



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
April 28, 2025 | 6:30 PM

- I. Pledge of Allegiance**
- II. Additions or Deletions**
- III. Announcements and Reports**
- IV. Approval of Minutes**
 - 1. Planning Commission Meeting April 14, 2025
- V. Public Hearing**
- VI. Old Agenda Items**
- VII. New Agenda Items**
 - 1. Conceptual Site Plan & Building Elevations, Office Building, 3511 TDK Blvd.
 - 2. Building Elevations, Industrial Expansion, 307 Dividend Dr.
- VIII. Workshop Items**

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Planning Commission of Peachtree City
Meeting Minutes
Monday, April 14, 2025
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting with the Pledge of Allegiance at 6:30 p.m. Vice Chairman Kenneth Hamner was also present, as well as commissioners Andrew Kriz and Felicia Reeves. Brett Hanes was absent. In addition, Planning Director Shayla Reed, Recording Secretary Martha Barksdale, and IT Specialist Elijah Brewer were in attendance.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting March 24, 2025

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

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Building Elevations, Daycare Facility, 1501 Georgian Park

This was an outparcels behind Target in the Kedron Village Shopping Center, zoned General Commercial (GC). Reed noted that the elevations called for Hardie siding and columns and sills of Cordova Stone, and the colors proposed were neutral earth tones as the ordinance required. She displayed the elevations, pointing out that the percentage of materials used on each side were within the acceptable range.

During the Planning Commission's last discussion on this project, there had been questions about the playground equipment and shade structures, so the applicant included photos from a recent day care project in Connecticut as examples.

Reed said Staff was of the opinion the proposed building elevations for the daycare facility met the City's development standards.

A representative of Insite Real Estate spoke as the applicant. Reeves asked how many employees this facility would have, and another project manager spoke up and said he could get her that information. She thanked them for bringing the

playground photos.

All the Commissioners said this looked like a good project that was needed in this part of the city.

Kriz moved to approve the building elevations for a daycare facility at 1501 Georgian Park. Reeves seconded. Motion carried unanimously.

2. Building Elevations, PTC Grocer, 258 City Circle

These elevations were for a local grocer to move into the former Books-A- Million site at The Avenue, and it was currently zoned Limited Use Commercial (LUC). The materials, color, and design would not be changed very much, Reed noted, but windows would be added and there would be a continuous canopy to wrap around the building, along with a knee wall. The main entrance would be relocated. The mural would be moved, but the details had not be finalized.

Architect Chris Nardone represented the applicant. Kriz asked him why the canopy was being shortened, and Nardone said that area was to be used as a cart corral; there would be no pedestrian traffic there. Kriz also said he was glad they would be saving the mural. Nardone said it might take up the whole wall; the grocer wanted to put its own spin on it.

Kriz also said he wanted to mention the crowded parking area in this location, and urged Nardone to see what could be done.

Ritenour asked when the client would decide on the mural? Nardone said it would be end of the month. Ritenour said he would like to see the mural cover the whole wall, but if it didn't, he wanted to see the kneewall extended, and brick cover the area.

Traffic was Reeves' concern, but there was nothing they could do about it. Hamner agreed that traffic would be tight, but traffic always was around this type of grocer, he added.

Ritenour said it would be great in a different location, but he understood there was nowhere else. It would fit in well with the other businesses at The Avenue, and traffic would be an issue no matter what was there.

Ritenour suggested a condition of approval that if the panel beside the new windows was left, the kneewall should be extended and the panel changed to brick to match the other side of the window.

Kriz moved to approve the building elevations for a PTC Grocer at 258 City Circle with the condition that the applicant work with City staff concerning the panel, depending on the final design of the mural. Hamner seconded. Motion carried unanimously.

3. Conceptual Site Plan, SWI Machinery, 400 Naeco Way

This property was zoned General Industrial and Airport Overlay, Reed stated, along Naeco Way. A site plan for a 20,940 square foot building with 22 parking spaces was approved with a different engineer in 2023. The revised plan called for a building of 24,000 square feet with 24 parking spaces. There would be a modified cul-de-sac in a different location from the previous submission and a detention pond had been moved.

Reed said staff believed the development met the City ordinances.

Jason Walls of Highland Land Planning represented the applicant. He said they were there to discuss the building size increase, which the client wanted to add now rather than in the future, along with the change in shape of the cul-de-sac, which allowed his client to be the sole donator of the right-of-way instead of Gerresheimer having to contribute a piece. Also, Coweta-Fayette EMC had equipment on the other side of the road.

