



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
March 24, 2025 | 6:30 PM

- I. Pledge of Allegiance**
- II. Additions or Deletions**
- III. Announcements and Reports**
- IV. Approval of Minutes**
 - 1. Planning Commission Meeting March 10, 2025
- V. Public Hearing**
- VI. Old Agenda Items**
- VII. New Agenda Items**
 - 1. Conceptual Site Plan, Warehouse and Office, 1601 Moba Drive
 - 2. Building Elevations, Office Building, 455 Northlake Drive
 - 3. Modified Building Elevations, Splash n' Dash Carwash, 210 Stevens Entry
- 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, March 10, 2025
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour called the meeting to order at 6:30 p.m. and paid tribute to Commissioner Ray Liotta, who died suddenly on March 2. Ritenour recalled Liotta's contributions to the Commission's work and said he would be greatly missed. Vice Chairman Kenneth Hamner and Andrew Kriz were also in attendance. Commissioner Felicia Reeves and alternate Brett Hanes were absent. Also present were Planning Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Jameson Collins and Elijah Brewer.

Additions or Deletions

Reed asked that the meeting minutes from the UDO Committee meeting be removed from the agenda. Hooks reported the agenda item for building elevations had been postponed to a future meeting.

Announcements and Reports

Kriz thanked Ritenour for the touching tribute to Liotta and also thanked the Mayor and staff for the touching profile published in the Slice of the City newsletter.

Approval of Minutes

1. UDO Special Called Meeting February 10, 2025

Approval postponed until the next UDO Committee meeting.

2. Planning Commission Meeting February 24, 2025

Kriz moved to approve the February 24, 2025, Planning Commission meeting minutes. Hamner seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Landscape Plan, Primrose Daycare Facility, 110 Wilshire Village Dr.

Hooks explained that this property was on the south side of the city and was zoned General Commercial (GC) with conditions related to architectural requirements, interparcel connections, and the landscape buffer. The impervious surface area of 42,630 square feet carried with it a requirement of at least 129 caliper inches of canopy trees and 86 caliper inches of understory trees. The proposal was for 75 inches of canopy trees, or 58%, and 70 inches of understory trees, which was 81%. The applicant was requesting to use the tree fund compliance method, which was allowed if all trees that could reasonably be planted on the site were provided, and

Hooks said staff believed that requirement had been met.

All the trees being used were native to the eastern United States except for the Zelkova and the Chinese Pistache, but Zelkova was heat tolerant and Pistache grew well in high humidity, so both were adaptable to the Georgia climate, Hooks continued.

Staff was of the opinion that the proposed landscape plan met the requirements of the city ordinances and recommended approval.

The applicant, Jason Walls of Highland Land Planning, pointed out the golf cart parking spaces that were added to the plan and indicated an area where there would be turf playgrounds.

Kriz asked Walls if they had considered increasing the caliper size of some of the trees to better meet the requirements. Walls said they would be willing to work with staff on this but noted it would take money away from the City's tree fund. Kriz said he was thinking about larger trees especially around the playground area to provide shade, and Walls said he agreed with that.

Ritenour noted there had been several trees removed from the medians along SR 74 South and wondered if there was enough money in the tree fund to cover replacements. Reed said that was under the Public Works Department, but she would check on it and get a report to the Commissioners.

Hamner mentioned a few plants listed were non-native and asked Walls if they could be replaced with native species. Walls said he was aware of that, but the two non-natives were in the same planting zone as Georgia and did well here. He said he would be willing to change them out if that's what the Commission wanted. An American elm could substitute for the Zelkova, Hamner said, and a black gum could take the place of the Pistache.

Ritenour said the use of native trees was something this Commission promoted, and he had talked with staff about getting the word out to developers.

Kriz moved to approve the landscape plan for the Primrose School at 110 Wilshire Village Drive with the conditions that the applicant work with staff to increase the caliper size of the trees on the sides and back and that the applicant work with staff to replace the non-native trees with trees native to Georgia. Hamner seconded. Motion carried unanimously.

2. Landscape Plan, Office Building, 455 Northlake Drive

This property was at the intersection of Aberdeen Parkway and Northlake Drive, across from the Aberdeen Village Shopping Center, and was zoned GC. The parking lot portion of the project was currently under construction, but the building would not be started until later this year, Hooks explained, and the landscape plan

would be installed in two phases. The adjacent office building was under the same ownership, and this parking lot would be used immediately upon completion as overflow parking.

The amount of impervious surface area for the full build out of the site would be 25,995 square feet, and the ordinance required a minimum of 78 caliper inches of canopy trees and 52 caliper inches of understory trees, which was what the proposed plan listed. Most of the proposed tree species were native to the Eastern U.S. However, two of the selections, Nellie Stevens holly and the saucer magnolia, were hybrid varieties. Nellie Stevens was the dominant holly tree of the southeast, and the saucer magnolia was used worldwide, Hooks stated. She pointed out oaks and maples on the plan would provide fall color, and there were American holly and southern magnolias at the front of the site.

Staff was of the opinion that the proposed landscape plan met the requirements of the city ordinances and recommended approval.

Andrew Dean of Tomco Construction represented the applicant. Hamner asked him about substituting American hollies for the Nellie Stevens hollies. American hollies were native and had berries, he remarked. Hamner suggested substituting sweet bay magnolia for the saucer magnolia, saying it had a longer bloom time.

Kriz said he was concerned that the adjacent property didn't have adequate parking. How could a property owner who didn't own the adjacent lot reassess parking if it became inadequate? Hooks said this project was approved in 2008, and the City Attorney said those approvals still stood. She didn't know if both parcels were looked at to calculate parking. Kriz said this was something they should consider in the UDO. He had no problems with this parking, but thought there should be a means to re-evaluate parking in the future on other properties. Ritenour said that might be a concern for redevelopment. Reed said there could be a shared parking plan that had to be recorded in a court record, and they could discuss that in the UDO considerations.

Kriz moved to approve the landscape plan for the office building at 455 Northlake Drive with the condition that native plants be substituted for non-native species with the approval of staff. Hamner seconded. Motion carried unanimously.

3. ~~Building Elevations, Office Building, 455 Northlake Drive~~ Postponed

Workshop Items

1. UDO Committee Discussion

The next Planning Commission meeting would be March 24, Ritenour stated. Kriz said he didn't believe he would be available to attend.

Kriz moved to adjourn the Planning Commission meeting at 6:55 p.m. Hamner seconded. Motion carried unanimously. The UDO Steering Committee then held its workshop.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 3/19/2025
Shayla Reed, Planning Director

DATE: March 24, 2025

SUBJECT: Conceptual Site Plan, Warehouse and Office, 1601 Moba Drive

Recommendation:

Staff is of the opinion the proposed site plan for 1601 Moba Drive meets the zoning ordinance requirements and development standards, pending approval of the front setback variance request.

Discussion:

Highland Land Planning has submitted a conceptual site plan for a warehouse and offices to be located at 1601 Moba Drive, which is Lot 5 in the MOBA Industrial Complex. The proposal is to construct a 25,000 SF warehouse with a 60,000 SF outdoor storage yard and a 2-story office building. The parking lot will accommodate 73 spaces.

Zoning Requirements and Development Standards

The subject tract is a total of 6.33 acres and is currently undeveloped. The lot is zoned GI, General Industrial. The required setbacks are as follows:

- front setback - 50 feet*
- front parking and loading setback - 50 feet*
- side setback - 20 feet
- rear setback - 50 feet

*A variance request to reduce the front setback from 50 feet to 30 feet will be heard on March 20, 2025.

Office and warehousing are permitted uses in the GI zoning district. The proposed concept includes buildings that face Moba Drive and an outdoor storage yard on the west side of the parcel. The parking lot has access from Moba Way, which aligns with the driveway for the Moon Valley parcel to the east. A separate entrance for the loading area is located on Moba Drive. The separate entrances reduce circulation conflicts between cars and trucks. The nearest multi-use path is located to the east of Lot 4, which is the adjacent lot, and connects to the cul-de-sac on Moba Drive.

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

Parking Requirements

The required amount of parking is 73 spaces and 73 spaces are provided. See the table below for calculations:

PARKING CALCULATIONS				
	REQUIRED RATIO	AREA	REQUIRED	PROVIDED
Automobile Parking				
<i>Office</i>	1/300 SF	18,850 SF	63	63
<i>Warehouse</i>	1/2500 SF	25,000 SF	10	10
TOTAL			73	73

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Site Plan



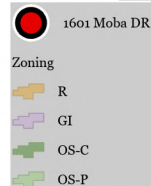
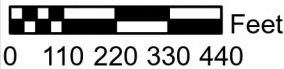
Zoning Map: 2025

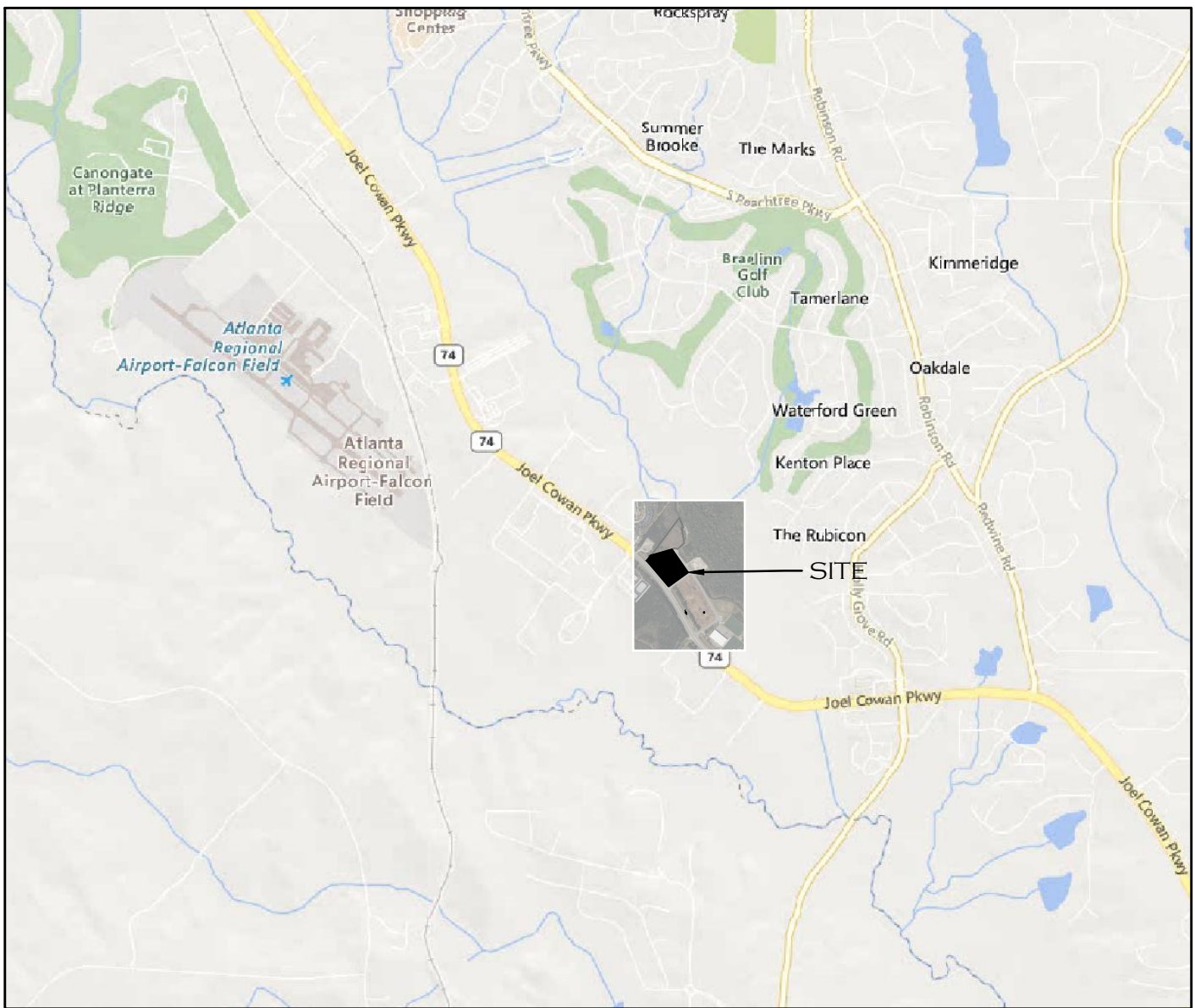
1601 Moba Dr
ZONED: GI

For information purposes only



1 inch = 400 feet





VICINITY MAP
N.T.S.

