



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
April 14, 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 24, 2025
- V. Public Hearing**
- VI. Old Agenda Items**
- VII. New Agenda Items**
 - 1. Building Elevations, Daycare Facility, 1501 Georgian Park
 - 2. Building Elevations, PTC Grocer, 258 City Circle
 - 3. Conceptual Site Plan, SWI Machinery, 400 Naeco Way
- 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 24, 2025
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Vice Chairman Kenneth Hamner and Brett Hanes were also present. Andrew Kriz and Felicia Reeves were absent. Also present were Planning Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Jameson Collins and Katelyn Daws.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

Hamner moved to approve the March 10, 2025 Planning Commission meeting minutes. Hanes seconded. Motion carried unanimously.

1. Planning Commission Meeting March 10, 2025

Approved 3-0

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Conceptual Site Plan, Warehouse and Office, 1601 Moba Drive

This is lot 5 in the Moba Industrial Complex, zoned General Industrial (GI), and a 25,000 square foot warehouse and an 18,000 square foot two-story office building were planned, along with a testing yard. At their meeting the previous week, City Council had granted a reduction in the front setback from 50 feet to 30 feet.

Hooks showed the conceptual site plan, pointing out that it met the parking requirements. She indicated the entrance to the parking lot, as well as the entrance for the loading area. Because the property fronted on an arterial road (SR 74), an architectural review would be required. A 60-foot landscape buffer along the highway was required, as well.

Staff was of the opinion the proposed site plan met the zoning ordinance requirements and development standards, Hooks stated.

Property owner Chuck Ogletree said he was developing this property for use by Osmose Utility Services, an infrastructure utility contractor that had been in

Peachtree City for 10 years. When their lease was up, they wanted to downsize, and temporarily had moved to Newnan, while Ogletree worked with them on this property. One of their goals was to leave the 60-foot buffer along the highway intact, which was one of the reasons they needed the variance. He explained that the testing yard tested torque on the poles to see how much they could withstand and also hosted rodeos for linemen a few times a year.

Hamner and Hanes had no questions. Hanes said he was glad to see the screening left along the highway, and Hamner said he was glad to see an industry move back to Peachtree City. Ritenour had no questions or comments.

Hanes moved to approve the Conceptual Site Plan for 1601 Moba Drive with the understanding that the setback variance had been approved by Council. Hamner seconded. Motion carried unanimously.

2. Building Elevations, Office Building, 455 Northlake Drive

Hooks pointed out the location on the southwest corner of the intersection of Aberdeen Parkway and Northlake Drive. It was zoned General Commercial (GC). Elevations were approved in 2017, but the building had changed since then, so a new review was required, Hooks remarked.

Front facades should be at least 80% primary materials, such as brick and stone, and side facades should be at least 50% primary materials. This building had 100% brick on all sides, except for the canopy, windows, and entry doors, which would be clear anodized aluminum. Brick colors would be dark brown and white with mortar to match, and Hooks showed photos of neighboring buildings to show that this structure's color palette would be complementary.

Hooks said staff was of the opinion the proposed building elevations for the office building at 455 Northlake Drive met the City's development standards.

Andrew Dean of Tomco Construction represented the applicant. Hanes asked him if all the mechanical equipment would be shielded by the parapet roof, and Dean said it would. Ritenour asked if the sides of the building would be flush or would there be any offsets or butt-outs. The architect, Doug Carrithers, said the site was too tight to allow for much dimension.

Hamner moved to approve the building elevations for the office building at 455 Northlake Drive. Hanes seconded. Motion carried unanimously.

3. Modified Building Elevations, Splash n' Dash Carwash, 210 Stevens Entry

Hooks recalled that the new owner of this car wash brought a proposal for architectural upgrades to the Planning Commission in October 2024, and they were approved. Now, however, the owner had presented staff with a plan for further changes. The location was at the intersection of Stevens Entry and Prime Point, just off SR 54 and zoned GC.

She compared what was originally approved and what was now proposed. The previous plan included an extension on two bays to make room for an automatic car wash that would stick out the back. The color palette consisted of warm grays. Now they were proposing the automated bays be at the end of the building, covered by a pitched roof and enclosed with garage doors.

The colors would be warm earth tones with a stacked stone knee wall and a dark brown shingle roof. The existing brick would be painted a beige color. All metals would be dark bronze. On the inside, paneling would be installed over the brick for ease of cleaning.

While the proposal to upgrade the car wash satisfied the majority of the City's design standards and enhanced the visual appearance of the community, Hooks noted that section 728 of the Land Development Ordinance (LDO) stated that natural brick "should" not be painted. She pointed out that the amount of primary materials used on the front and sides had increased from the original proposal.

The owner, Chris Hellgeth, said he wanted to move the bays towards the end to help with traffic flow. The vacuums would be moved to the back also.

Hamner mentioned that brick "should" not be painted and asked what brick would be painted. Hellgeth said that brick was all inside.

Hanes said he appreciated that the colors would coordinate with surrounding buildings. Hellgeth thanked the Commission for their work. Hamner said he felt this would be a good project for the community. Ritenour said he liked the newer design much better.

Hanes moved to approve the exterior elevation for the Splash 'n' Dash Car Wash. Hamner seconded. Motion carried unanimously.

The next meeting would be April 14, Hooks said, with two or three items on the agenda.

Workshop Items

No workshop items

There being no further business, Hanes moved to adjourn at 6:59 p.m. Hamner seconded. Motion carried unanimously.

Martha Barksdale

Scott Ritenour

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/9/2025
Shayla Reed, Planning Director

DATE: April 14, 2025

SUBJECT: Building Elevations, Daycare Facility, 1501 Georgian Park

Recommendation:

Staff is of the opinion the proposed building elevations for the daycare facility to be located at 1501 Georgian Park meets the City's development standards.

Discussion:

Insite Real Estate has submitted building elevations for the daycare facility to be located at 1501 Georgian Park. The parcel is an outlot of the Kedron Village Shopping Center and is situated behind the Target building. Georgian Park is classified as a village collector road, which is a major thoroughfare, therefore an architectural review by the Planning Commission is required.

Architectural Design

Section 725 of the Land Development Ordinance (LDO) establishes general goals for architectural design. The design of all structures shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings as well as the surrounding development. 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.

The proposal includes horizontal Hardie siding with a brick water table on all four sides. Columns and sills will be Cordova Stone, which is a man-made product that imitates the look and feel of natural limestone. An asphalt shingled roof is also proposed. Windows and door frames will be clear anodized aluminum. Staff feels the fiber cement siding (Hardiplank) meets the intent of the LDO for durable, long-lasting, low-maintenance materials similar to brick and stone. Therefore, primary materials will cover 100% of all sides of the building.

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. The following is the proposed color palette:

- Hardie siding - Cobblestone
- Water table - Interstate Brick, Tumbleweed
- Columns and Sills - Eschelon Masonry, Cordova Stone, Limestone
- Gutters - Pebblestone Clay
- Roof - Timberline HD asphalt shingles, Weathered Wood

