AC	= 0 SF
OTHER BUFFERS (UNBUILDABLE LAND)	= 0.31 AC	= 16,229 SF
DESIGNATED TREE SAVE AREAS	= 0 AC	= 0 SF
TOTAL BUILDABLE AREA	= 0.59 AC	= 25,588.6 SF

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, ACCESSORIES, STRUCTURES	= 4,500 SF
DRIVES, PARKING, SERVICE, ETC.	= 20,201 SF
SIDEWALKS, PATIOS, ETC.	= 1,294.5 SF
TOTAL IMPERVIOUS AREA	= 25,995.5 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

TOTAL IMPERVIOUS AREA	= 25,995.5 SF
25,995.5 SF / 1000	= 26 TREES
26 TREES X 3" CAL	= 78 OVERSTORY INCHES REQ'D
26 TREES X 2" CAL	= 52 UNDERSTORY INCHES REQ'D

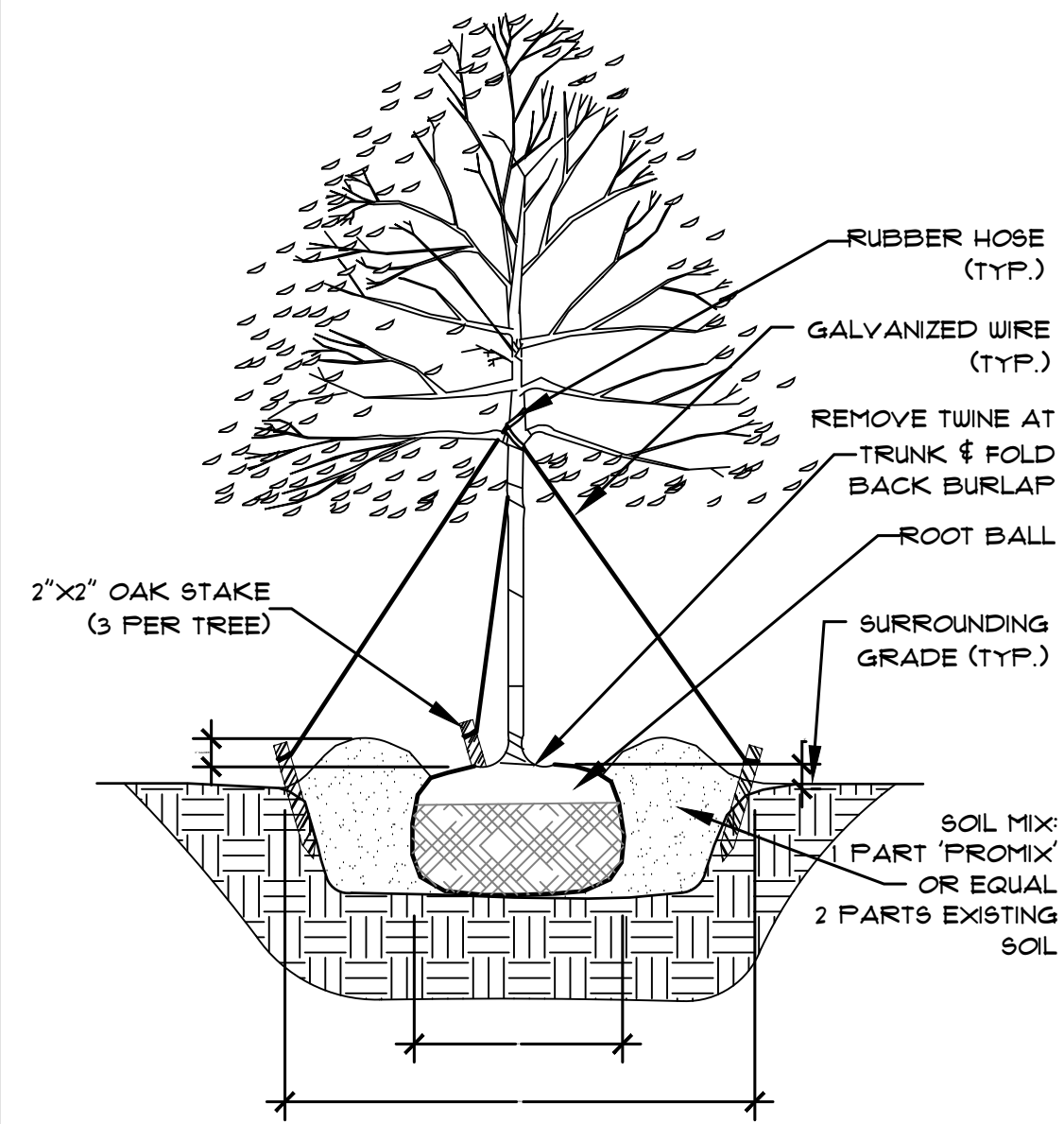
NO EXISTING TREE CREDITS (TREES SAVED ARE IN BUFFER)