Walls said his firm took over this project because of the difficulty of stormwater design. There was a lot of water heading east on this property. They had built an oversized shallow pond that would be screened with landscaping, and there would be a lot of wooded land between their property and the cart path.

The Commissioners thanked Walls for working on this drainage issue and finding a well-designed solution.

Kriz moved to approve the modified conceptual site plan for SWI Machinery at 400 Naeco Way with staff recommended conditions. Reeves seconded. Motion carried unanimously.

Workshop Items

There were no workshop items.

The next meeting was scheduled for April 28, Ritenour said.

There being no further business, Hamner moved to adjourn at 6:55 p.m. Kriz seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/23/2025
Shayla Reed, Planning Director 4/23/2025

DATE: April 28, 2025

SUBJECT: Conceptual Site Plan & Building Elevations, Office Building, 3511 TDK Blvd.

Recommendation:

Staff recommends this item be heard at the next Planning Commission meeting on May 12, 2025 to allow additional time for review and discussion of environmental issues.

Discussion:

Budget Impact:

None

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 4/23/2025
Shayla Reed, Planning Director 4/23/2025

DATE: April 28, 2025

SUBJECT: Building Elevations, Industrial Expansion, 307 Dividend Dr.

Recommendation:

Staff is of the opinion the proposed building elevations for the new industrial building to be located at 307 Dividend Drive meet most of the City's development standards. The proposal falls short of the 80/50% rule for primary materials, therefore approval is at the discretion of the planning commission.

Discussion:

Jefferson Architecture has submitted building elevations for a new industrial building to be located at 307 Dividend Drive. The new building will be an accessory testing facility to the existing warehouse. The zoning for the project site is GI, General Industrial. Dividend Drive is a community collector road and therefore an architectural review by the Planning Commission is required.

Architectural Design

The proposed design is a mix of brick and corrugated metal panels. Section 727 of the Land Development Ordinance (LDO) states, as a general rule, front facades should be at least 80% primary materials, such as brick or stone, and side facades should be at least 50% primary materials. The building facade facing Dividend Drive (west) is 78% brick while one side facade (north) is 52% and the other side facade (south) is 45%.

Exterior Materials and 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 colors proposed for the new building are neutral. The following is the proposed color palette:

- Brick - Meridian Brick, Chocolate Wire Cut
- Metal Panels - MBCI Pre-finished Corrugated panels, custom color-Iron Ore (SW 7069)



Staff feels the proposed color palette will blend with the natural surroundings and be compatible with the existing warehouse building, which is also a neutral color (beige).

Budget Impact:

No budget impacts are associated with this request.

Attachments:

1. Zoning Map
2. Site Plan
3. Color Elevations
4. Materials Sheet



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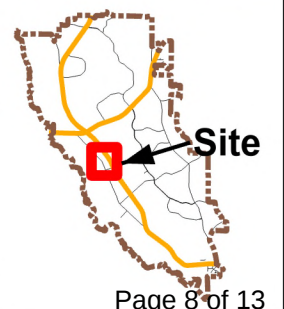
Zoning Map: 2025