SITE PLAN NOTES:

- OWNER / DEVELOPER:
1601 MOBA L.L.C. (a.k.a. SOUTHTREE COMMERCIAL)
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: CHUCK OGLETREE
PHONE: 770-631-0499
- ENGINEER:
HIGHLAND LAND PLANNING, LLC
201 PROSPECT PARK
PEACHTREE CITY, GA 30269
EMAIL: JWALLS@HIGHLANDLP.US
PHONE: 678-552-2106
- SURVEYOR:
W.S. BODKIN SURVEYING, LLC
315 CASTLEWOOD RD.
TYRONE, GA 30290
CONTACT: SCOTT BODKIN, R.L.S.
PHONE: 770-312-5500
- SITE DATA:
PARCEL: 1601 MOBA DR. LOT 5, MOBACORP INDUSTRIAL PARK
SITE AREA: 6.33 ACRES
TAX PARCEL ID NUMBER: 0609030
ZONING: G-1 (GENERAL INDUSTRIAL)
USE: OFFICE / WAREHOUSE WITH OUTDOOR STORAGE SPACE
** SEE BUILDING AREA / SUMMARY BELOW
- SETBACKS AND BUFFERS:
30 FEET (FRONT BUILDING SETBACK) PROPOSED, VARIANCE APPLIED FOR
20 FEET (SIDE BUILDING SETBACK)
50 FEET (REAR BUILDING SETBACK)
60 FOOT HWY CORRIDOR BUFFER
(NOTE: ADDITIONAL BUFFER ZONE TO HIGHWAY PROFFERED BY THIS LAYOUT)
- BUILDING AREA:
OVERALL BUILDING = 43,850 SF
OFFICE = 18,850 SF
WAREHOUSE = 25,000 SF
- PARKING SUMMARY:
OFFICE/WAREHOUSE, NO MANUFACTURING - 1 SPACE FOR EVERY 300 SF OF OFFICE SPACE OR ADMINISTRATIVE AREA PLUS 1 SPACE FOR EVERY 2,500 SF OF STORAGE SPACE

>>> AT 18,850 SF OFFICE = 63 SPACES
>>> AT 25,000 SF WAREHOUSE = 10 SPACES
REQUIRED SPACES: 73 SPACES

TOTAL SPACES REQUIRED = 73 SPACES
TOTAL SPACES PROVIDED = 73 SPACES (100%)

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT, EXCEPT ALL END SPACES WHICH ARE 10 FT BY 18 FEET. ALL PARKING LOT LANDSCAPE ISLANDS ARE 11 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
- VARIANCES: VARIANCE APPLIED FOR TO REDUCE SETBACK FRONT SETBACKS ON MOBA DRIVE
- FLOODPLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
- ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY AND SEWERAGE WATER AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
- STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY EXISTING FACILITIES AS PART OF MOBACORP INDUSTRIAL PARK, PROVIDING STORMWATER DETENTION, WATER QUALITY TREATMENT, AND PROTECTION OF DOWNSTREAM CONDITIONS. HYDROLOGY STUDY ON FILE. ENGINEER WILL SHOW THAT ADDITION OF THE DEVELOPMENT ON THIS SITE IS STILL WITHIN THE ASSUMPTIONS OF THE ORIGINAL STUDY FOR THIS BASIN.
- LANDSCAPING: A LANDSCAPE PLAN WILL BE PREPARED TO CITY OF PEACHTREE CITY STANDARDS TO BE APPROVED BY THE PLANNING COMMISSION AT A LATER TIME. A CONTINUOUS 60-FOOT-WIDE TREE-SAVE LANDSCAPE BUFFER SHALL BE ESTABLISHED ADJACENT TO HIGHWAY 74.
- PLAN EXPIRATION: CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE PLAN APPLICATION HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.
- ARCHITECTURAL REVIEW: PROJECT SITE IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE REQUIRES AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.

MOBA LOT 5 CONCEPT		ENGINEERED CONCEPT PLAN FOR MOBACORP LOT 5		LAND LOTS 33 AND 34 OF THE 6TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA	
Date: 1/3/25	Drawn by: JLW	Check by: JLW	Scale: 1" = 40'	Rev: 1.	Description: L.
3/18/25					
HIGHLAND LAND PLANNING 201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269 COA No. FEB000261 Exp. 06/30/2024			DRAWING NO. C200		

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 3/19/2025
Shayla Reed, Planning Director

DATE: March 24, 2025

SUBJECT: Building Elevations, Office Building, 455 Northlake Drive

Recommendation:

Staff is of the opinion the proposed building elevations for the office building to be located at 455 Northlake Drive meets the City's development standards.

Discussion:

Tomco Construction has submitted building elevations for the office building to be located at 455 Northlake Drive. While the elevations were previously approved in 2017, the proposed building has changed since then and therefore a new review is required. The parcel is located at the intersection of Aberdeen Parkway and Northlake Drive on the southwest corner and is zoned GC, General Commercial.

Architectural Design

Section 725 of the Land Development Ordinance (LDO) establishes general goals for architectural design, which include compatibility with the developing character of the neighboring area. In addition, innovation and quality design are encouraged. Section 727 of the LDO includes material requirements. As a general rule, front facades should be at least 80% primary materials, such as brick and stone, and side facades should be at least 50% primary materials.

Contrasting light and dark brick is proposed on all sides of the building. Accent bands and large windows on all sides help to break up the massing of the structure and a canopy is proposed at the building entrance. The canopy, windows, and entry doors will be clear anodized aluminum.

Exterior Colors

Section 728 of the LDO establishes guidelines for color selection. Facade colors should be low reflectance, and subtle, neutral, or earth-tone colors. In addition, the colors should complement those of the neighboring buildings.

The following is the proposed color palette:

- Brick 1 - General Shale, Queen Brick, color: Winter Haven (white)

- Brick 2 - Columbus Brick, Queen Brick, color: Bastille (brown)



The closest buildings include, a reddish-orange brick, light colored EIFS, and light colored brick and stone. A medium brown brick is proposed for the new Royal Condos development across the street.



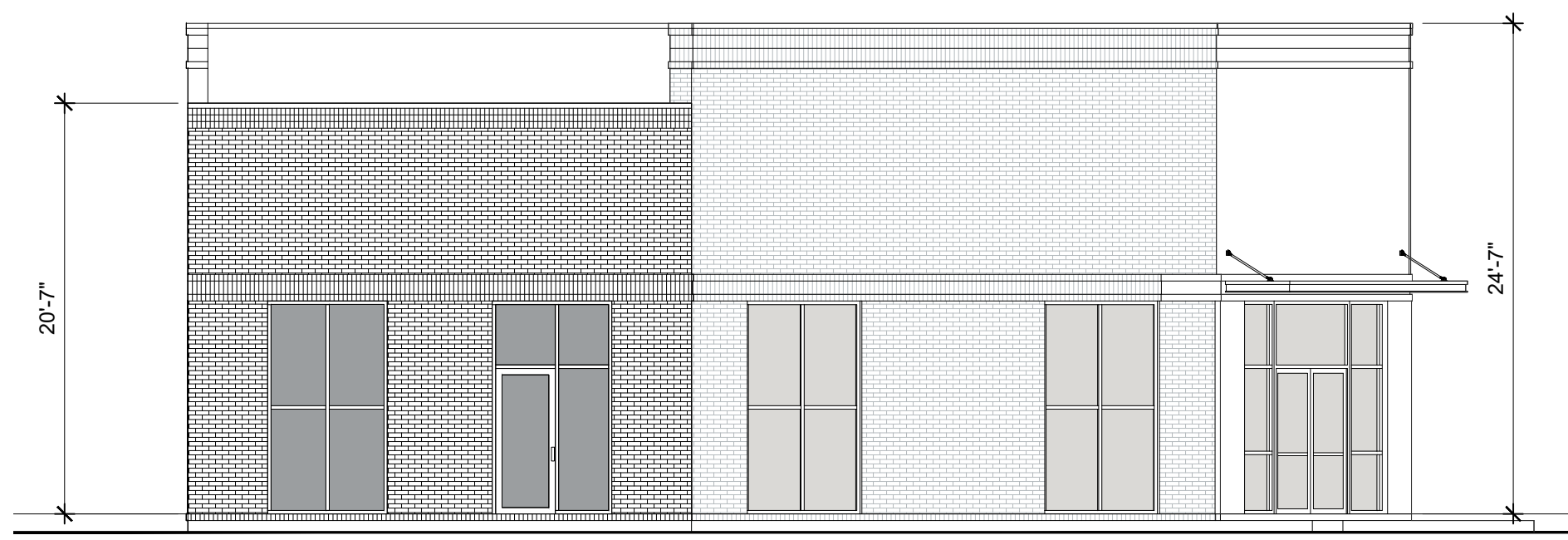
Staff believes the color palette is neutral and complementary to other businesses in the immediate area and thus meets the requirements of the LDO.