Building at 1601 Georgian Park



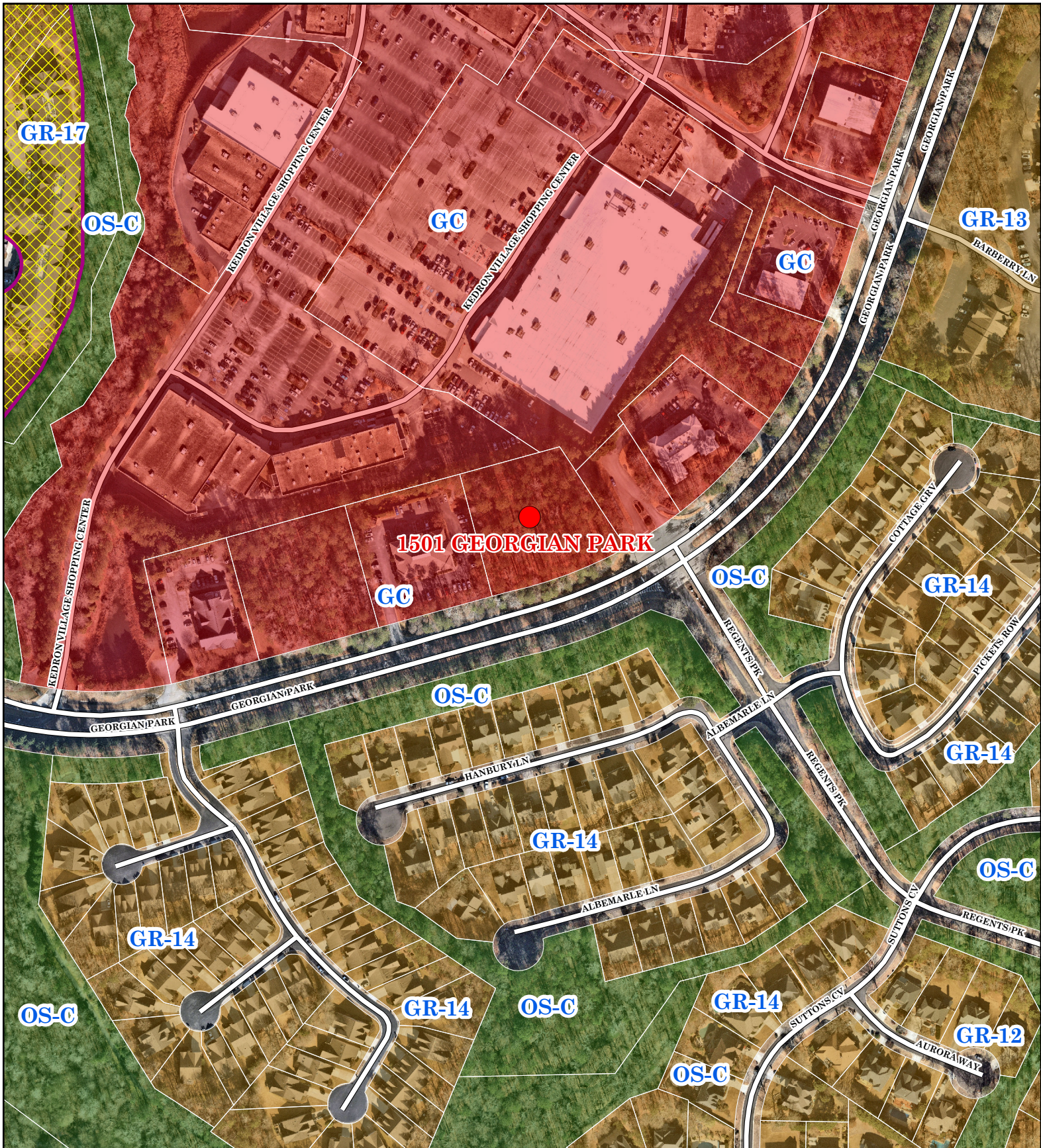
Staff feels the color palette is neutral, blends with the natural surroundings and is complementary to surrounding development, thus meeting the requirements of the LDO.

Budget Impact:

There are no budget items associated with this request.

Attachments:

1. Zoning Map
2. Color Elevations
3. Black and White Elevations

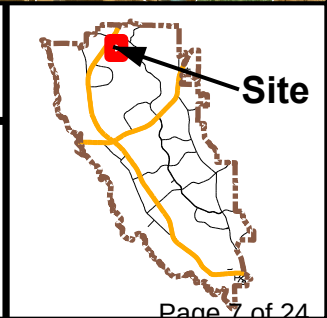


Zoning Map	
1501 GEORGIAN PARK	
For information purposes only	

● Location

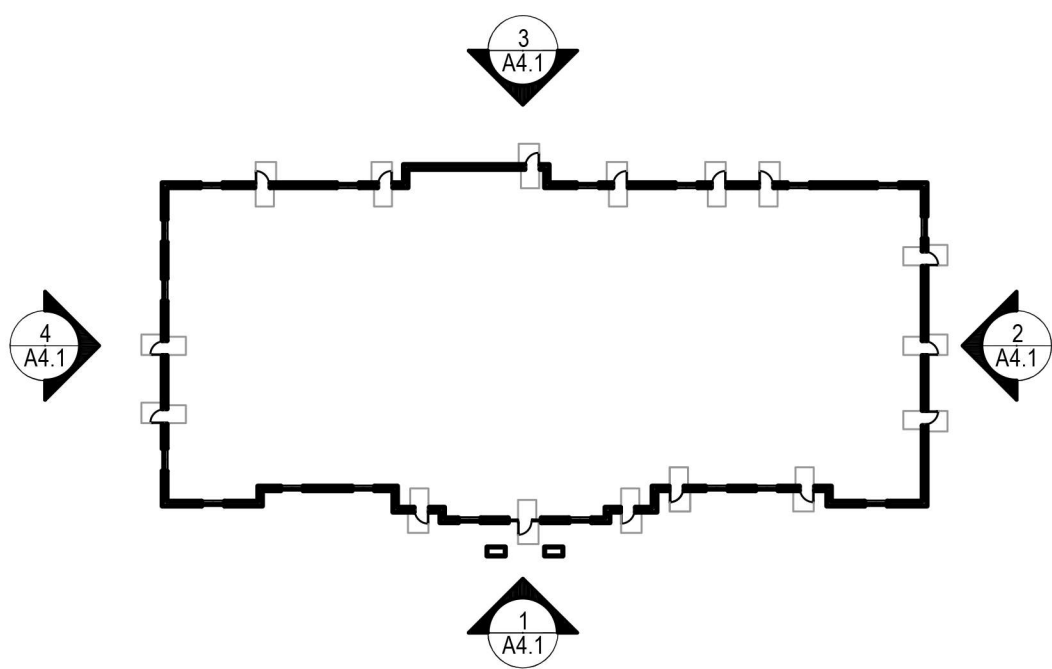
Zoning Condition

TaxParcelsCAMA

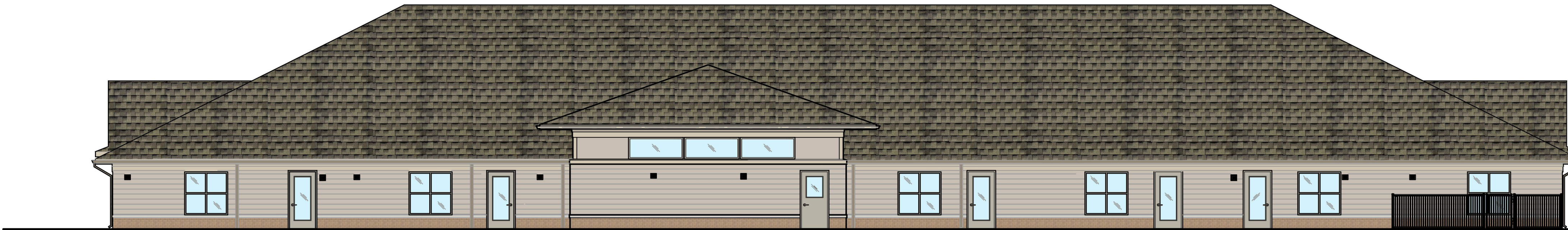




1
A-4.1
ELEVATION
SCALE: 1/8"=1'-0"



2
A-4.1
ELEVATION
SCALE: 1/8"=1'-0"



3
A-4.1
ELEVATION
SCALE: 1/8"=1'-0"



4
A-4.1
ELEVATION
SCALE: 1/8"=1'-0"



ASPHALT SHINGLES
GAF ROOFING
TIMBERLINE HD-LIFETIME SHINGLES
WEATHERED WOOD



MODULAR FACE BRICK
INTERSTAE BRICK
TUMBLEWEED
LIMESTONE, GROUND FACE



FIBER CEMENT SIDING
JAMES HARDIE HARDIEPLANK
COBBLESTONE



SILLS & COLUMNS
ESCHELON MASONRY
CORDOVA STONE
LIMESTONE, GROUNDFACE



PRE-FINISHED GUTTER
PLY-GEM MASTIC
5" K-STYLE SEAMLESS GUTTER
PEBBLESTONE CLAY



MODULAR FACE BRICK
INTERSTAE BRICK
TUMBLEWEED
LIMESTONE, GROUND FACE

PRELIMINARY
NOT FOR CONSTRUCTION

InSite

ADA
ARCHITECTS
17710 Detroit Avenue
Phone (216) 321-9134
Fax (216) 321-4624
www.adaarchitects.com

KinderCare Education LLC

PEACHTREE CITY, GA 30269

1501 GEORGIAN PARK

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC.
UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

REVISIONS

#	DATE	TYPE	ELEVATION APPLICATION
1	03/12/2025	ELEVATION APPLICATION	
2			
3			
4			
5			
6			
7			
8			
9			

EXTERIOR
ELEVATIONS

DATE 04/07/2025
JOB NO. 24139

A-4.1
SHEET NO.