TREES PROVIDED

OVERSTORY INCHES: 78 INCHES PLANTED ON SITE
UNDERSTORY INCHES: 52 INCHES PLANTED ON SITE

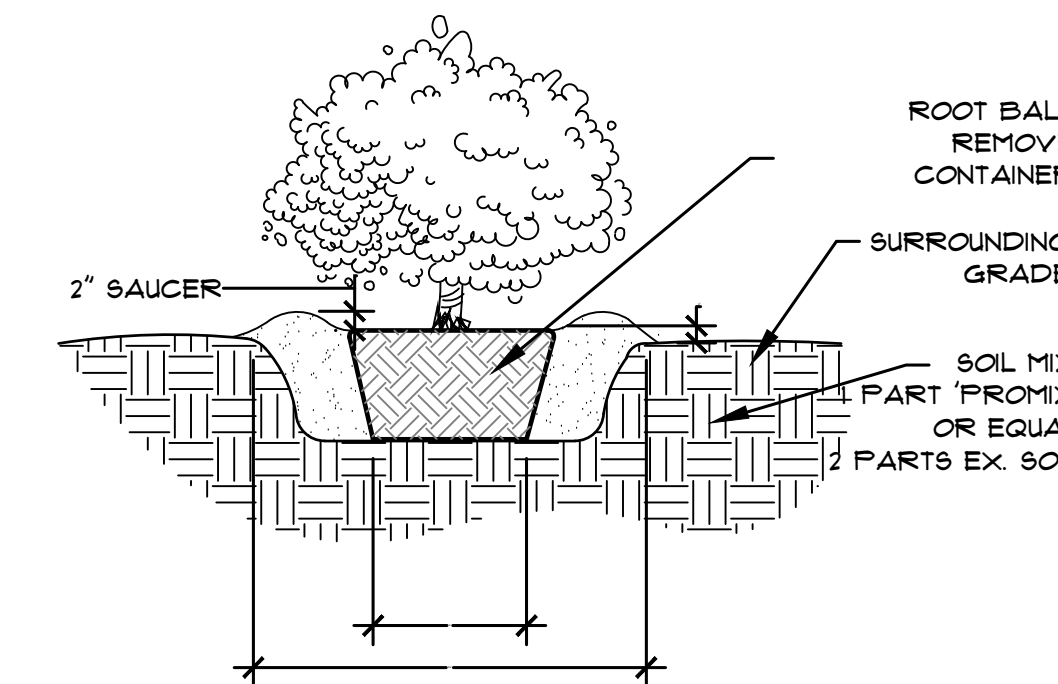


SITE NOTES
TOTAL SITE AREA: 0.36 AC.
DISTURBED AREA: 0.36 AC (1.15 AC)
OWNER/DEVELOPER/24HR
CONTACT: RICH TRAVIS
5000 32 ST. N.
ST. PETERSBURG, FL 33708
727-204-4642 RICHTRAVIS@AOL.COM
ZONED GC



TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



Sarah Parker, Landscape Architect
322 hip pocket road
peachtree city, ga 30269
sarahparkerLAR@gmail.com