Budget Impact:

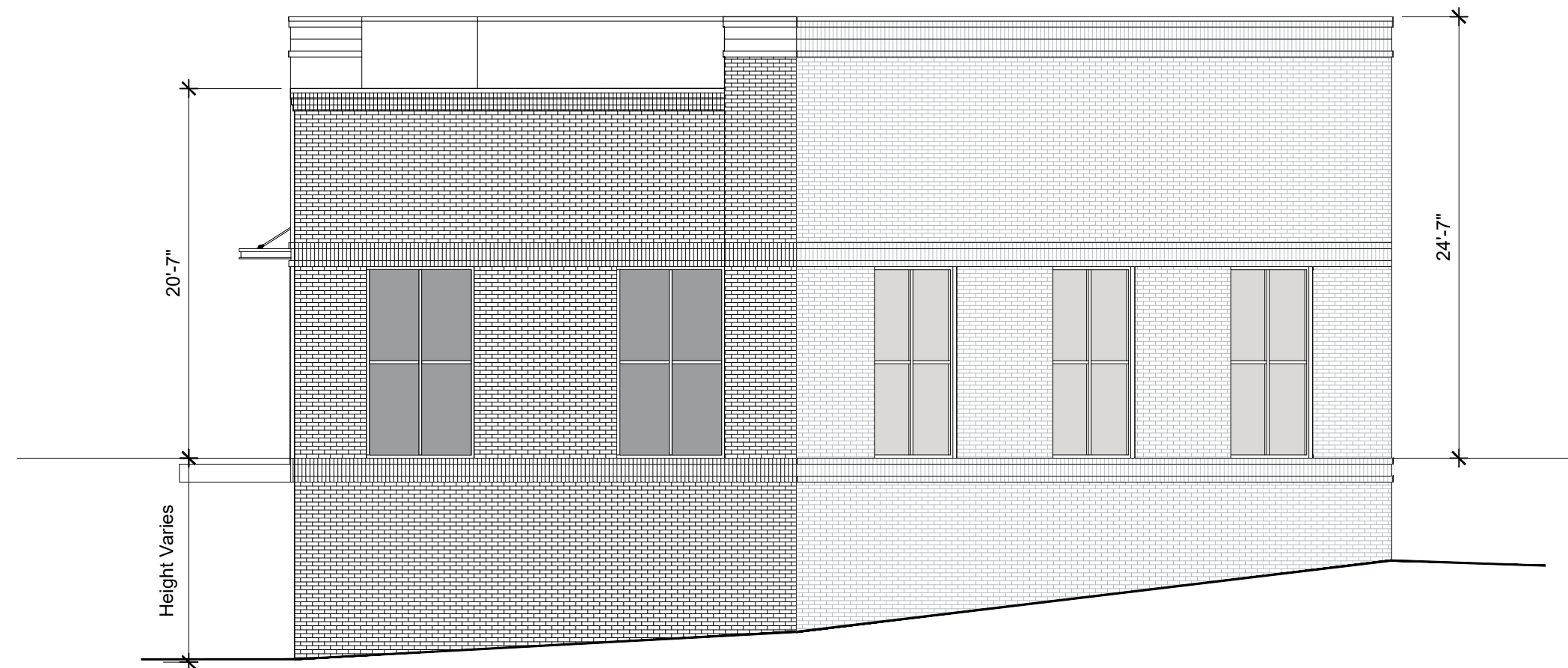
There are no budget items associated with this request.

Attachments:

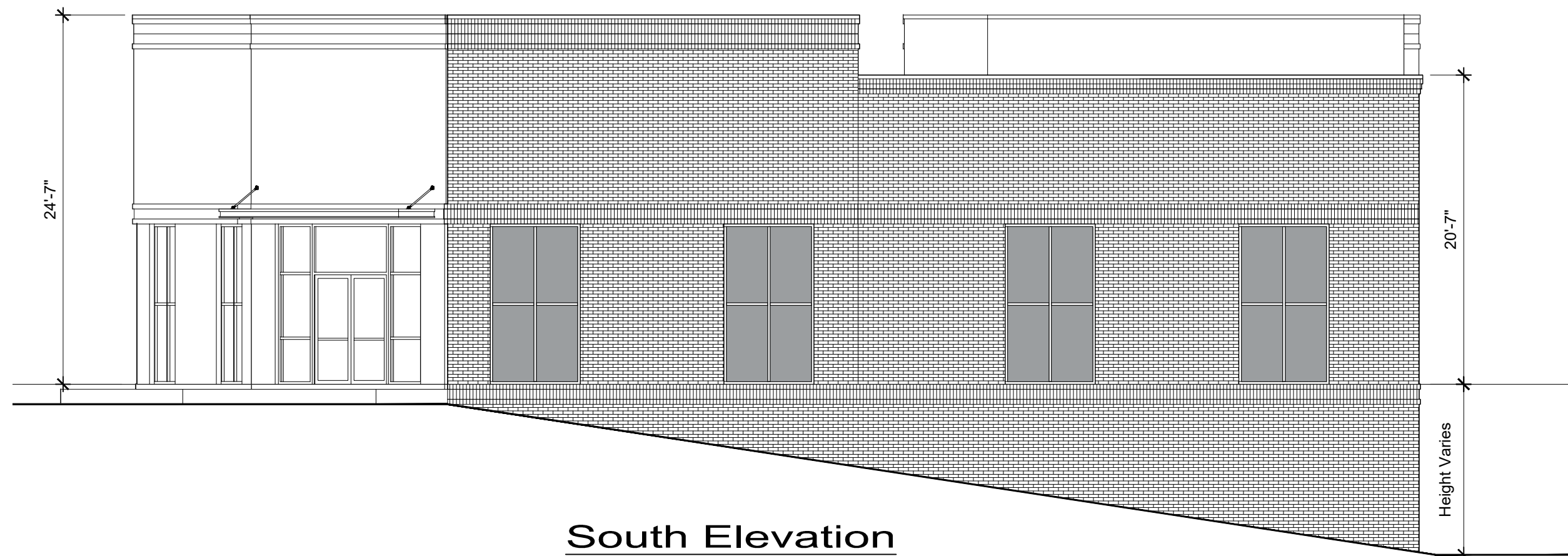
1. Zoning Map
2. Building Elevations
3. Building Materials



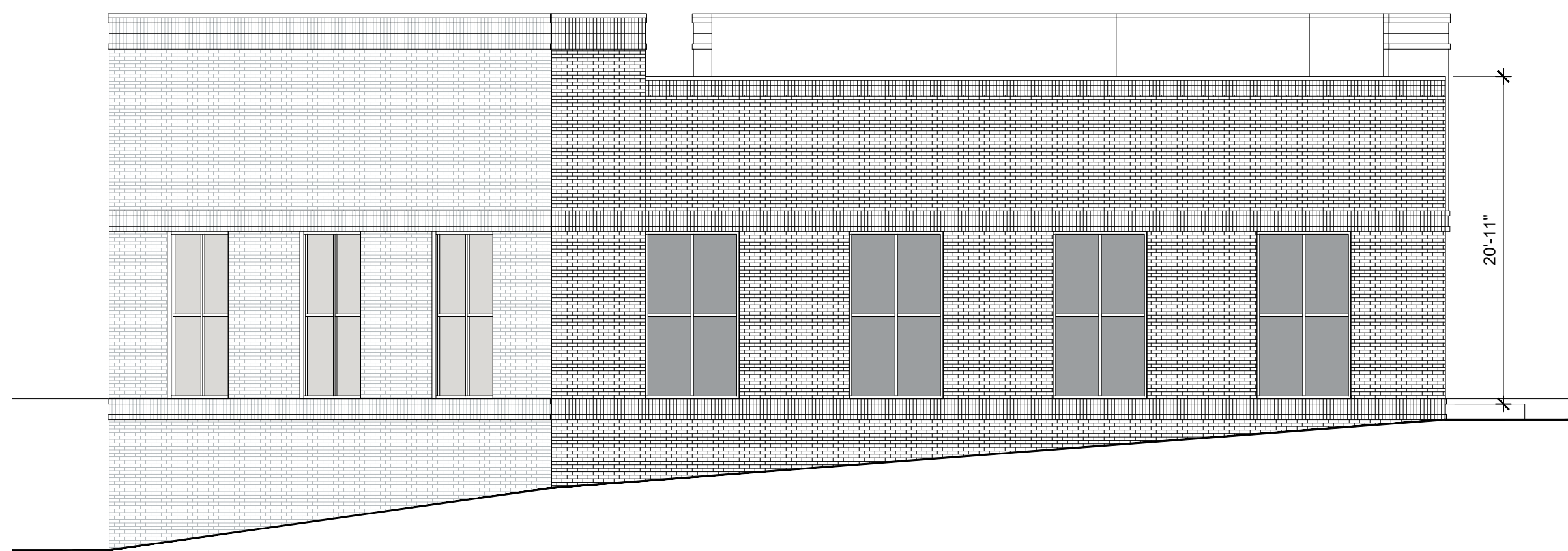
West Elevation



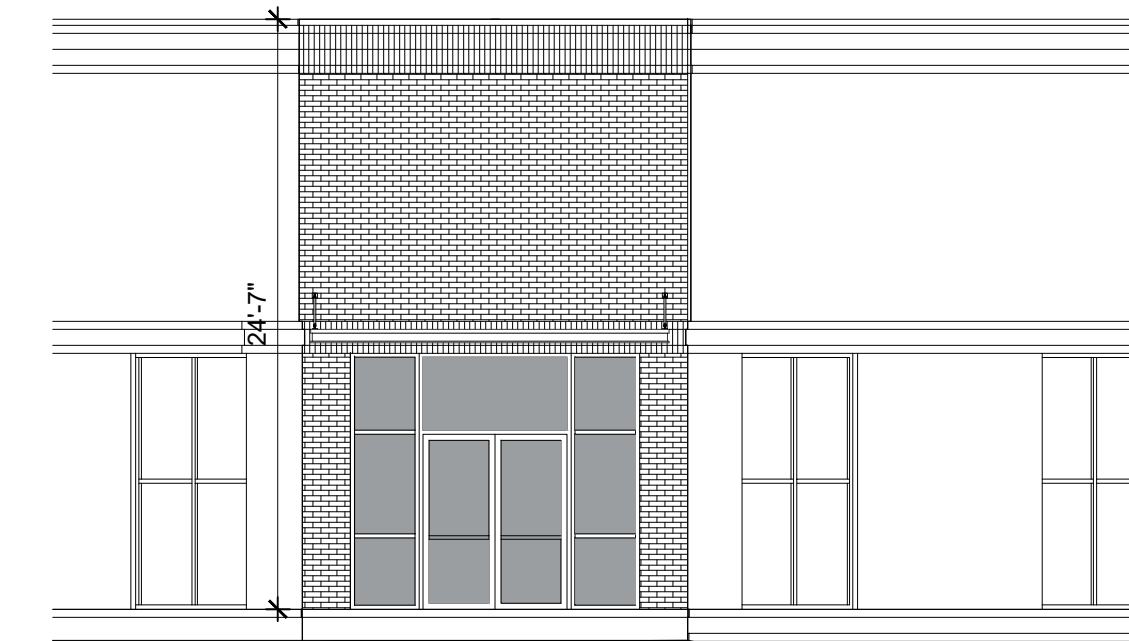
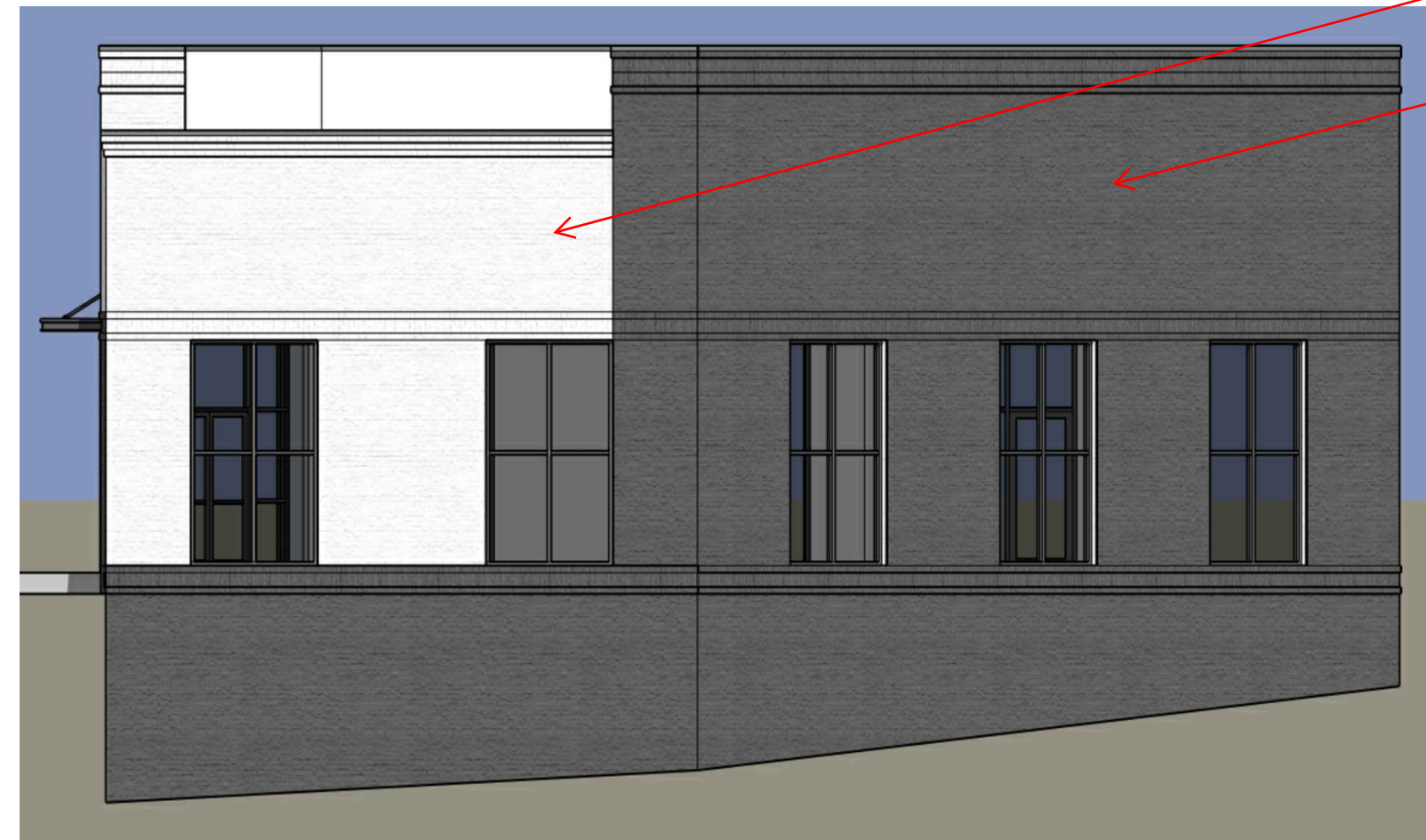
East Elevation