InSite

ADA
ARCHITECTS

17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

KinderCare Education LLC

PEACHTREE CITY, GA 30269

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REVISIONS		
#	DATE	TYPE
	03/12/2025	ELEVATION APPLICATION
1		
2		
3		
4		
5		
6		
7		
8		
9		

EXTERIOR ELEVATIONS

DATE	04/07/2025
JOB NO.	24139

A-4.0

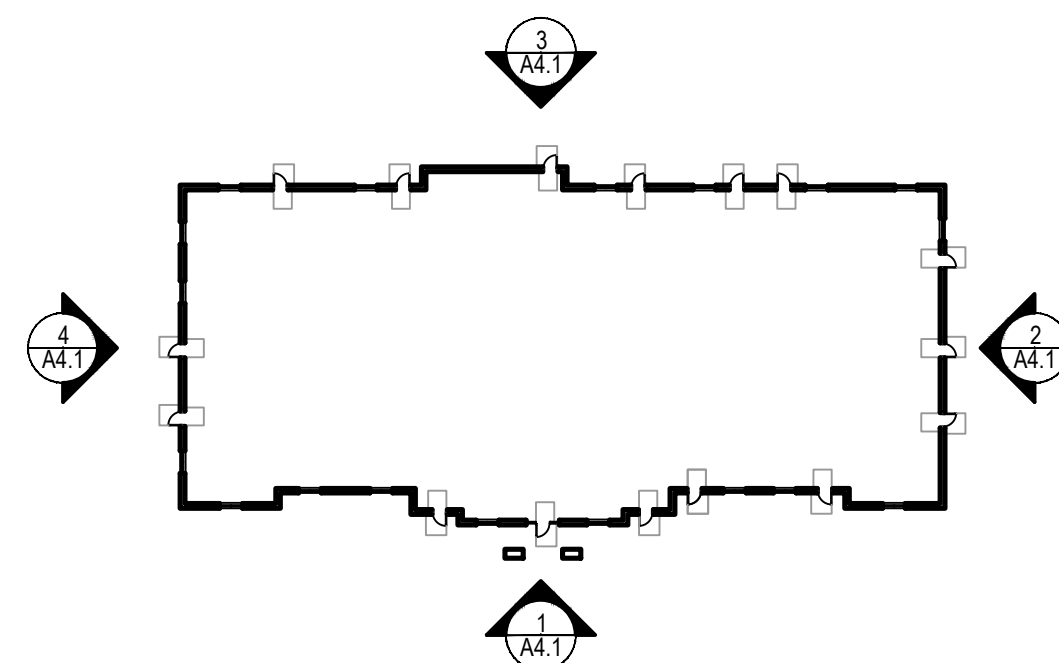
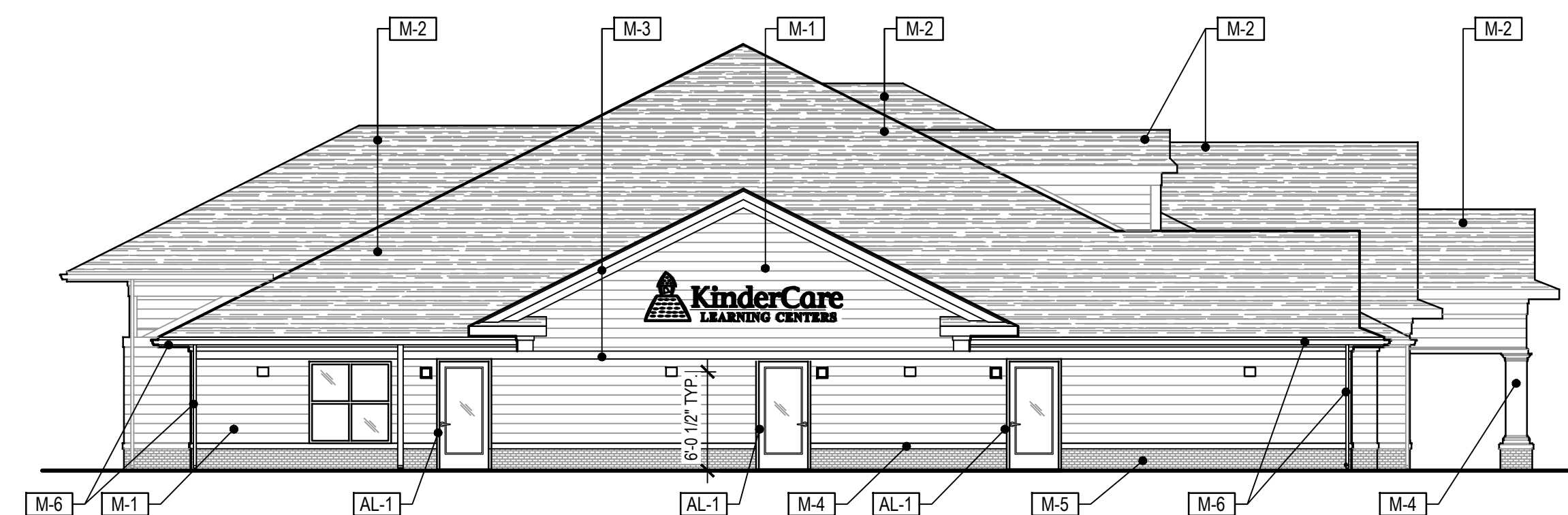
SHEET NO.



ROOF RIDGE
ELEV: ± 25'-10"

TRUSS BEARING
ELEV: 9'-0 1/4"

FIN FLR.
ELEV: 0'-0"



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/9/2025
Shayla Reed, Planning Director 4/10/2025

DATE: April 14, 2025

SUBJECT: Building Elevations, PTC Grocer, 258 City Circle

Recommendation:

Staff is of the opinion the proposed building elevation modifications for 258 City Circle meet the design standards and architectural requirements set forth in the city's Land Development Ordinance and the LUC-13 zoning district.

Discussion:

CNNA Architects has submitted proposed building modifications for the former Books-A-Million space located at 258 City Circle in The Avenue shopping center. The modifications include storefront systems upgrades, the installation of a new, shortened canopy, and the addition of clerestory windows along the main facade. In addition, five gooseneck light fixtures will be removed. All other building lighting shall remain.

The upgrades are designed to match the existing materials and colors featured throughout the shopping center. No new materials or colors are proposed. This meets the architectural requirements of the LUC-13 zoning district which state all buildings on the site should be of a consistent architectural character, and they should share similar design features, finish materials and color schemes.

On the facade shown below, the existing storefront system will be replaced with a new system that extends the entire length of the tenant space, and new clerestory windows will be added. In addition, a masonry knee wall is proposed underneath the new storefront.