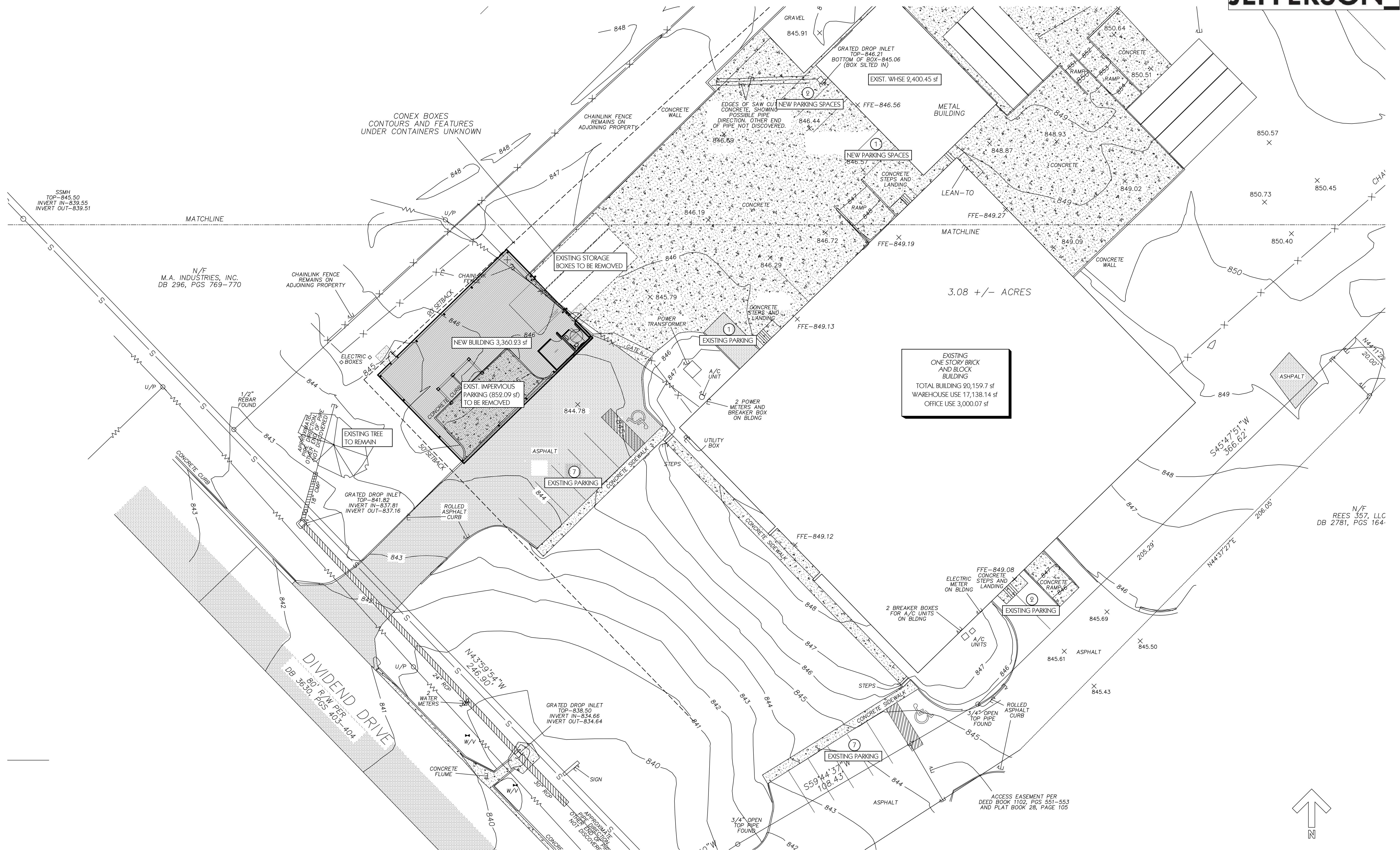
**307 Dividend DR
ZONED: GI**

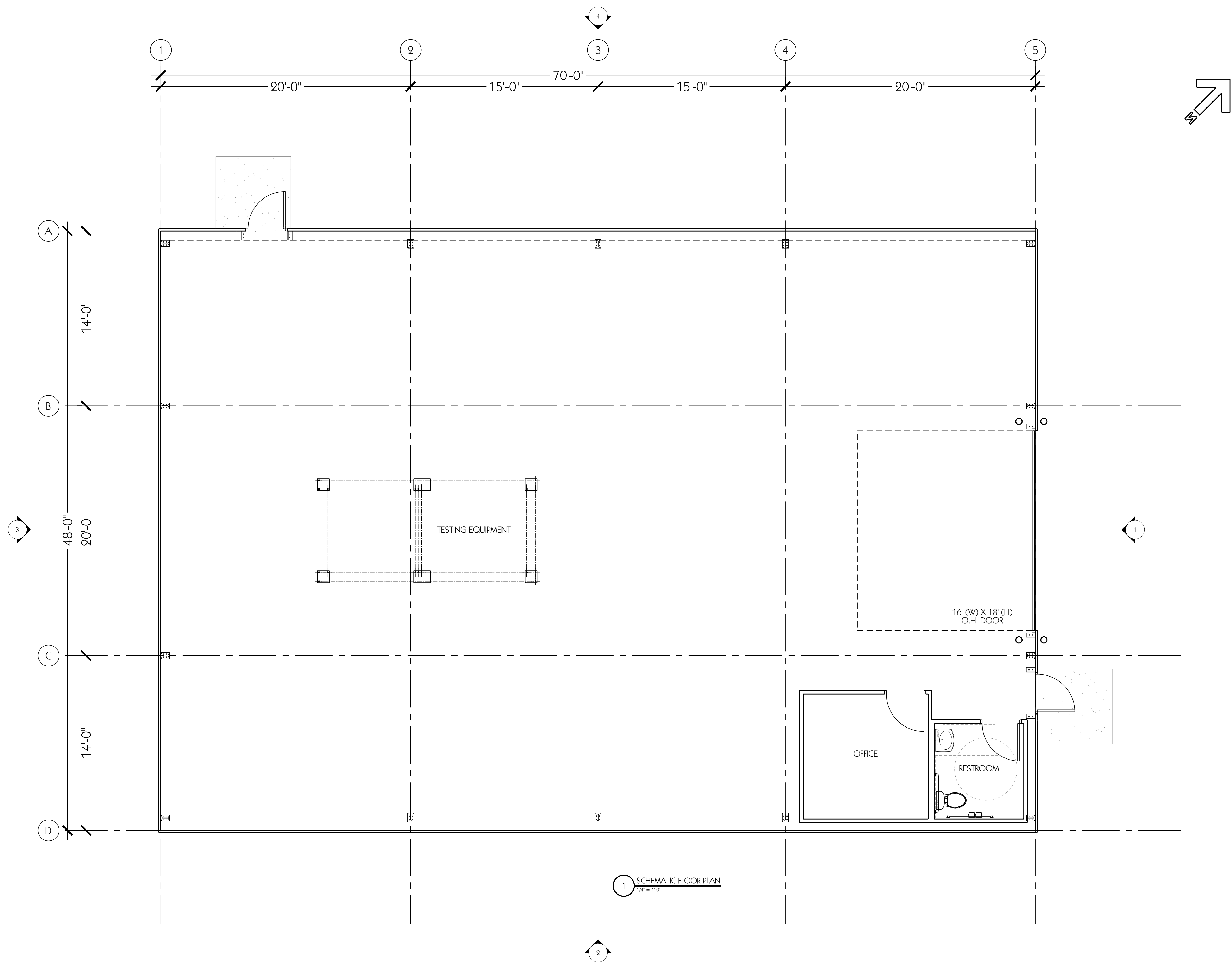