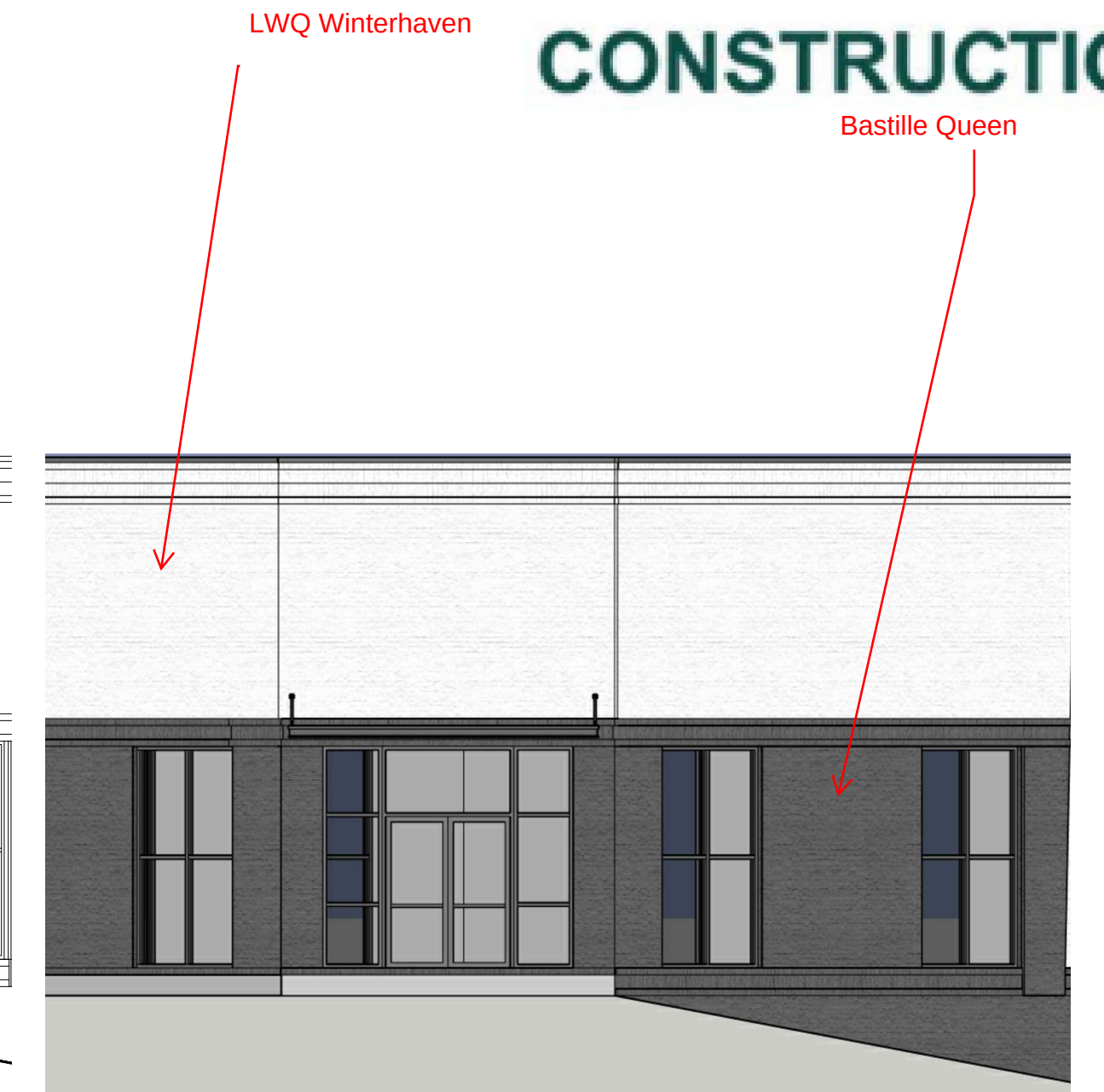
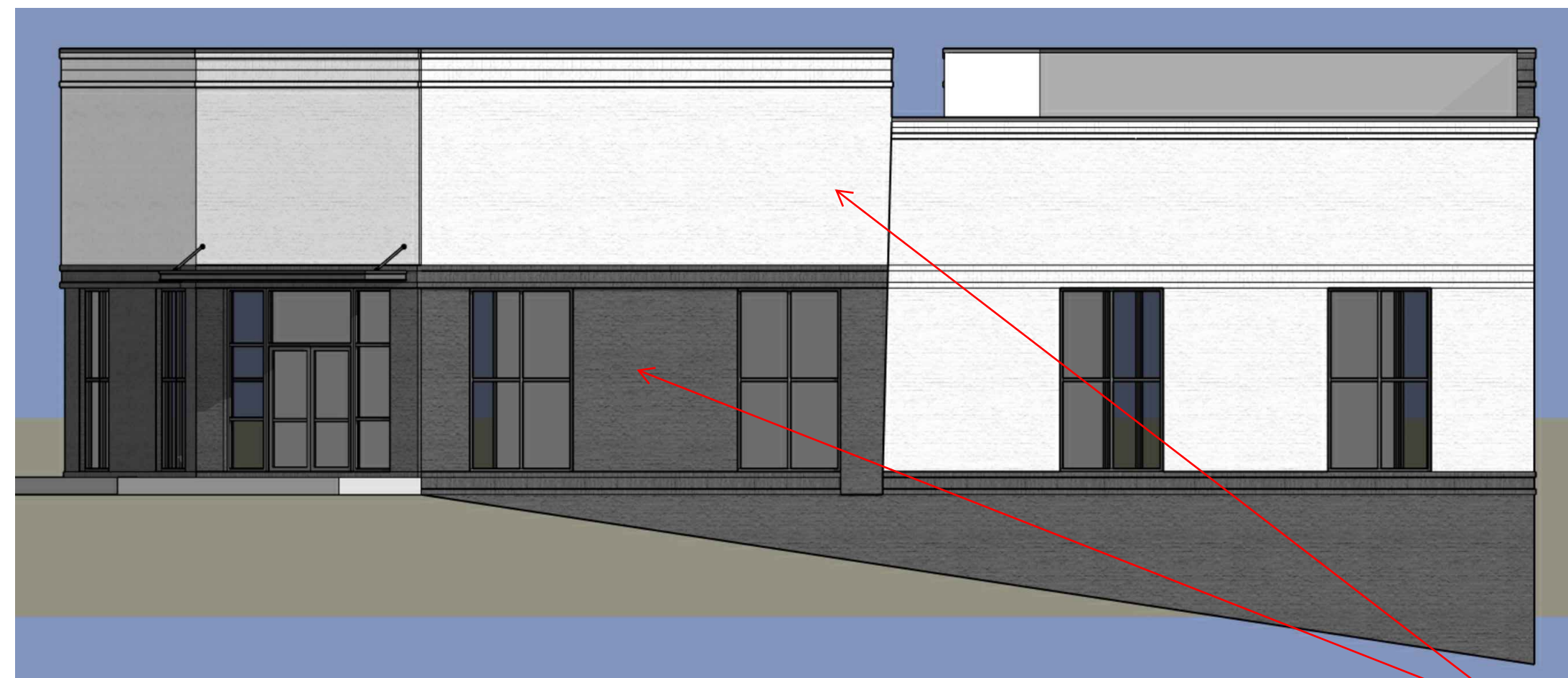
South Elevation



North Elevation



Southwest Elevation



New 403 West Park Building LL 127&130 CITY OF PEACHTREE CITY

403 West Park Building		
Elevation	Brick	Glass
West	925 S.F.	128 S.F.
East	1,970 S.F.	320 S.F.
North	1,130 S.F.	256 S.F.
South	1,580 S.F.	256 S.F.
SW Entry	265 S.F.	128 S.F.
	5,870 S.F.	1,088 S.F.
	81%	19%



West Park Building

Exterior Finish Schedule

Notes

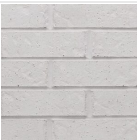
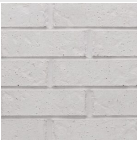
*NOT FOR CONSTRUCTION.
NO FINAL OWNER APPROVAL
OR CITY APPROVAL AS OF
3/19.



Tomco Construction, Inc.
19 March 2025

[View latest online version here](#)

Exterior Brick

	Brick A WHITE BRICK	Queen Brick Product Name ↗	Winter Haven Colour	- Material	- Width (in)	- Height (in)	North Georgia Brick Supplier Company	
	BRK-1	General Shale Brand	Queen Finish		- Length (in)	- Depth (in)	kdaniell@ngabrick.com Supplier Email	
	Mortar A WHITE MORTAR TO PAIR WITH WHITE BRICK	Mortar Product Name	White Ivory Colour	- Material	- Width (in)	- Height (in)	North Georgia Brick Supplier Company	
	MORT-A	NGB Brand	- Finish		- Length (in)	- Depth (in)	kdaniell@ngabrick.com Supplier Email	
	Brick B - Option A DARK NEUTRAL BRICK	Queen Brick Product Name ↗	Bastille Colour	- Material	- Width (in)	- Height (in)	North Georgia Brick Supplier Company	
	BRK-2_OPT1	Columbus Brick Brand	Queen Finish		- Length (in)	- Depth (in)	kdaniell@ngabrick.com Supplier Email	
	Mortar B - Option A DARK NEUTRAL MORTAR	Mortar Product Name	Canyon Brown Colour	- Material	- Width (in)	- Height (in)	North Georgia Brick Supplier Company	
	MORT-B_OPT1	Argos Brand	- Finish		- Length (in)	- Depth (in)	kdaniell@ngabrick.com Supplier Email	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 3/19/2025

DATE: March 24, 2025

SUBJECT: Modified Building Elevations, Splash n' Dash Carwash, 210 Stevens Entry

Recommendation:

While the proposal to upgrade the car wash satisfies the majority of the City's design standards and enhances the visual appearance of the community, section 728 of the Land Development Ordinance states that natural brick "should" not be painted.