Before



After

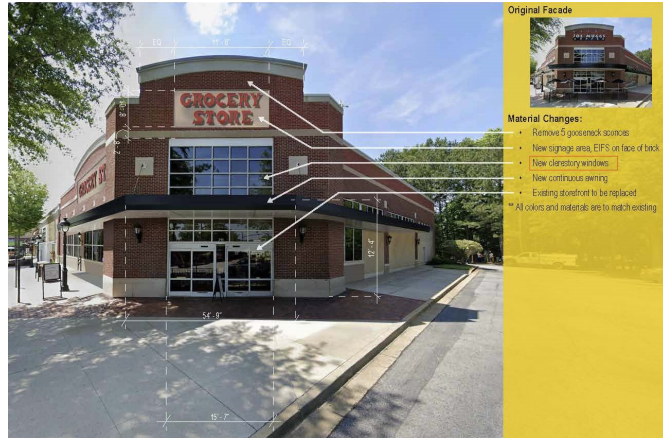


A new, continuous awning is proposed to wrap around the building. The new awning will be similar to the existing awnings. Storefront systems will be replaced on the entrance facade and the gooseneck lighting over the existing signage will be removed.

Before



After



The existing mural will be removed to make room for new storefront windows with a knee wall underneath. The remainder of the area will be filled with new EIFS to match the existing, adjacent wall treatment. The clerestory windows will be replaced as well. Proposed signage will require a separate permit and approval from the building department.

Before



After



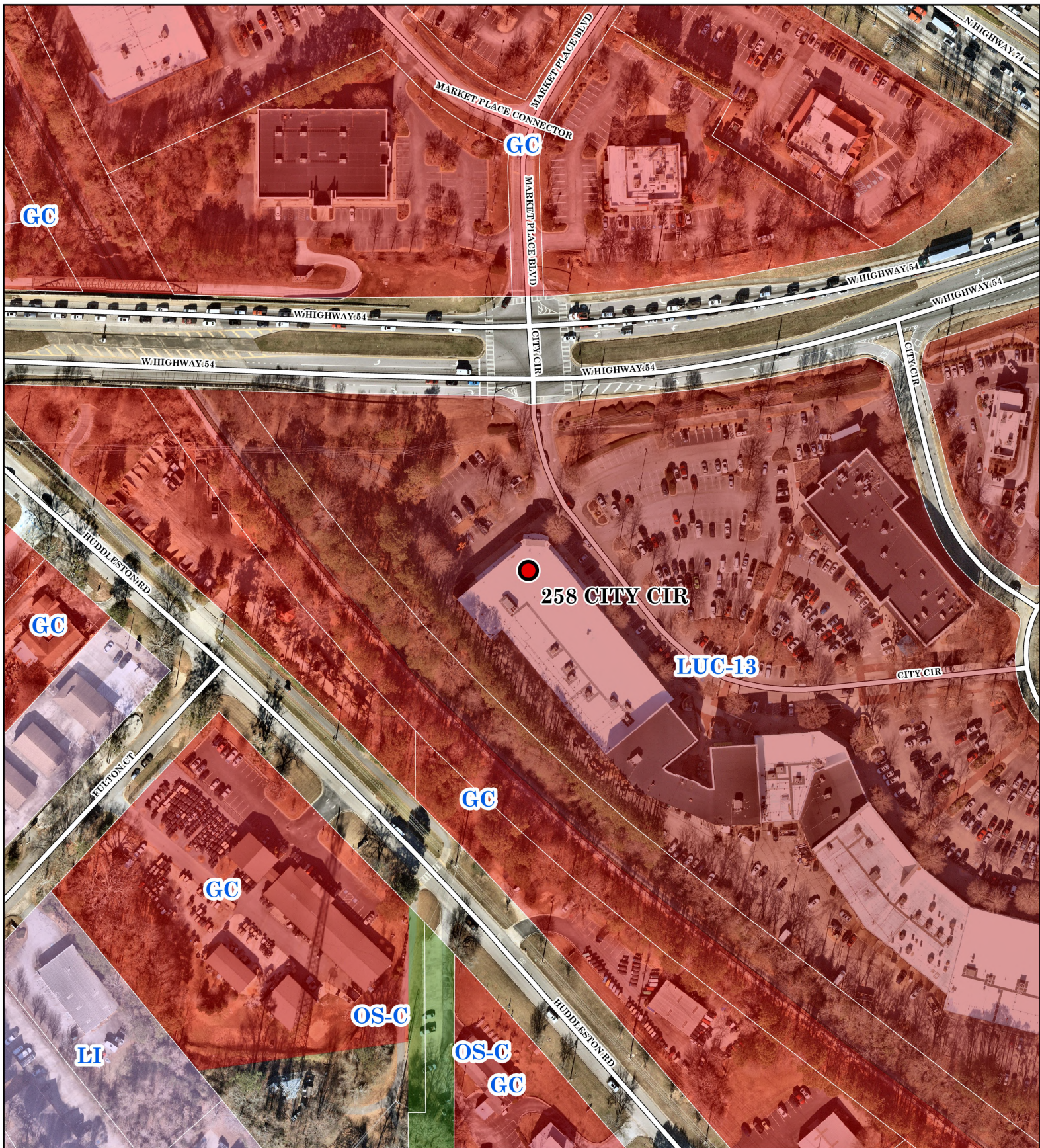
Since no color or material changes are proposed, the colors remain neutral and the design remains compatible with the shopping center. Therefore, staff is of the opinion the proposal meets the design standards set forth in the city's Land Development Ordinance as well as the architectural requirements of the LUC-13 zoning district.

Budget Impact:

There are no budget items associated with this request.

Attachments:

1. Zoning Map
2. Applicant Narrative
3. Building Modifications



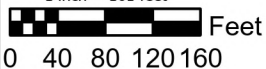
Zoning Map: 2025

258 City Cir
ZONED: LUC-13

For information purposes only

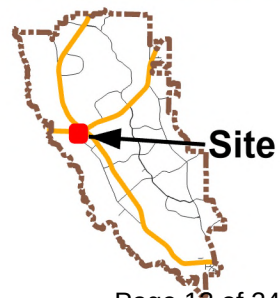


1 inch = 161 feet



● 258 City Cir

Zoning
GC
LUC-13
LI
OS-C



03/06/2025

Peachtree City - Planning & Development
153 Willowbend Road
Peachtree City, Georgia 30269



RE: APPLICATION #PCA25-0007 – Commercial Alteration at 258 City Circle (The Avenues at Peachtree City) ; request for Color Elevations

To whom it may concern:

CNNA received the Approved Building Permit dated 2/24/2025. That approval letter included the following statement from Planning/Zoning marking this Permit as “APPROVED WITH CONDITIONS”:

- Building elevations are not approved at this time. Please submit full colored elevations with detailed notes showing the proposed exterior changes. Include proposed lighting and lighting specs. Lighting and architectural upgrades shall be compliant with the design guidelines for the HWY 54 Corridor overlay district.

In response to this, building elevations detailing the design intent and alterations are being provided.

No new materials or colors are proposed; all materials and colors are to match existing materials and colors featured throughout the Shopping Center.

No new lighting is proposed; the project will remove (5) existing gooseneck lighting fixtures that the new tenant will not utilize. All other existing lighting will remain.

No new architectural upgrades are proposed; all architectural upgrades are designed to match existing building elements including: the addition of clerestory windows along the main façade, the installation of a new (shortened) canopy; storefront system upgrades.