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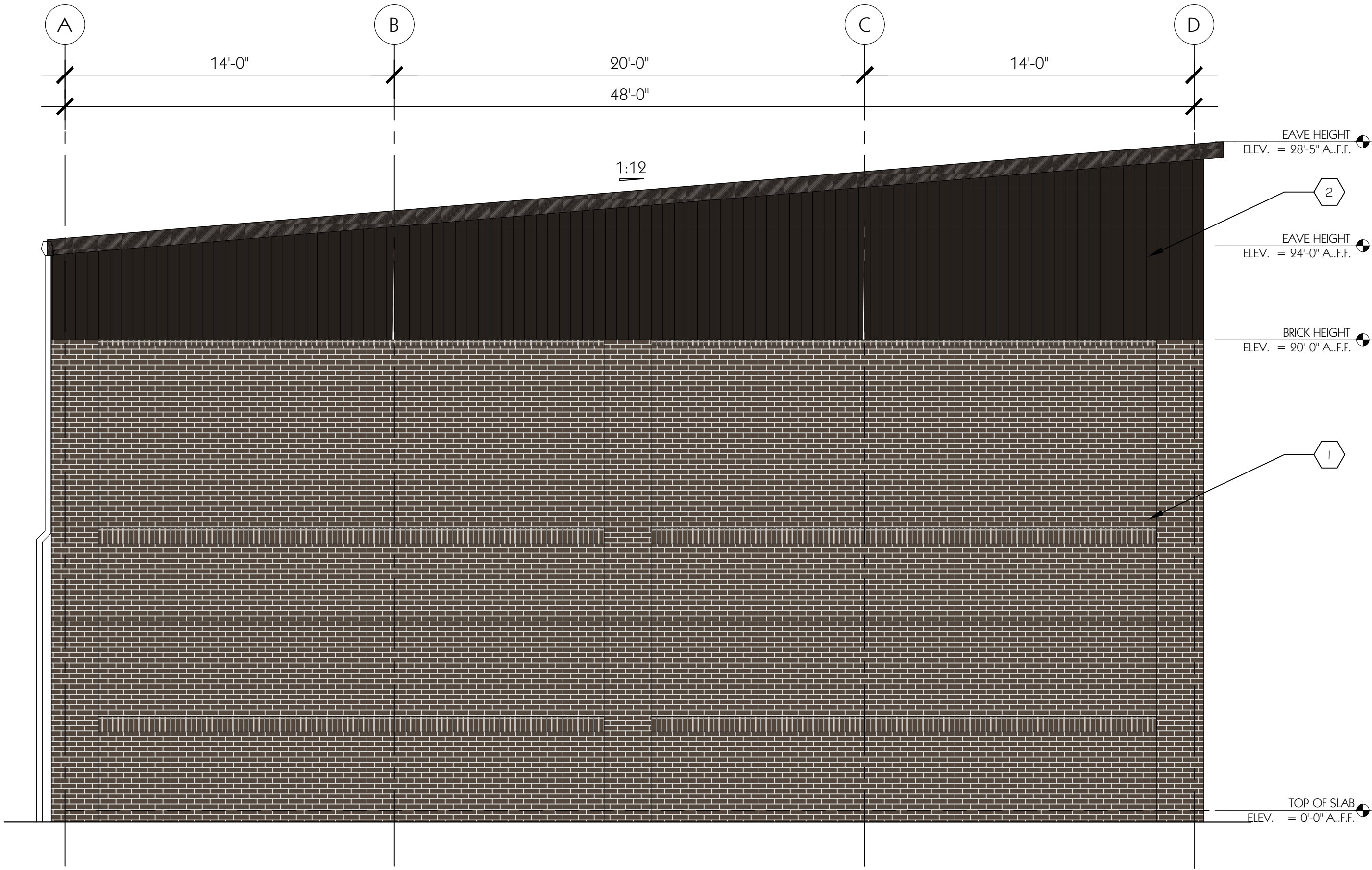