Discussion:

The property at 210 Stevens Entry is the location of an existing car wash. The portion of Stevens Entry where the parcel is located, between HWY 54 and North Peachtree Parkway, is designated as a Village Collector road and therefore, per Section 724 of the Land Development Ordinance (LDO), is required to comply with the City's architectural design requirements.

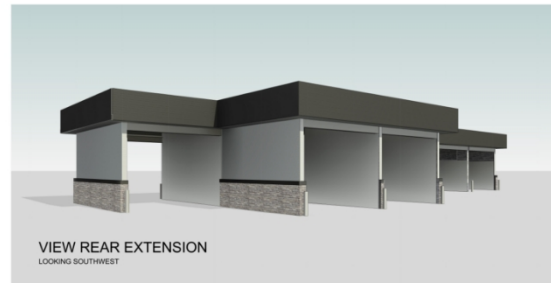
The new owner of the property brought a proposal for architectural upgrades for the car wash before the Planning Commission at their October 14, 2024 meeting. The proposal was approved 3-1. The owner has presented staff with a new proposal that will further modernize and improve the appearance of the car wash.

The existing facade is a brown brick with a faded gray fascia that is in need of repair. Royal blue and yellow are used for accents.



Original Design Proposal

The original design proposal included covering a majority of the existing brick with Hardie board panels painted a warm gray with the remaining brick painted the same color. A new metal fascia painted a graphite color with a textured finish was also proposed. A stacked stone knee wall was to be added to the front and side elevations and a building extension was proposed to accommodate two new automated wash bays. White PVC paneling was to be added to the interior of the wash bays for ease of maintenance.

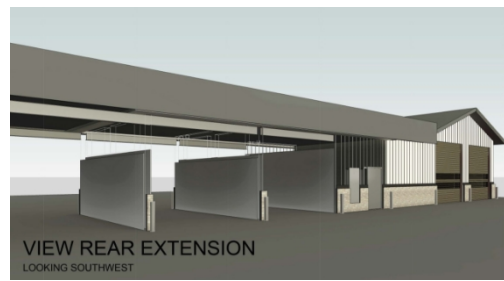
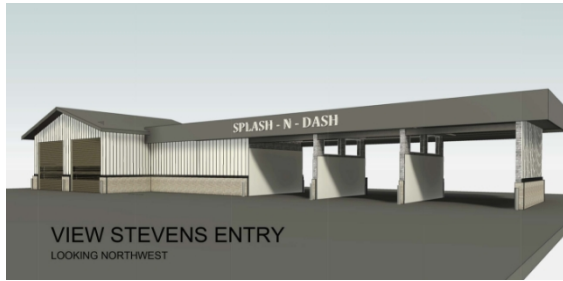


Previous colors proposed:

- Painted Brick - Sherwin-Williams, Dorian Gray SW7017 (warm gray)
- New Hardie Siding - painted Sherwin-Williams, Dorian Gray SW7017
- Stacked Stone knee wall - M-Rock Stone Manufacturing, Hunter/Grayson Ledge Stone (panelized)
- Building Fascia - Arconic Reynobond, ACM Durogloss paint system, Graphite (textured low sheen finish)
- Interior car wash bay walls - Duramax PVC Paneling, White

New Architectural Design

The new proposal shifts the building extension for automated wash bays to the end of the building near Prime Pt. The automated bays will occupy two of the existing bays and include an extension of 16 feet. The extended bays will have garage doors and a new, asphalt shingled, pitched roof. The remaining improvements are similar to the original design with new Hardie siding, painted brick and a stacked stone knee wall. However, a new color palette is proposed. As before, white PVC paneling is proposed inside all the wash bays for ease of maintenance.



Example of PVC paneling



As a general rule, front facades should be 80% primary materials and side facades 50% primary materials. Technically, the site has two fronts. Shifting the automatic wash bays to the end cap and fully enclosing them has increased the amount of primary materials. The facade facing Stevens Entry is made up of 58% primary materials, the west side facing Prime Pt. is 100%, and the east side 81%. Staff feels Hardi board is a quality durable material and meets the intent of the ordinance for primary materials.

Exterior Colors

Sections 728 through 730 of the LDO establish color requirements which state the predominant colors should be low reflectance and subtle, neutral or earth tones.

- Painted Brick - Sherwin-Williams, Rice Grain SW6155 (light tan)
- New Hardie Siding with vertical battens - painted Sherwin-Williams, Rice Grain SW6155
- Stacked Stone knee wall - M-Rock Stone Manufacturing, P Series Charleston Ledge Stone (panelized)
- New Building Fascia - Pac Clad metal, Aged Bronze (medium to dark bronze)
- Interior car wash bay walls - Duramax PVC Paneling, White
- Roof Shingles - Owens Corning Supreme teak commercial asphalt shingles (dark)

Staff is of the opinion the new color selection is subtle and neutral and therefore satisfies the ordinance requirements.

Budget Impact:

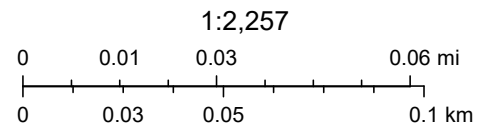
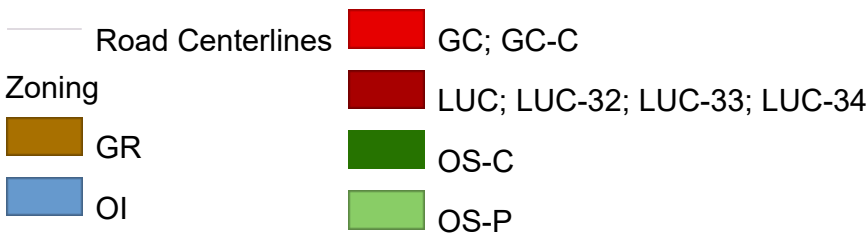
There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Project Narrative and Materials
3. Floor Plan and Elevations



10/9/2024, 5:09:41 PM



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

**Splash n' Dash Carwash
Renovation and addition**

210 Stevens Entry
Peachtree City, Georgia

Submitted by: Rick Rakusin, RA

Revised submission for review March 12, 2025

NARRATIVE FOR THE FAÇADE RENOVATION AND ADDITION

List of Drawings in this Submittal:

- Floor Plan – Sheet A1.1
- Exterior Building Elevations – Sheet A2.3
-
- 3D Views – Sheet X1.1

General Information:

The Owner's intent is to modernize and improve the appearance of the existing mediocre condition of the building. The addition is to accommodate two new self-service car wash units at 2 existing bays on the west side while maintaining 3 self service bays on the east side and expand the utility core utilizing one existing open bay to the west. Refer to floor plan.

The Owner intends to complete façade renovations to include the following:

A new 28' wide x 16' deep addition in the front of the building.

The two new full-service units will be on the west side and extend forward approximately to the 14' front with a new pitched roof construction. The Utility core (2 bays) supports all mechanical, electrical and plumbing functions, all contained inside. This area has the renovated metal composite panel fascia.

- New fascia for all sides of the existing remaining portions of the building. There will be no change in existing fascia height-only new composite metal materials.
- Painting of the any existing brown brick with a new color only where visible on the interior of the bays.
- New stacked stone accent panels and new cementitious board with vertical battens to the middle and end walls of the building, where most exposed sides to the public view.
- Removal of the 2 self-service islands in the front of the building.
- New signage will be provided under separate permits as required.
- The new building signage will have back lit box letters per the signage ordinance.

New Finish Materials and Color Selections

- New brick paint color- Sherwin Williams # 6155 Rice Grain (light tan)
- New stacked stone – M Rock Stone Mfg. – P series Charleston Ledge Stone
- Wainscot trim atop stone - Pac Clad metal Aged Bronze (medium/dark bronze)
- Wall panels new cementitious board – Smooth Hardie cement board and smooth trim painted Sherwin Williams # 6155 Rice Grain (light tan)
- New building fascia – Pac Clad metal Aged Bronze (medium/dark bronze) in 3 mm composite metal
- New gutters, downspouts and trim - Pac Clad metal Aged Bronze (medium/dark bronze)
- Roof shingles – Owens Corning Supreme teak commercial asphalt shingle (dark)
- Interior standard self-wash bays walls- will have new Duramax PVC paneling with concealed fasteners to 8'-0" high then painted brick or open above at 12'-0" ceiling height. Color- white.
- Interior self-service automated wash bays - will have new Duramax PVC paneling with concealed fasteners 12'-0" high white PVC interlocking joint paneling 12'-0" high at ceiling height.
- Ceilings in self service bays – flush metal interlocking panels -white color. (12'-0" height)

Quantity of Façade Surface Materials

Front Elevation- Total surface area including fascia= 2237 SF

- Cement board siding	560 SF	25 %
- Fascia	431 SF	19 %
- Stacked stone	179 SF	9%
- Doors	410 SF	18
Open (bays)	657 SF	29 %

Rear Elevation- Total surface area including fascia = 2237 SF

- Cement board siding	534 SF	25 %
- Fascia	431 SF	19 %
- Stacked stone	148 SF	20 %
- Doors	467 SF	0%
Open (bays)	657 SF	29 %

East Elevation-Right Side Elevation- Total surface area= 688 SF

- Cement board siding	371 SF	54 %
- Fascia	131 SF	19 %
- Stacked stone	186 SF	27 %
- Doors	0 SF	

West Elevation -Left Side Elevation- Total surface area = 609 SF

- Cement board siding	430 SF	71 %
- Fascia	0 SF	0 %
- Stacked stone	171 SF	29 %
- Doors	0 SF	

Addition each side – Total surface area = 285 SF

- Painted Brick	211 SF	74 %
- Fascia	74 SF	26 %

NOTE: The trim band shown above the stone water table will be metal with color matching the new fascia color.

Other Information:

There will be no rooftop equipment added.