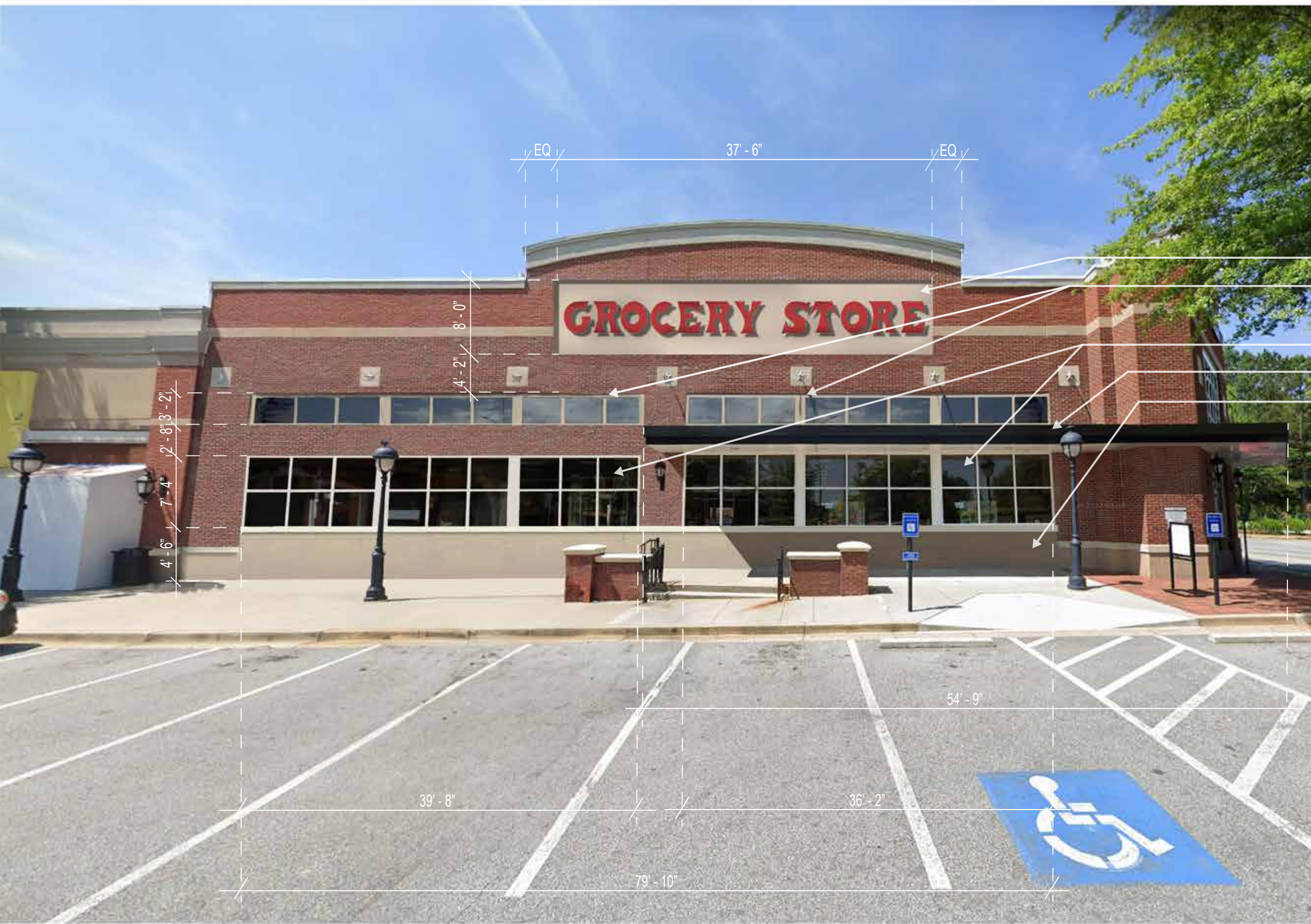
Given these statements, we feel confident that the work proposed is compliant with the design guidelines for the HWY 54 Corridor overlay district.

Please find attached to this letter the requested Color Building Elevations. Please contact us with any further questions at (404) 522-0077.

Thank you,

Christopher S. Nardone
CNNA Architects





Original Facade



Material Changes:

- New signage area, EIFS on face of brick
- New clerestory windows
- Existing storefront to be removed
- New exterior storefront system
- New continuous awning (shortened)
- Masonry stone on CFM stud knee wall

** All colors and materials are to match existing

258 CITY CIR. PEACHTREE CITY, GA | GROCERY STORE - FRONT (NORTHEAST) ELEVATION

PCA25-0007 | EXTERIOR ELEVATIONS FOR PLANNING / ZONING APPROVAL

A24220
03/05/2025

C N N A
ARCHITECTS



Original Facade



Material Changes:

- Remove 5 gooseneck sconces
- New signage area, EIFS on face of brick
- **New clerestory windows**
- New continuous awning
- Existing storefront to be replaced

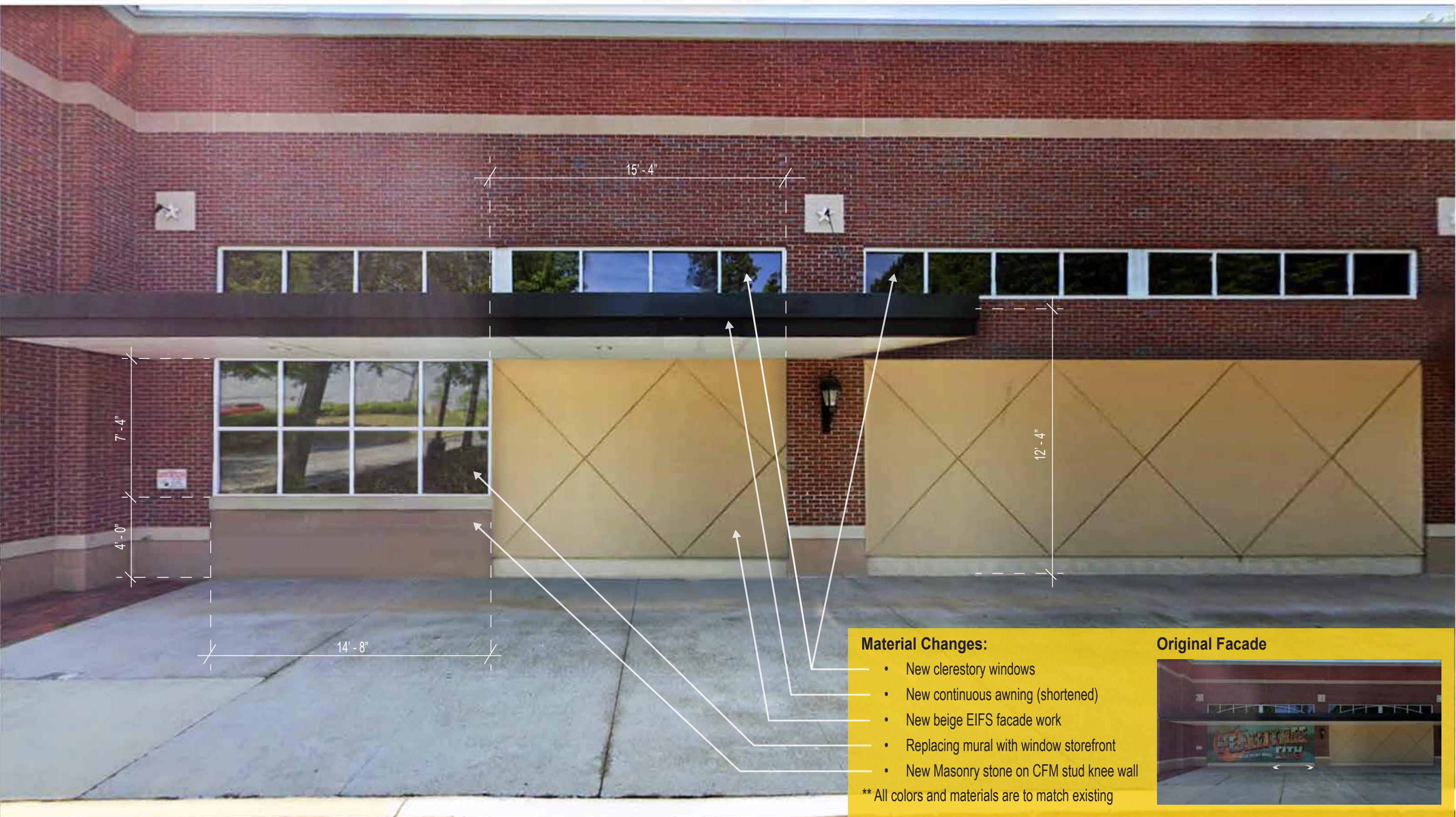
** All colors and materials are to match existing

258 CITY CIR. PEACHTREE CITY, GA | GROCERY STORE - CORNER (NORTH) ELEVATION

PCA25-0007 | EXTERIOR ELEVATIONS FOR PLANNING / ZONING APPROVAL

A24220
03/05/2025





258 CITY CIR. PEACHTREE CITY, GA | GROCERY STORE - SIDE (NORTHWEST) ELEVATION

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/9/2025
Shayla Reed, Planning Director 4/10/2025

DATE: April 14, 2025

SUBJECT: Conceptual Site Plan, SWI Machinery, 400 Naeco Way

Recommendation:

Staff is of the opinion the modified conceptual site plan for SWI Machinery at 400 Naeco Way meets the city ordinances. Should the Planning Commission approve the conceptual site plan, staff recommends these original approval conditions be adopted:

1. Enhanced landscaping with evergreen plant materials shall be required on the south side of the development to supplement existing vegetation as needed to create a visual buffer and screen the development from the golf course.
2. Any additional right-of-way required for construction of the road extension or the cul-de-sac shall be dedicated to the City.