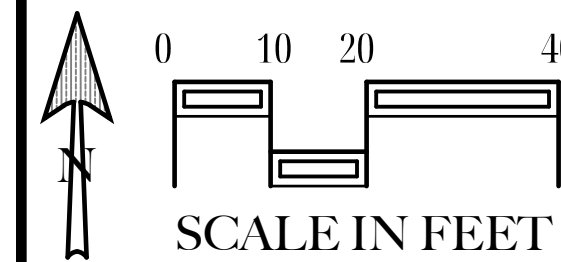
Westpark 403
Peachtree City, GA

Project:

Paramount Engineering
11 E. Broad St.
Newnan, GA

Client:

Tree Protection/ Landscape Plan



PROJECT NO: 25-103

SCALE: 1" = 20'

DATED: January 14, 2025

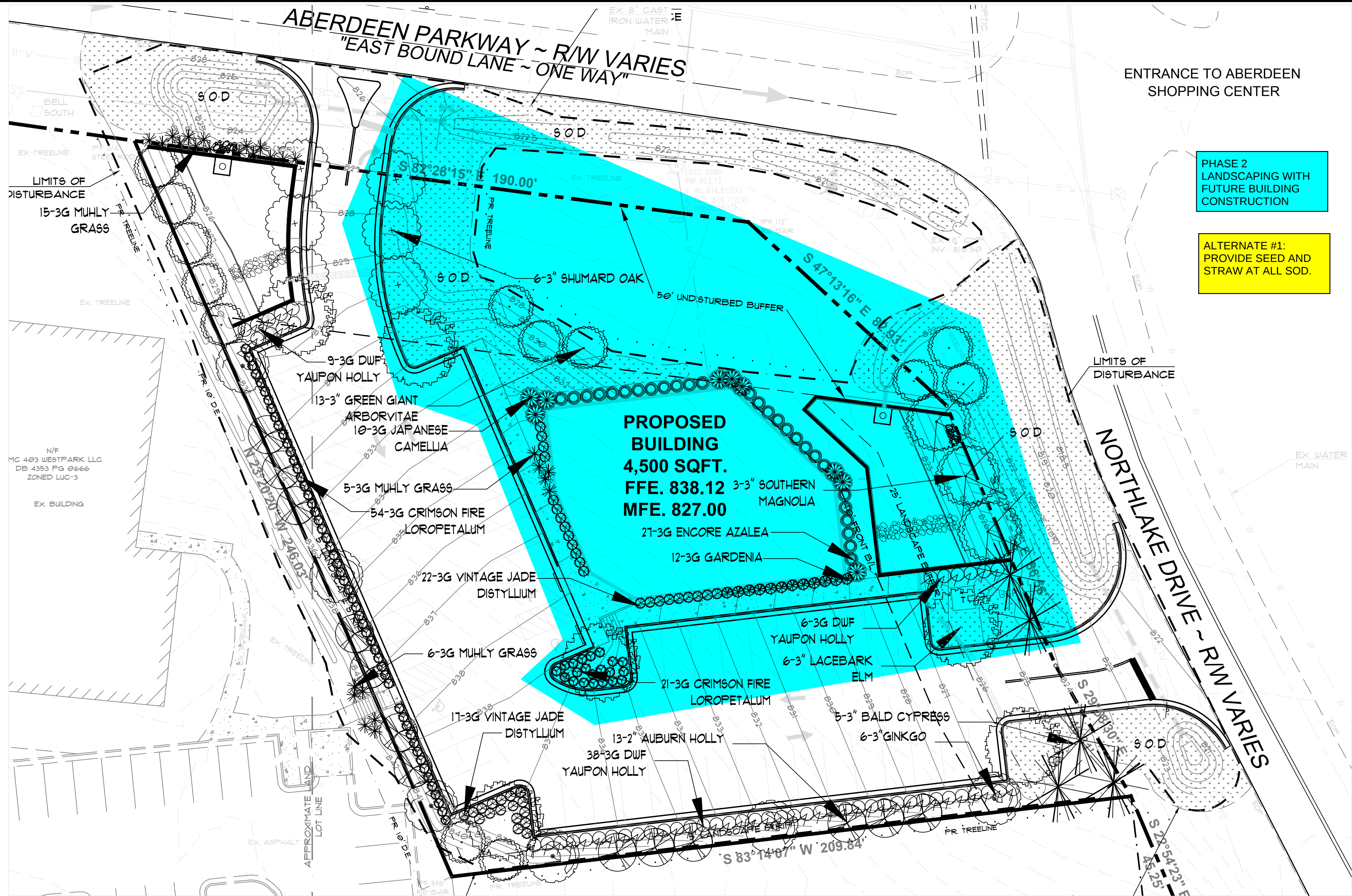
REVISED:

