

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.

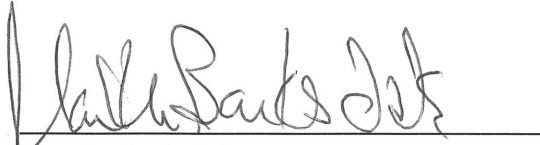
3. ~~Building Elevations, Office Building, 455 Northlake Drive~~ Postponed

Workshop Items

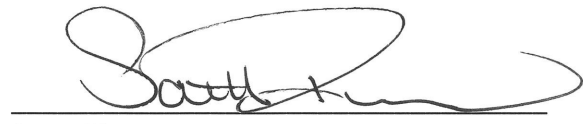
1. UDO Committee Discussion

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.

A handwritten signature in dark ink, appearing to read "Martha Barksdale", written over a horizontal line.

Martha Barksdale

A handwritten signature in dark ink, appearing to read "Scott Ritenour", written over a horizontal line.

Scott Ritenour