Discussion:

Highland Land Planning has submitted a revised conceptual site plan for the industrial manufacturing project located at 400 Naeco Way. The site plan for SWI Machinery was originally approved in 2023 with a previous engineer. The revised proposal is for a 24,000 SF manufacturing facility with 3,000 SF of office space with associated parking and detention facilities. The previously approved site plan included a 20,940 SF building. The changes associated with the current plan are a larger building, modified location for the cul-de-sac, and a new location for one of the detention ponds.

Zoning Requirements

The parcel is a total of 6.07 acres and is zoned GI, General Industrial, which permits the use as proposed. In addition, the property is located in the Airport Overlay District and therefore the development will require FAA approval.

The new plan conforms to all zoning setbacks:

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

Site Characteristics and Development Standards

The property is currently vacant and heavily wooded with no access from Naeco Way. As part of the site development, the developer is required to construct an extension of the roadway along the full frontage of the parcel, culminating with a cul-de-sac at the south corner. The total length of the extension is approximately 800 feet.

The lot slopes down 15 feet from east to west making the front of the parcel the ideal place for stormwater detention. As in the original plan, one pond is proposed at the front of the site near the Naeco Way extension. The second pond has been relocated in the proposed plan from the north side of the site to the south side adjacent to the golf course. Similar to the original plan, a tree protection area is proposed along the south property line to preserve a buffer next to the golf course property.

The property is bordered by parcels zoned GI on the north, east, and west, and by hole #4 of the Planterra golf course to the south. As part of the original approval, the Planning Commission imposed an approval condition that requires enhanced landscaping with evergreen plant materials on the south side of the development to supplement existing vegetation as needed for the creation of a visual buffer to help screen the development from the golf course.

Parking Standards

The proposal is for 24 parking spaces, which is two more than the original plan. One loading space is required for the first 25,000 SF of industrial use. One loading dock is provided on the south side of the building along with a trash compactor. In addition, there are two drive-thru lanes at the rear of the building to accommodate loading internally.

Parking calculations are as follows:

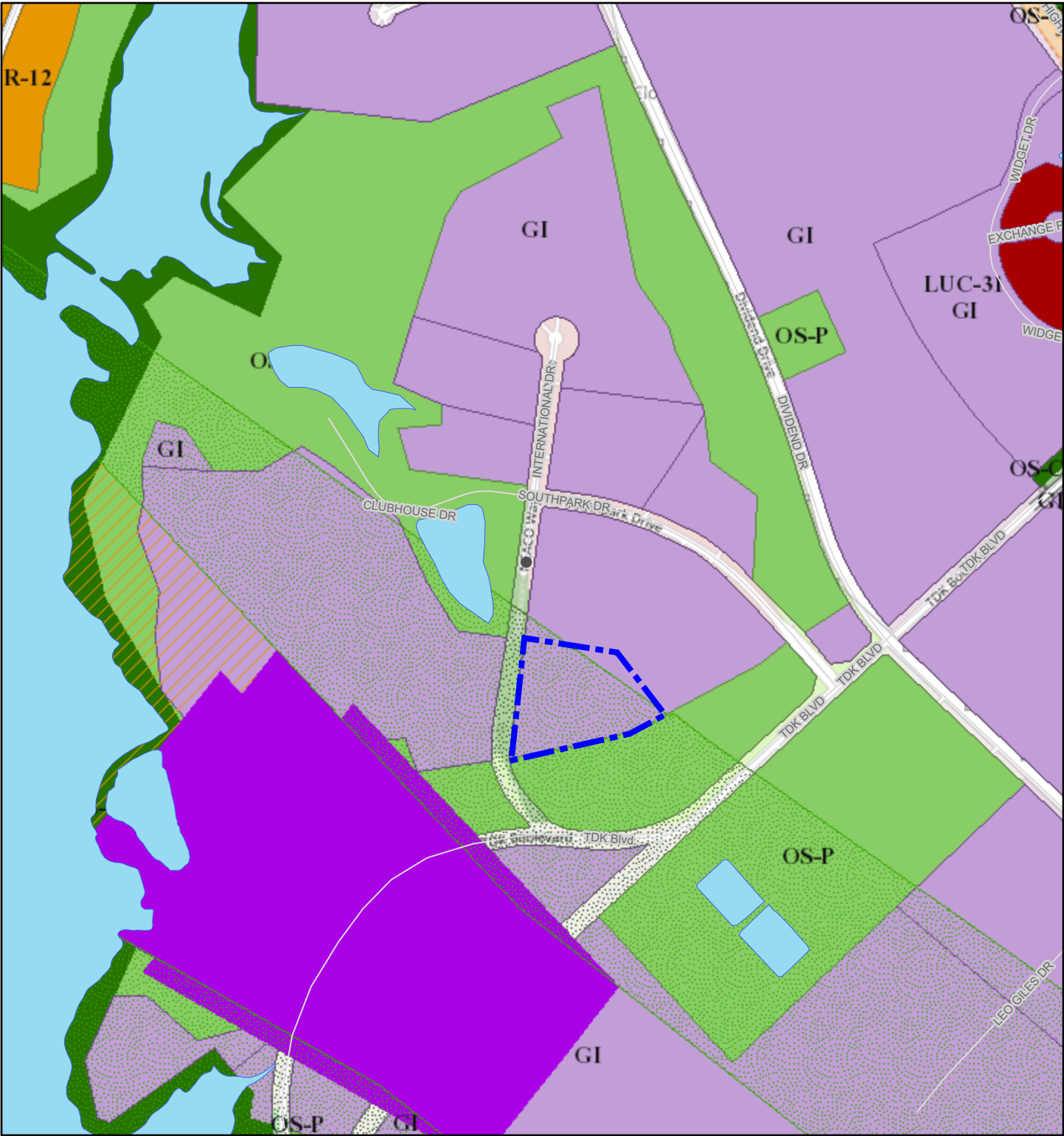
PARKING CALCULATIONS				
	REQUIRED RATIO	AREA	REQUIRED	PROVIDED
Automobile Parking				
<i>Office</i>	1/300 SF	3,000 SF	10	
<i>Manufacturing</i>	1/2000 SF	24,000 SF	12	
TOTAL			22	24

Budget Impact:

There are no budget items associated with this request.

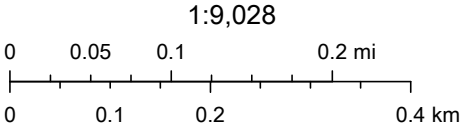
Attachments:

1. Zoning Map
2. Original Site Plan
3. Modified Site Plan
4. Conceptual Site Grading



5/3/2023, 3:40:53 PM

Road Centerlines	R-43	LUR	LUR	GR	GR
lakes	R	LUR	LUR	GR	GR
Zoning	R	LUR	LUR	GR	GR
<Null>	R	LUR	LUR	GR	GR
AR	R	LUR	LUR	GR	OI
ER	R	LUR	LUR	GR	LC
VR	LUR	LUR	GR	GR	GC



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



Know what's below.
Call before you dig.