City of PTC comments 2/28/25

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SHEET NO.

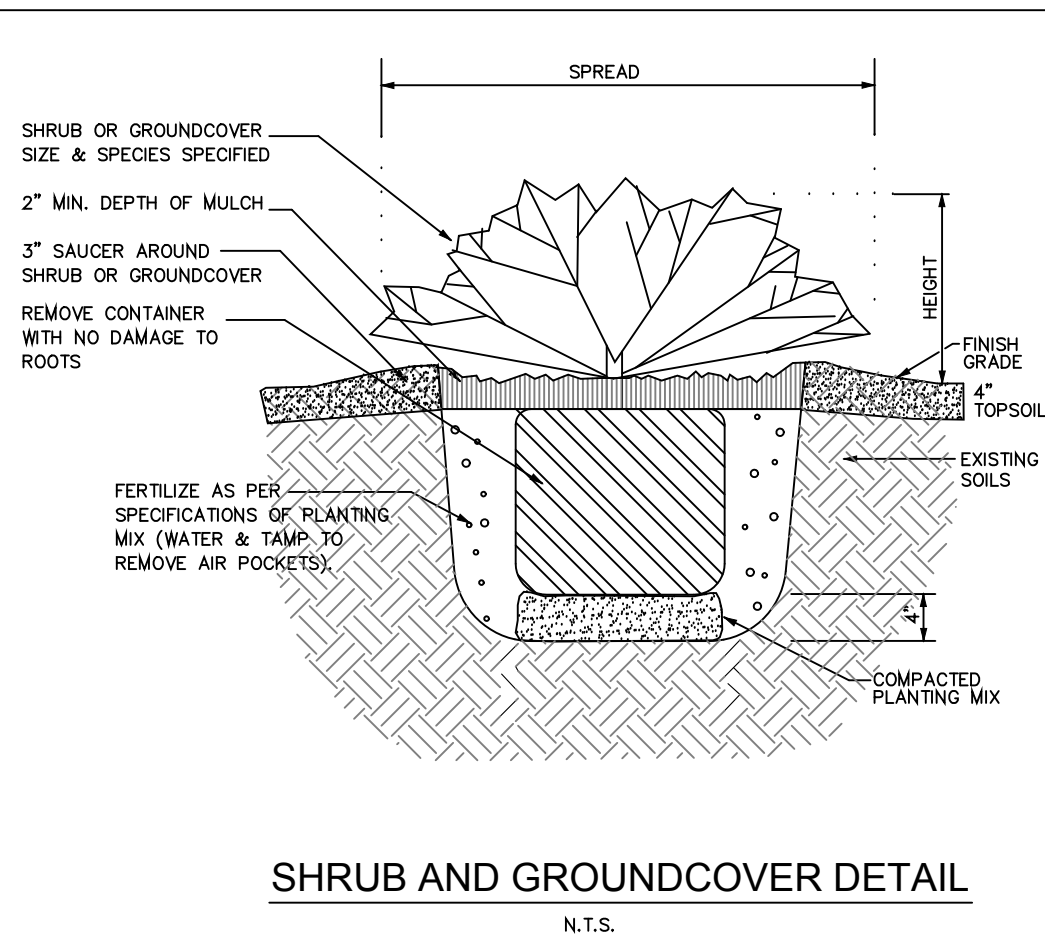