END OF NARRATIVE

SPLASH N DASH

EXTERIOR MATERIALS

Splash n' Dash Carwash

Submitted by: Rick Rakusin, RA Renovation and addition

210 Stevens Entry Peachtree City. Georgia

Revised submission for review March 12, 2025

Stacked Stone Wainscot – M Stone P- Charleston Ledgestone



Existing Brick remaining and cement board siding

– To be painted Sherwin Williams -#6155 – Rice Grain Painted Brick Color-



Roof shingle Color- Equal to Owens Corning – Supreme AR 5 tab Teak asphalt shingle



**Fascia Metal – Replacement for Old and New –
Wainscot trim, gutters and downspouts - Pac Clad**
Antique Bronze – Composite aluminum for fascia
only. 24 gauge for gutters and downspouts.
Door color- to match Antique Bronze



Cementitious Panel
– To be painted Sherwin Williams -#6155 – Rice Grain



Hardie Trim – Smooth Flat wall panels and battens and trim

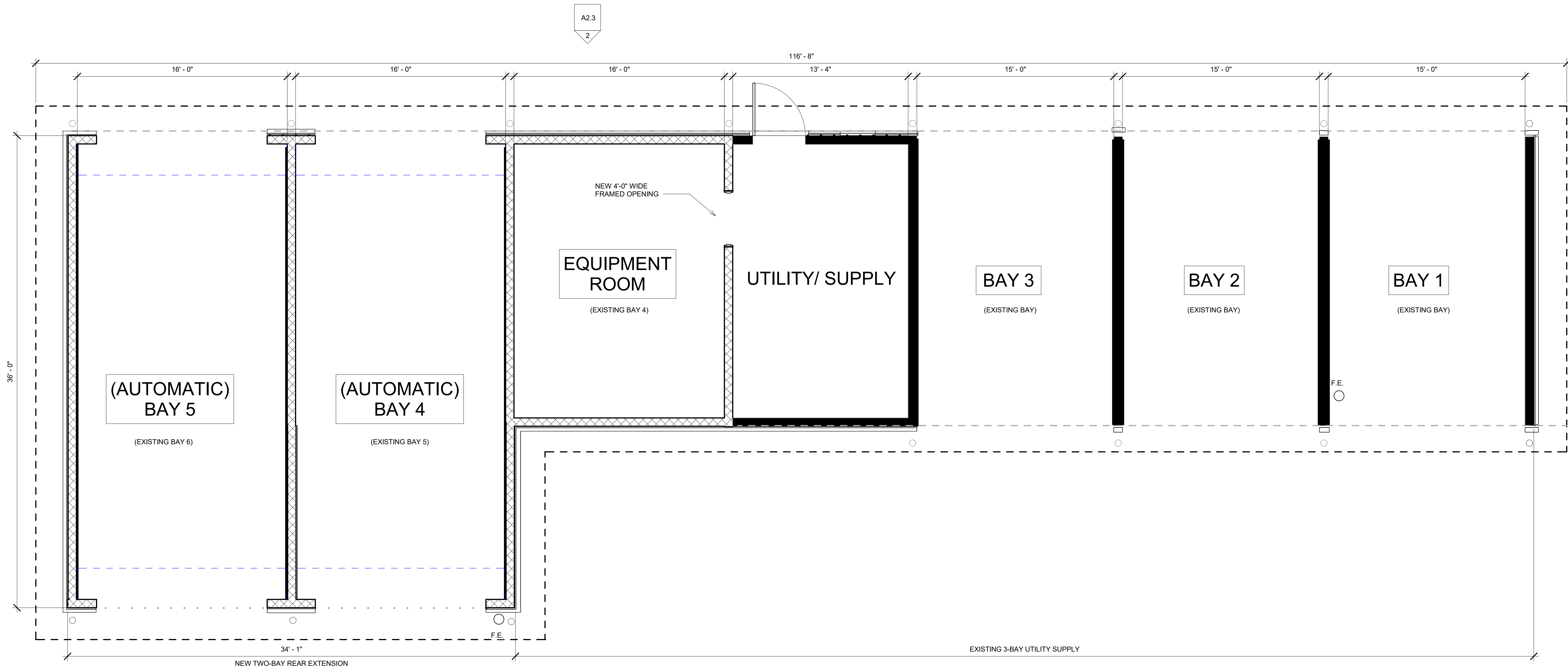


Wash Bay – PVC Panels with concealed fasteners - White



END OF EXTERIOR MATERIALS AND COLORS

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1 OVERALL FLOOR PLAN
1/4" = 1'-0"

PARTITION TYPES LEGEND

- EXISTING CONSTRUCTION - TO BE REMOVED
- EXISTING PARTITION - TO REMAIN
- NEW PARTITION - SEE PARTITION LEGEND FOR SPECIFIC TYPES
- A3 WALL TYPE

HATCH PATTERN LEGEND

- EXISTING SPACE TO REMAIN (NO PROPOSED CHANGES)

GENERAL SYMBOLS LEGEND

- Room name
101 ROOM NAME
101 ROOM NUMBER
101 DOOR NUMBER
00 COLUMN NUMBER
E-10 PANEL NUMBER
- ELEVATION NUMBER
DRAWN ON THIS SHEET
WALL SECTION / DETAIL
- ELEVATION NUMBER
ELEVATION
- 1
A1.0
PLAN DETAIL REFERENCE
- EL. 0'-0"
ELEVATION HEIGHT
- C
CENTERLINE
- C
WINDOW TAG
- WALL TYPE
FRAME SIZE
WALL TYPE
- 1
REVISION NUMBER

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3229 Birdnest Court
Marietta, GA 30062

Rick Rokusin, RA

Project Status

NOT RELEASED FOR CONSTRUCTION

CLIENT

CHRIS HELLGETH

PROJECT TITLE

SPLASH N DASH CARWASH RENOVATION

210 STEVENS ENTRY
PEACHTREE CITY, GEORGIA
30269

PROJECT NUMBER

2024.7

ISSUE DATE

01/14/2025

DRAWING TITLE

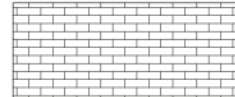
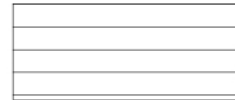
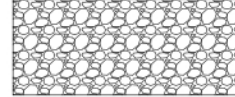
FLOOR PLAN

SHEET NUMBER

A1.1

EXTERIOR MATERIALS LEGEND

SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING PRODUCT AND COLOR SELECTION.

	BR-1	ARCHITECTURAL BRICK VENEER - RUNNING BOND
	CM-1	SMOOTH CEM. BOARD W/ HORIZONTAL CEM. TRIM BATTENS
	MP-1	METAL PANEL SYSTEM
	ACM-1	ACM FASCIA
	SM-1	STACKED STONE PANEL

BUILDING ELEVATION KEYNOTES (THIS SHEET ONLY)

- 1

BACKLIT ALUMINUM BOX LETTERS
(TO BE SUBMITTED UNDER SEPARATE APPLICATION)
- 2

NEW FLUSH METAL CLADDING -
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GREY
- 3

SMOOTH CEM. BOARD
W/ HORIZONTAL CEM.
TRIM BATTENS CM-1
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GREY
- 4

NEW ACM FASCIA AT ROOF (4'X8' PANELS) ACM-1
MANUFACTURER: SHERWIN WILLIAMS
PAINT SYSTEM (DURA-GLOSS 500)
PAINT FINISH: GRAPHITE
- 5