EXISTING
NAECO WAY
PAVED

NAECO WAY
CENTERLINE

NAECO WAY
R/W AND 80' R/W
RESERVATION

806' NAECO WAY
EXTENSION

BIO-DETENTION
FACILITIES

120' DIA CUL-DE-SAC
PER PEACHTREE CITY
REQUIREMENTS

2420 SQ FT
REQUIRED
R/W

N/F
CC PLANTERRA RIDGE, LLC
CO PROPERTY TAX DEPT
PARCEL #0615 013
DB 4242 PG 54-67
ZONED OS-P

National Flood Hazard Layer FIRMette



FLOOD MAP
FEMA PANEL # 13113C0127E
REVISED SEPT. 26, 2008

PARKING SUMMARY

OFFICE 2,700SF @ 1SP/300 SF = 9 SP
MANUFACTURING 18,240SF @ 1SP/2000SF = 10 SP
TOTAL REQUIRED 19 SPACES
TOTAL ALLOWED 125% TOTAL REQUIRED = 23.75 SP
TOTAL PROVIDED, INC ADA = 22

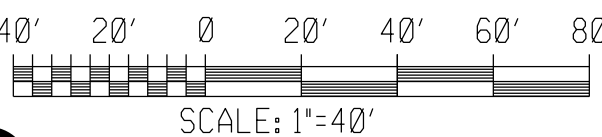
OWNER - SWI MACHINERY
PARCEL # 0615 030
PARCEL AREA - 6.076 ACRES
ZONING - G1
ZONING REQUIREMENTS/PLANNED
FRONT SETBACK 50 FEET/140 FEET
SIDEYARD SETBACK 20 FEET/143 FEET
REAR YARD SETBACK 30 FEET/188 FEET
LOT WIDTH - 200 FEET/503 FEET

N/F
SHINSET CORP
PARCEL #0616 1005
DB 1143 PG 433-436
ZONED G1

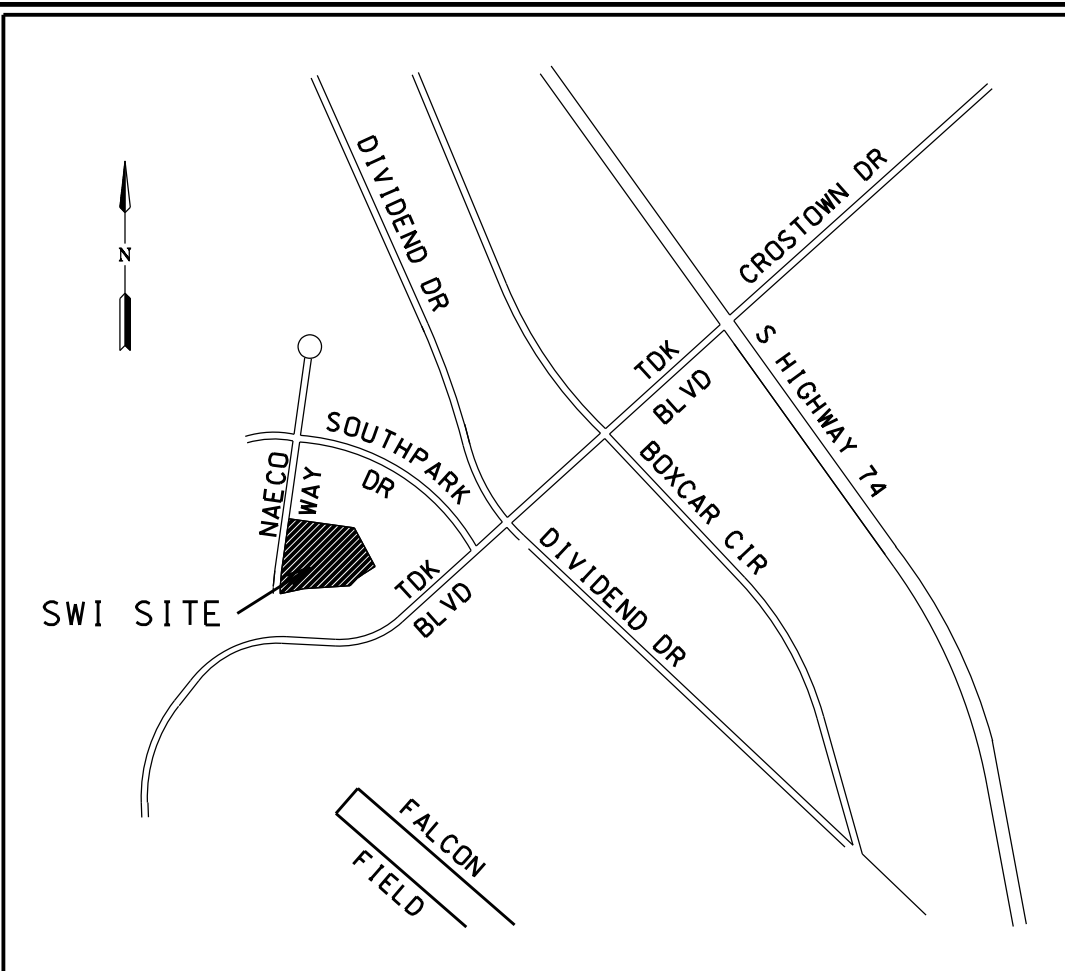
N/F
CC PLANTERRA RIDGE, LLC
CO PROPERTY TAX DEPT
PARCEL #0615 013
DB 4242 PG 54-67
ZONED OS-P

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE



CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE
OF APPROVAL IF A FINAL SITE PLAN HAS NOT BEEN
SUBMITTED TO THE CITY PLANNER.



VACINITY MAP
NTS

LANDMARK
RESOURCES
LLC

ENGINEERING
GEOLOGY

PO BOX 984
RED OAK, GA 30273
770 789 9885

SWI
PEACHTREE CITY
PARCEL # 0615 030
L.L. 55 & 57,
6th DISTRICT
FAYETTE COUNTY,
GEORGIA

GENERAL CONTRACTOR:
MAWAL, INC
88 HOWELL AVE
FAIRBURN, GEORGIA 30213
CONTACT:
PETE WALDROP
770 306 5135

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ENGINEER.

REVISIONS

DATE	JUNE 22, 2022	JOB NO.	22026
FILE NAME	SWI	SCALE	AS SHOWN
SHEET TITLE	CONCEPT PLAN		

SHEET NO.

C-1

SHEET 1 OF

☐ RELEASED FOR CONSTRUCTION
☒ FOR REVIEW ONLY

SITE PLAN LEGEND:

- = PROPERTY LINE - SEE PLAT FOR DETAILS
- ③ = PARKING COUNT NUMBERS
- = PROPOSED NEW BUILDING
- = CONCRETE PAVEMENTS
- SEE DETAIL ON SHEET C700
- = SIGN POST
- = MEDIUM DUTY PAVEMENT
- SEE DETAIL ON SHEET C700
- = HEAVY DUTY PAVEMENT
- SEE DETAIL ON SHEET C700
- = HEAVY DUTY PAVEMENT
- SEE DETAIL ON SHEET C700