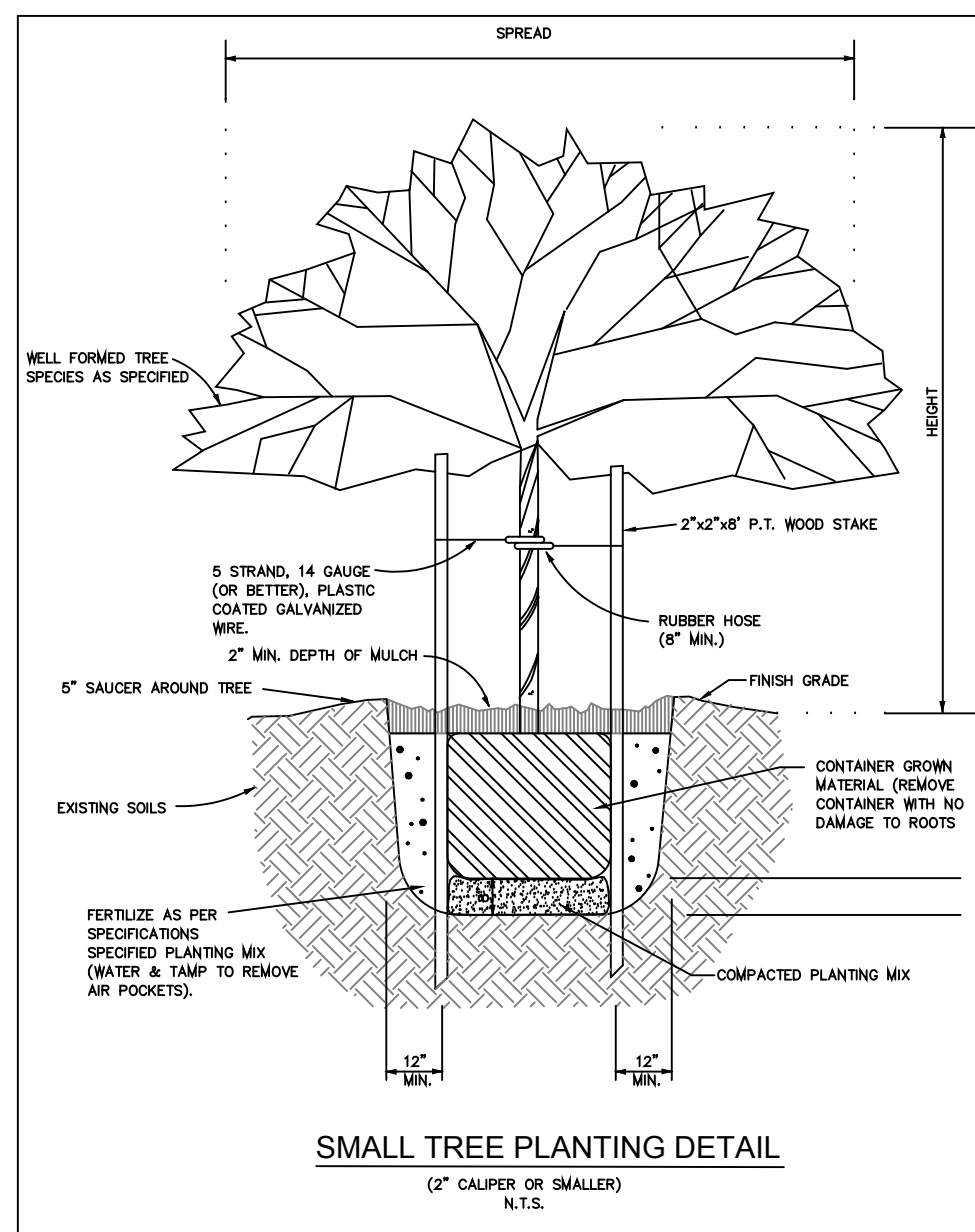
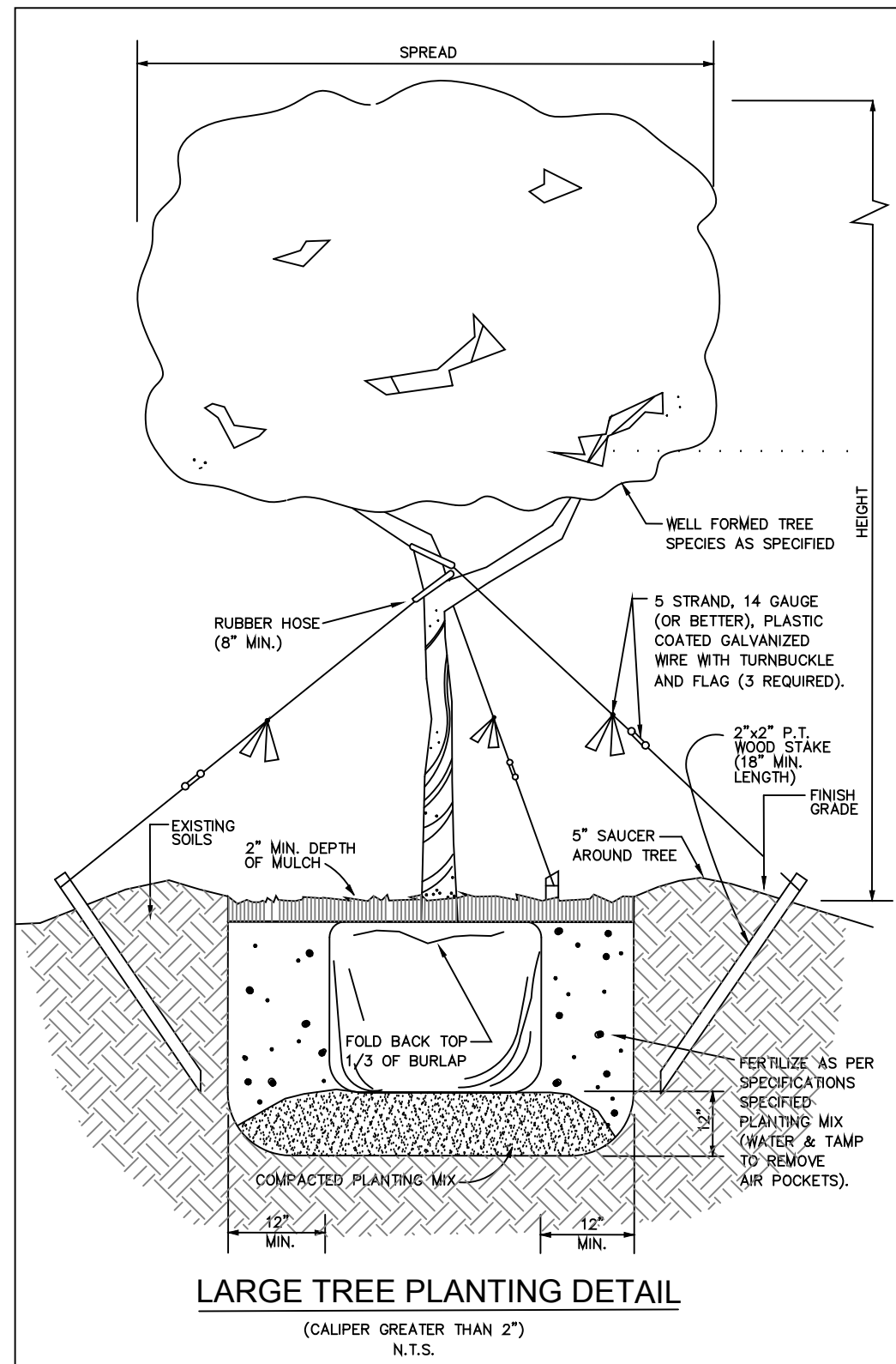
LS