PRECAST STONE KNEE WALL CAP
CONFIRM PROFILE WITH OWNER
- 6

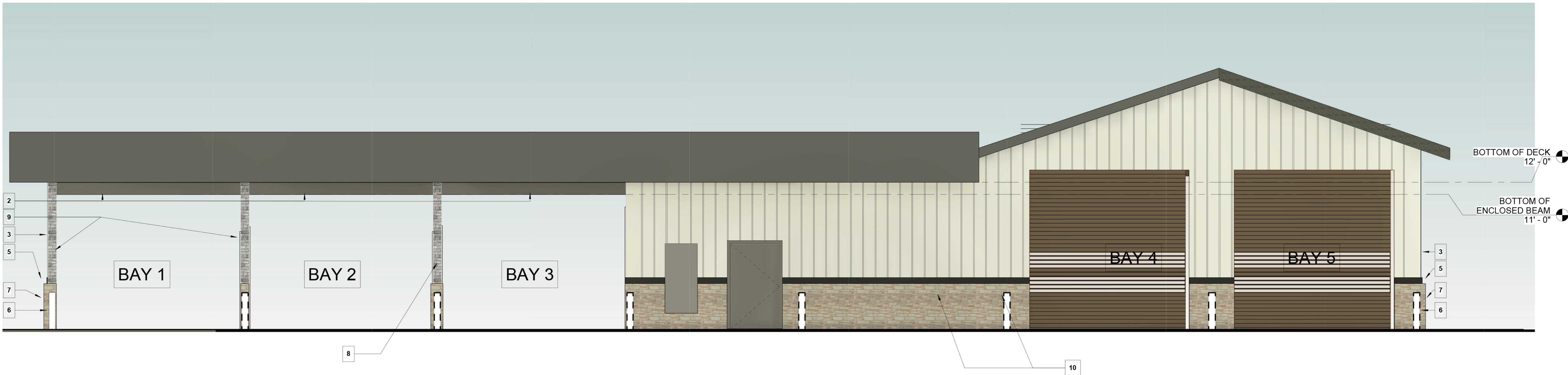
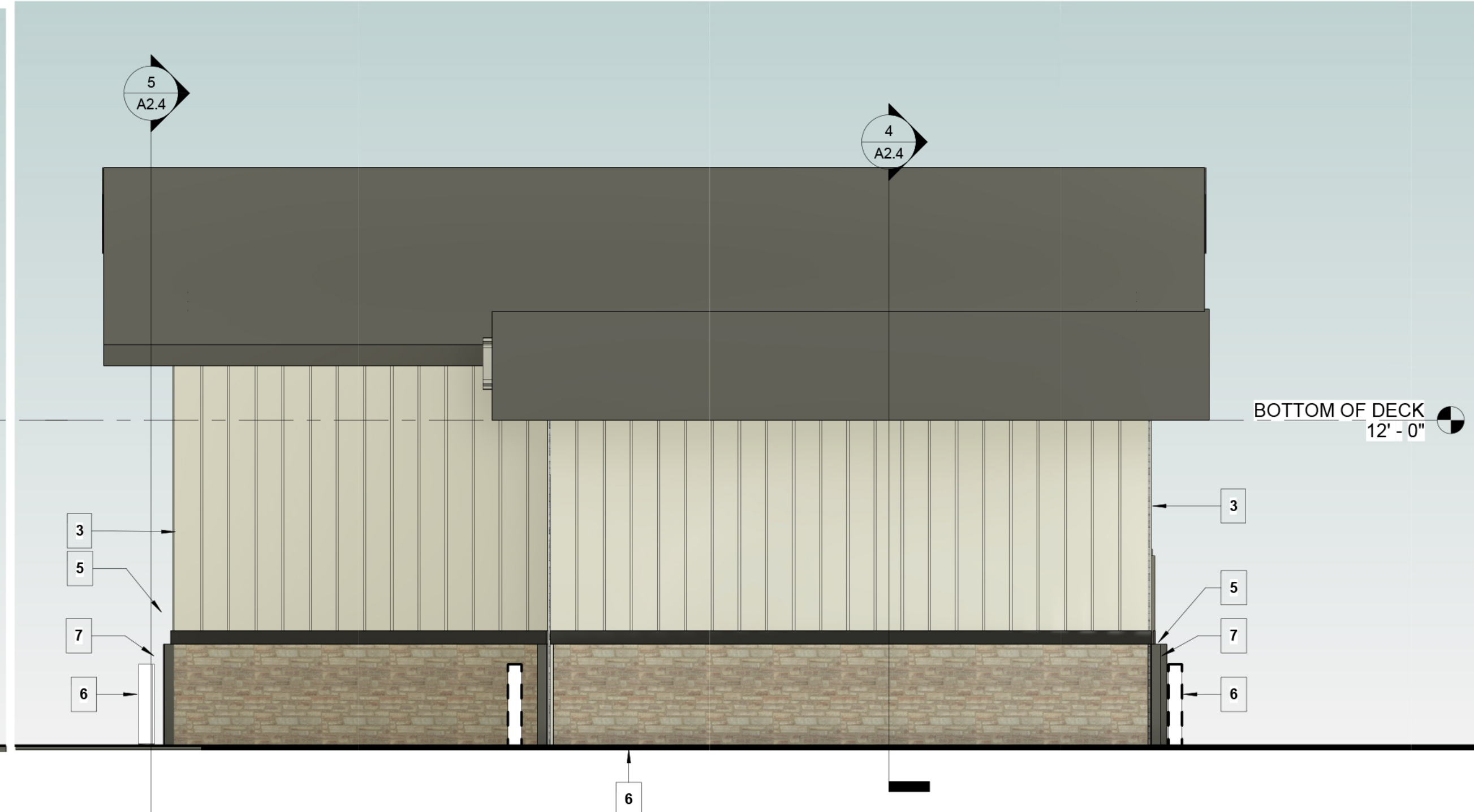
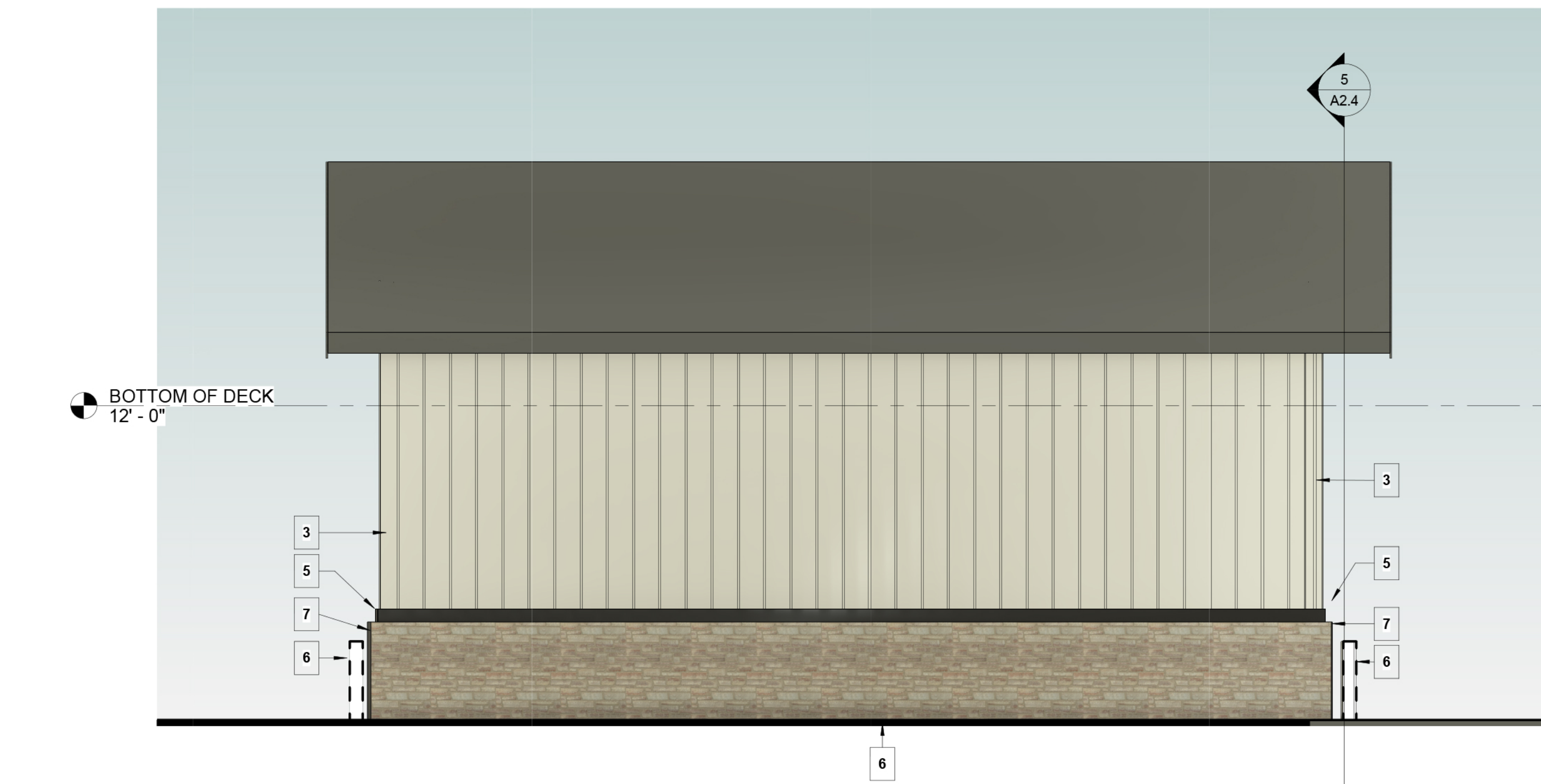
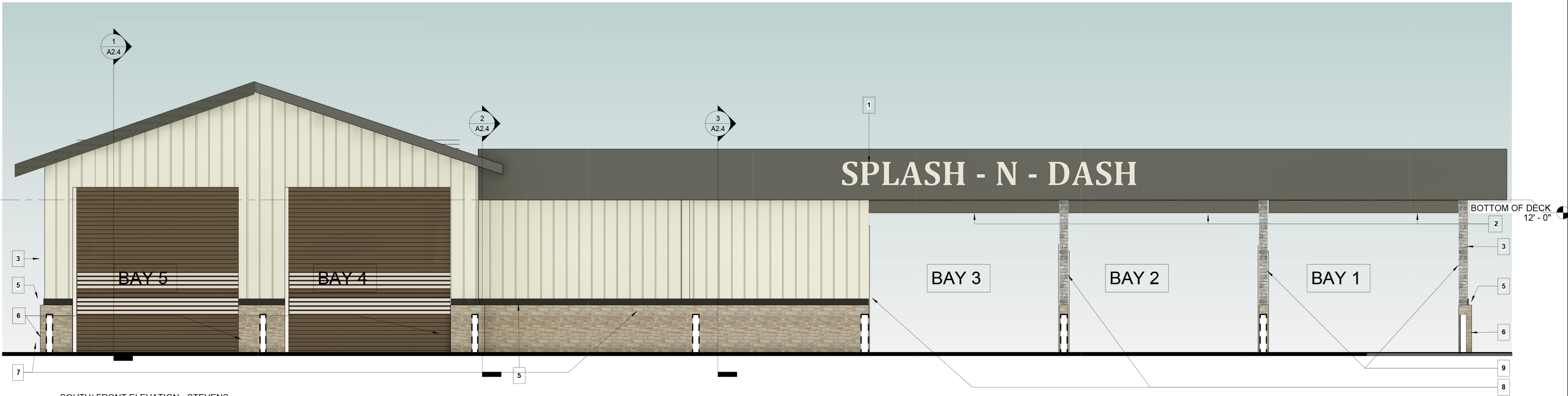
PAINTED BOLLARD - SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GREY
- 7

STACKED STONE KNEE WALL PANELS
MATERIALS: STACKED STONE
P-SERIES FLAT PANELS & CHARLSEON LEDGE STONE
- 8

PAINTED BRICK BR-1
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GREY
- 9

INTERIOR WALL PANELS
MATERIALS: 4" WOOD PVC
COLOR: FLUSH WHITE (TYP.)
- 10

PAINTED DOOR & LOUVER
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GREY



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3229 Birdnest Court
Marietta, GA 30062

Rick Rokusin, RA

REVISION	NO.	DESCRIPTION	DATE

Project Status

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CLIENT

CHRIS HELLGETH

PROJECT TITLE

SPLASH N DASH CARWASH RENOVATION

210 STEVENS ENTRY
PEACHTREE CITY, GEORGIA
30269

PROJECT NUMBER

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ISSUE DATE

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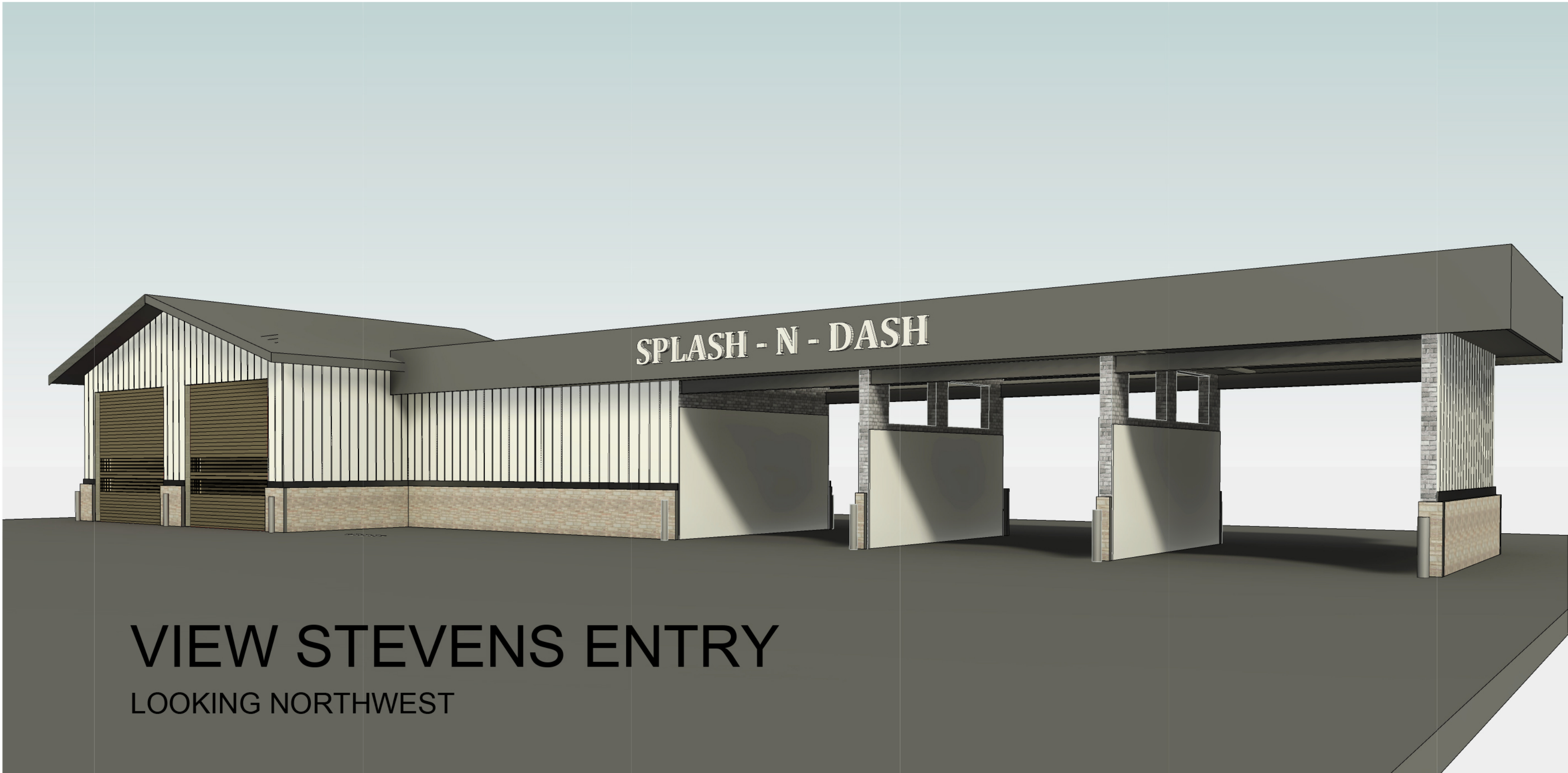
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NEW ELEVATION PROPOSAL

