

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.

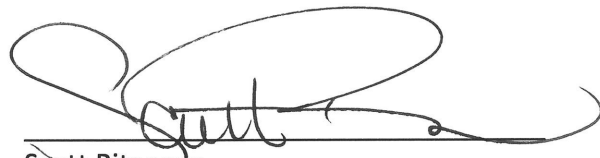
Ritenour asked if they wanted to have one meeting a month be the regular Planning Commission business meeting and another be a UDO meeting. They might want to look at that in the future. Reed said they could place Planning Commission items more heavily on one agenda. Ritenour said that was what they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