SITE NOTES
TOTAL SITE AREA: 0.36 AC.
DISTURBED AREA: 0.30AC (1.15AC)
OWNER/DEVELOPER/24HR
CONTACT: RICH TRAVIS
5000 32 ST. N.
ST. PETERSBURG, FL 33708
1271-204-4642 RICHTRAVIS@AOL.COM
ZONED GC

PHASE 2
LANDSCAPING WITH
FUTURE BUILDING
CONSTRUCTION

ALTERNATE #1:
PROVIDE SEED AND
STRAW AT ALL SOD.



SITE INFORMATION

TOTAL SITE AREA = 0.36 AC = 41,817.6 SF
FLOOD PLAIN, WETLANDS, ETC. = 0 AC = 0 SF
OTHER BUFFERS (UNBUILDABLE LAND) = 0.31 AC = 16,229 SF
DESIGNATED TREE SAVE AREAS = 0 AC = 0 SF
TOTAL BUILDABLE AREA = 0.05 AC = 25,588.6 SF

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, ACCESSORIES, STRUCTURES = 4,500 SF
DRIVES, PARKING, SERVICE, ETC. = 20,201 SF
SIDEWALKS, PATIOS, ETC. = 1,294.5 SF
TOTAL IMPERVIOUS AREA = 25,995.5 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

TOTAL IMPERVIOUS AREA = 25,995.5 SF
25,995.5 SF / 1,000 TREES = 26 TREES
26 TREES X 3\"/>

NO EXISTING TREE CREDITS (TREES SAVED ARE IN BUFFER)

TREES PROVIDED

OVERSTORY INCHES: 18 INCHES PLANTED ON SITE
UNDERSTORY INCHES: 52 INCHES PLANTED ON SITE

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 NURSEYMEN 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 (TICA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
- (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 MOWED PERIODICALLY. ALL ROADWAYS, 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 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, MOULING, 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 MUCH 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.

PLANT SCHEDULE 1.0

QTY.	BOTANICAL NAME	COMMON NAME	SIZE/ COMMENTS	INCHES
OVERSTORY TREES				
6	ULMUS PARVIFOLIA	LACEBARK ELM	10'-12' HT. 3' CAL B&B	6 X 3' = 18 INCHES
6	GINKGO BILOBA	GINKGO TREE	10'-12' HT. 3' CAL B&B MALE	6 X 3' = 18 INCHES
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10'-12' HT. 3' CAL B&B	3 X 3' = 9 INCHES
6	QUERCUS SHUMARDI	SHUMARD OAK	10'-12' HT. 3' CAL B&B	6 X 3' = 18 INCHES
5	TAXODIUM DISTICHUM	BALD CYPRESS	10'-12' HT. 3' CAL B&B	5 X 3' = 15 INCHES
TOTAL OVERSTORY INCHES PLANTED				18 INCHES

UNDERSTORY TREES

13	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8'-10\"/>	13 X 3\"/>
13	ILEX X AUBURN HOLLY	AUBURN HOLLY	8'-10\"/>	13 X 3\"/>
TOTAL UNDERSTORY INCHES PLANTED				52 INCHES

SHRUBS

12	GARDENIA JASMINOIDES 'SANTAMAZING'	SANTAMAZING GARDENIA	3 GAL
15	LOROPETALUM CHINENSE CRIMSON FIRE	CRIMSON FIRE LOROPETALUM	3 GAL
53	ILEX VOMITORIA NANA	DWARF YAUFON HOLLY	3 GAL
26	MULLENBERGIA CAPILLARIS	PURPLE MUHLY GRASS	3 GAL
33	DISTYLIUM VINTAGE JADE	VINTAGE JADE DISTYLIUM	3 GAL
10	CAMELLIA JAPONICA	JAPANESE CAMELLIA	3 GAL
21	RHODODENDRON 'ENCORE'	ENCORE AZALEA	3 GAL

GROUND COVER

12,600 S.F.	BERMUDA SOD	SOD ALL DISTURBED AREAS WITH THE EXCEPTION TO OTHER PLANT MATERIAL. SOD TO BE 99% WEED FREE MIN 3\"/>
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CONTRACTOR TO VERIFY ALL QUANTITIES

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: March 10, 2025

SUBJECT: ~~Building Elevations, Office Building, 455 Northlake Drive~~ **Postponed**

Recommendation:

Discussion:

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: March 10, 2025

SUBJECT: UDO Committee Discussion

Recommendation:

Discussion:

Budget Impact:

Attachments:

None