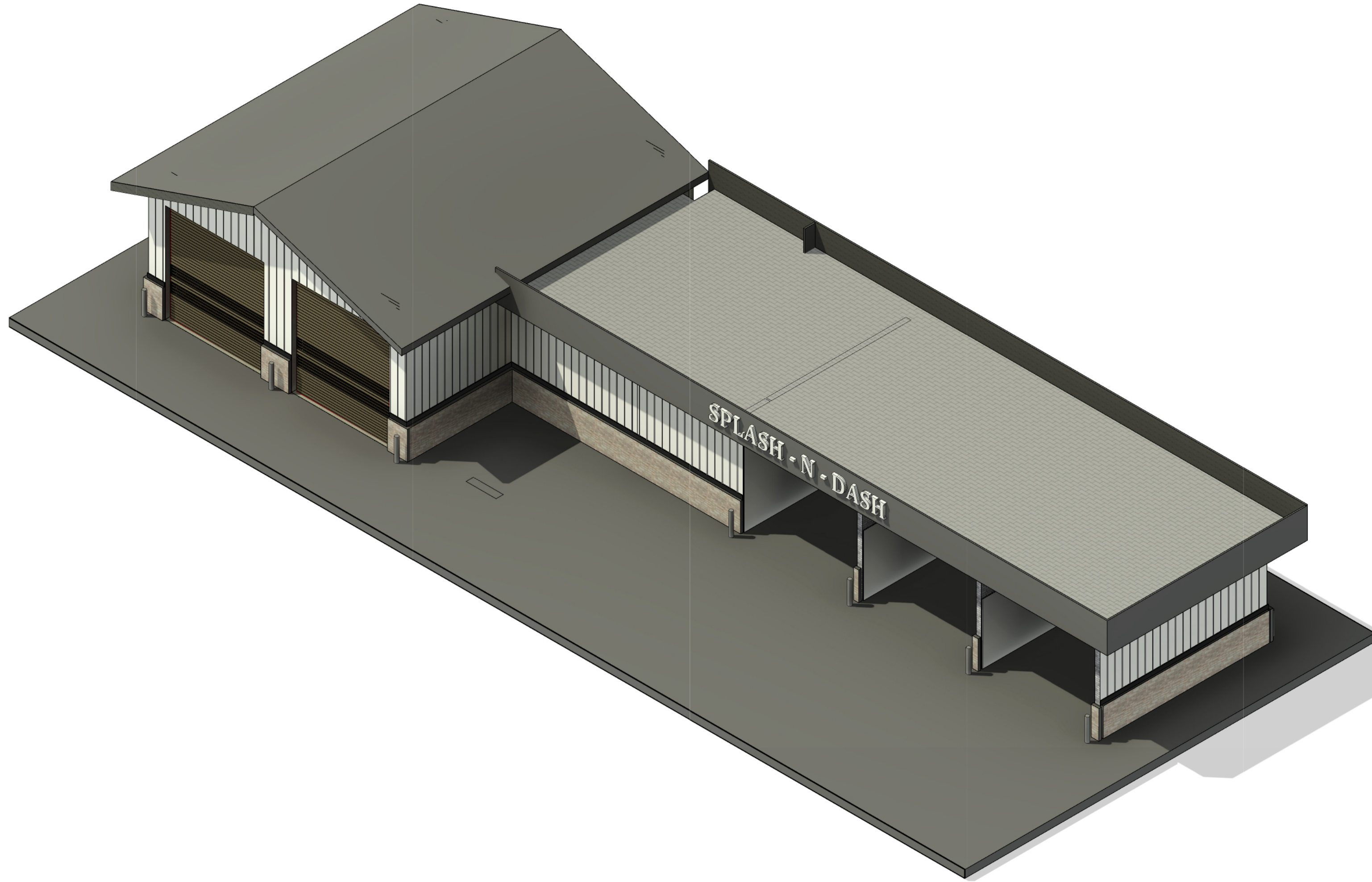
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A2.3

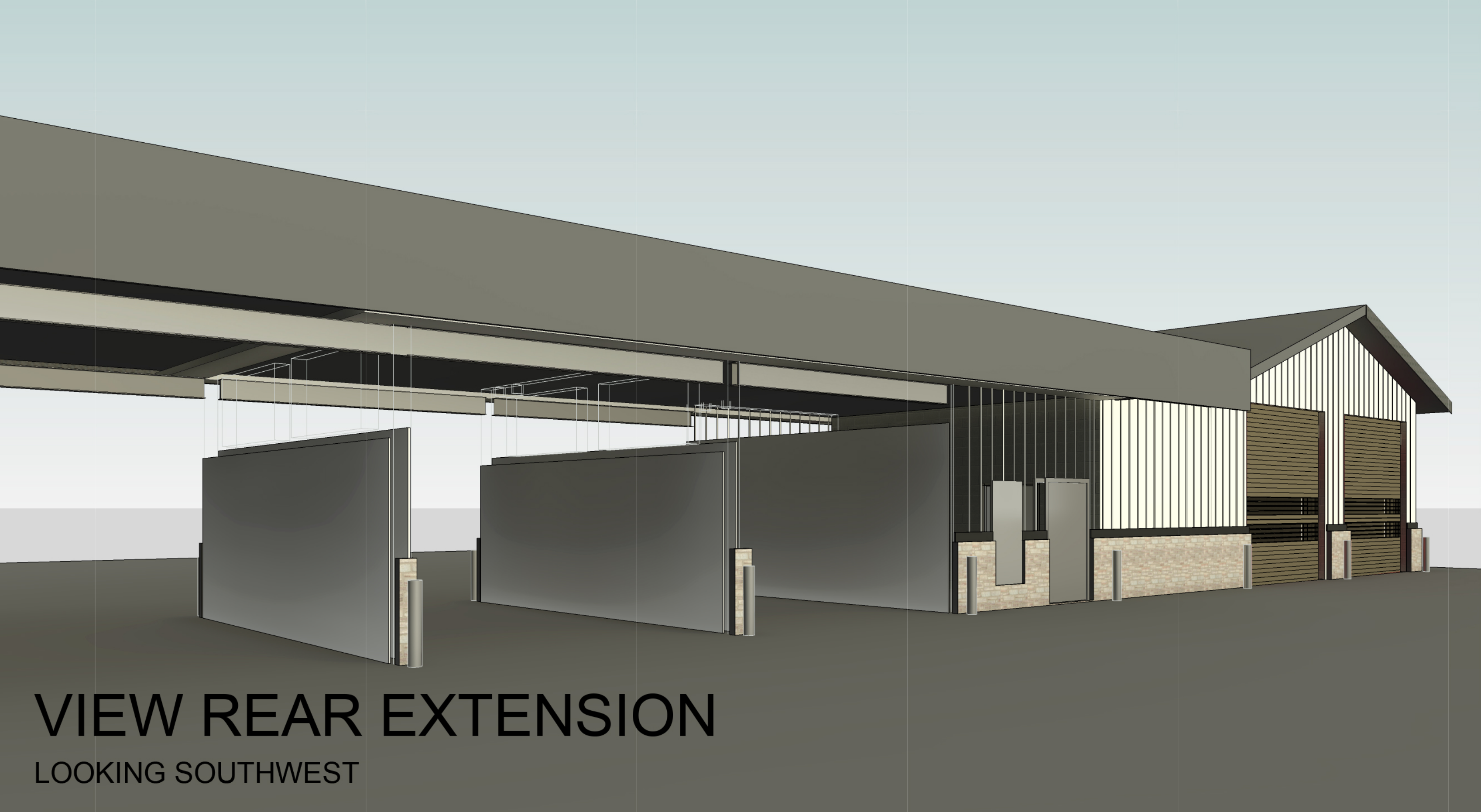
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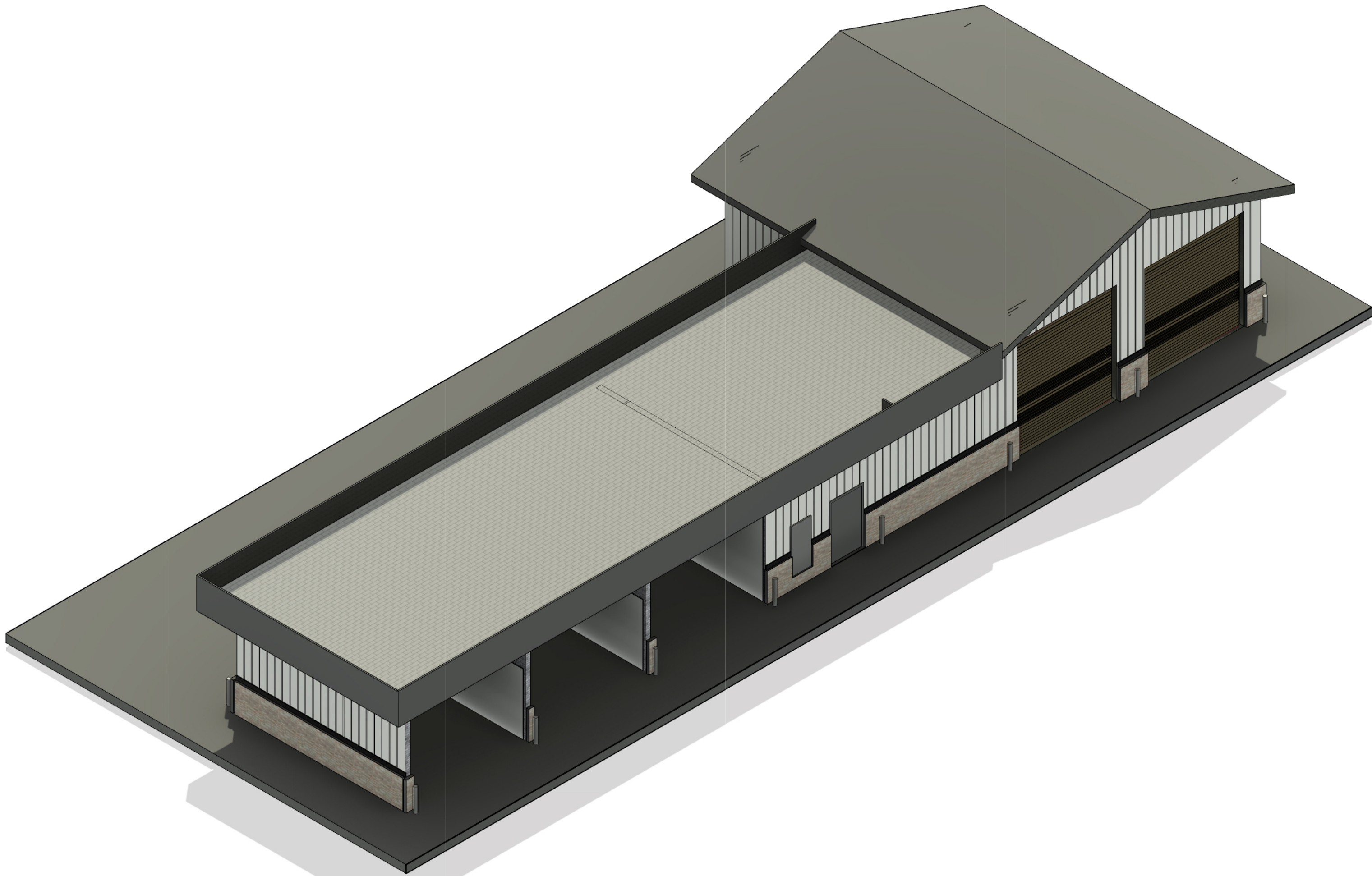
VIEW STEVENS ENTRY
LOOKING NORTHWEST



3 Front Axon



VIEW REAR EXTENSION
LOOKING SOUTHWEST



4 Rear Axon

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3229 Birdnest Court
Marietta, GA 30062

Rick Rokusin, RA

REVISION		
NO.	DESCRIPTION	DATE

Project Status

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**CHRIS
HELLGETH**

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210 STEVENS ENTRY
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30269

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DRAWING TITLE

**3D
PROPOSED 1**

SHEET NUMBER

X1.1