PARKING SUMMARY

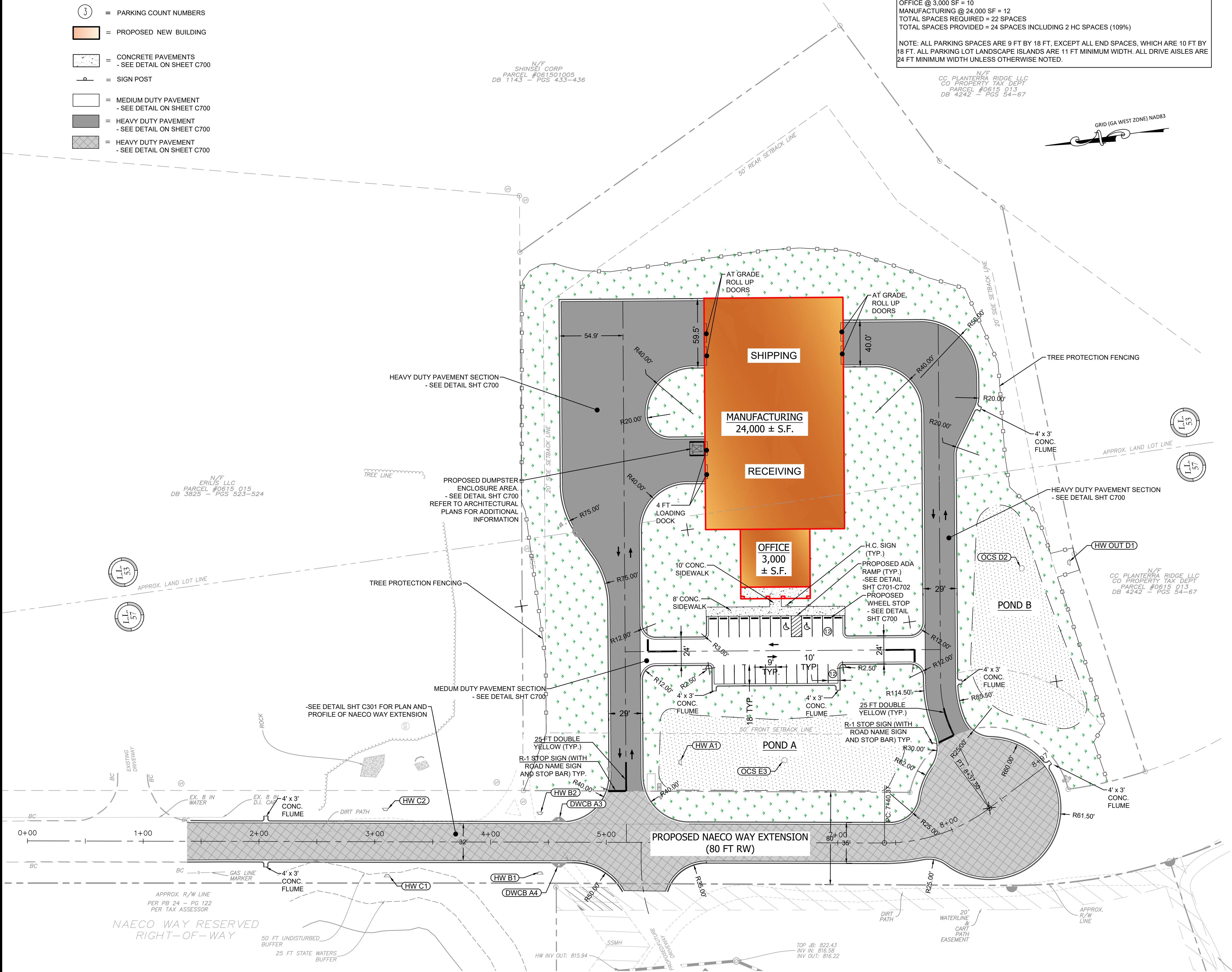
OFFICE: 1 SPACE FOR EVERY 300 SF OF GROSS FLOOR AREA
MANUFACTURING: 1 SPACE FOR EVERY 2,000 SF OF GROSS OFFICE , PLANT OR STORAGE SPACE

OFFICE @ 3,000 SF = 10
MANUFACTURING @ 24,000 SF = 12
TOTAL SPACES REQUIRED = 22 SPACES
TOTAL SPACES PROVIDED = 24 SPACES INCLUDING 2 HC SPACES (109%)

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT, EXCEPT ALL END SPACES, WHICH ARE 10 FT BY 18 FT. ALL PARKING LOT LANDSCAPE ISLANDS ARE 11 FT MINIMUM WIDTH. ALL DRIVE AISLES ARE 24 FT MINIMUM WIDTH UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- OWNER/PRIMARY PERMITTEE:**
SWI MACHINERY INC
89 HOWELL AVE
FAIRBURN, GA 30213
CONTACT: JASON SMOAK
EMAIL: JASON@SWIMACHINERY.COM
PHONE: (770) 318-8246
- ENGINEER:**
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: RALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
- SITE DATA:**
ADDRESS - NAECO WAY EXTENSION
ZONING: GI - GENERAL INDUSTRIAL
TOTAL SITE AREA = 6.06 AC.
DISTURBED AREA = 6.3 AC
PROPOSED IMPERVIOUS AREA = 2.60 AC
NAECO WAY ROADWAY EXTENSION IMPERVIOUS AREA = 0.83 AC
ON - SITE IMPERVIOUS AREA = 1.77 AC
- PROPOSED DEVELOPMENT:** NAECO WAY ROADWAY EXTENSION INCLUDING UTILITIES FOR SITE TO BE DEVELOPED. OFFICE BUILDING, MANUFACTURING BUILDING AND ASSOCIATED PARKING, SIDEWALK, DRIVES, UTILITIES, AND STORM FACILITIES.
- BUILDING SETBACKS:**
FRONT = 50 FT
SIDE = 20 FT
REAR = 50 FT
- BUFFER/LANDSCAPE STRIPS:**
10 FT PERIMETER
- 24 HOUR CONTACT: JASON SMOAK, 770-318-8246
- PROJECT NARRATIVE:** THE SITE IS LOCATED ON THE EAST SIDE OF NAECO WAY WITHIN THE SOUTHPARK INTERNATIONAL INDUSTRIAL PARK. IN ITS CURRENT STATE, THE SITE IS FULLY WOODED AND UNDEVELOPED. THE PROPOSED DEVELOPMENT INCLUDES A SINGLE BUILDING THAT CONTAINS APPROXIMATELY 3,000 SF OF OFFICE SPACE AND 24,000 SF OF MANUFACTURING SPACE ALONG WITH THE ASSOCIATED UTILITIES, LANDSCAPE, HARDSCAPE, AND STORMWATER MANAGEMENT.
- ECOLOGY:** WETLANDS ARE PRESENT WITHIN 200 FEET OF THE PROJECTS BOUNDARIES, HOWEVER WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT. STATE WATERS ARE NOT LOCATED ON THE SUBJECT PROPERTY, BUT ARE WITHIN 200 FEET OF THE BOUNDARIES OF THE PROJECT PROPERTY, AND WILL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES, BUFFERS ARE SHOWN AND ARE ALSO NOT AFFECTED BY THIS PROJECT.
- FLOODPLAIN:** THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0127E, DATED 9/26/2008.
- STORMWATER:** STORMWATER MANAGEMENT WILL BE HANDLED ON-SITE VIA TWO MICROPOOL EXTENDED DETENTION PONDS. EACH POND WILL HANDLE THE ATTENUATION OF THE DESIGN STORM EVENTS THROUGH EXTENDED DETENTION, AS WELL AS TREAT THE REQUIRED WATER QUALITY VOLUME VIA THE MICRO PONDS. ON-SITE INFILTRATION TESTS WERE PERFORMED AND THE SITE WAS FOUND TO NOT BE SUITABLE FOR TRADITIONAL RRv METHODS, SO WQv METHODS WILL BE USED.
- UTILITIES:** WATER SERVICE TO BE PROVIDED BY FAYTTE COUNTY WATR. SEWER SERVICE TO BE PROVIDED BY PEACHTREE CITY WASA.
- ALL WORK SHALL CONFORM TO CITY OF FAYETTE COUNTY WATER AND PEATREE CITY STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
- FIRE PROTECTION:** FIRE HYDRANT SPACING SHALL MEET THE CRITERIA IN APPENDIX B AND C OF THE MOST RECENT INTERNATIONAL FIRE CODE APPROVED BY THE CITY OF PEACHTREE CITY. ALL WORK WILL BE COORDINATED WITH THE PEACHTREE CITY FIRE MARSHAL.
- ALL WORK SHALL CONFORM TO CITY OF PEACHTREE CITY STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
- SIGN PERMIT REQUIRED:** APPROVAL OF FINAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE OR SIGN LOCATION. ALL WALL AND MONUMENT SIGNS MUST BE SUBMITTED FOR REVIEW TO THE CITY SEPARATELY.
- NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
- NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE M.U.T.C.D. (WITH SPECIFICATIONS PUT ON PLAN).



SITE PLAN

SITE DEVELOPMENT PLANS
FOR
SWI MACHINERY INC

HIGHLAND
LAND PLANNING

DRAWING NO.
C200