1 inch = 477 feet

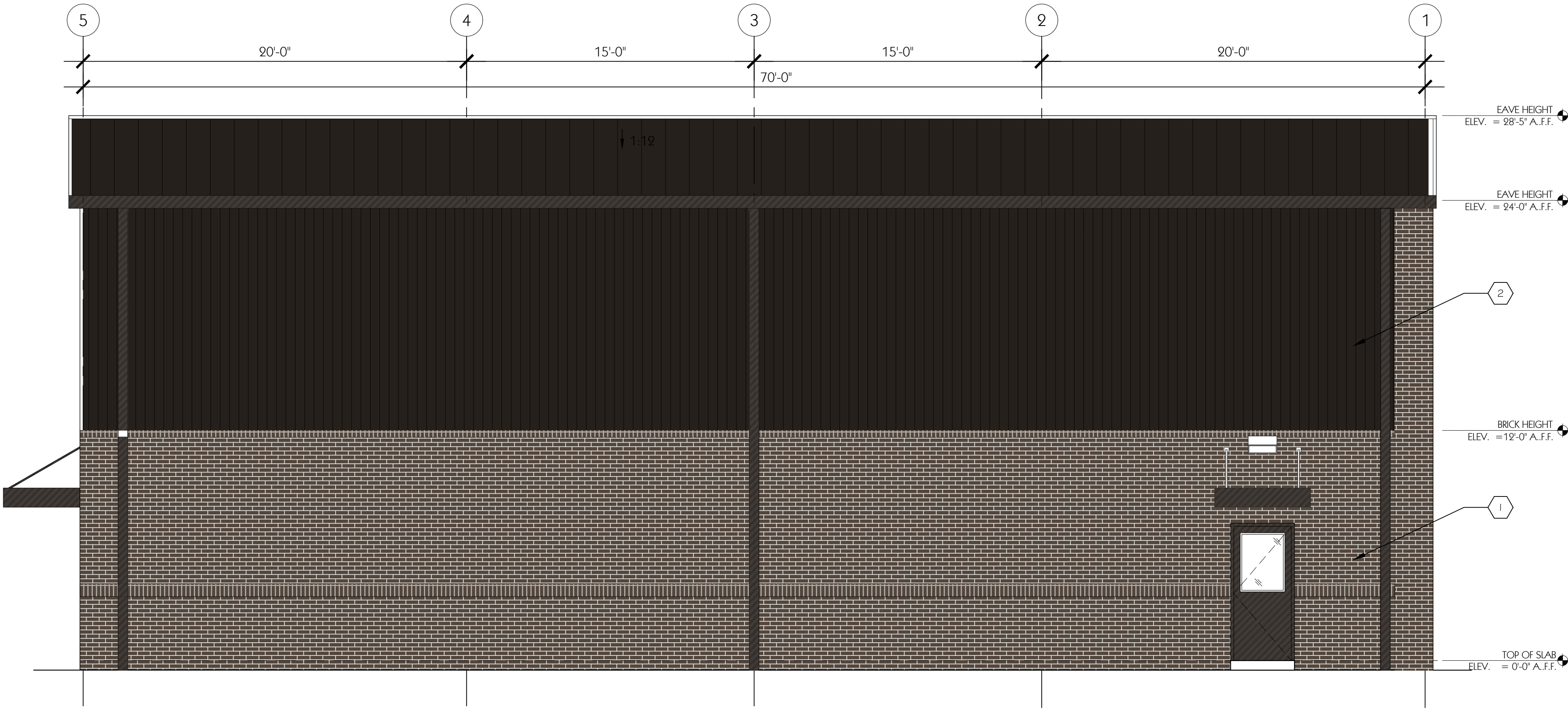








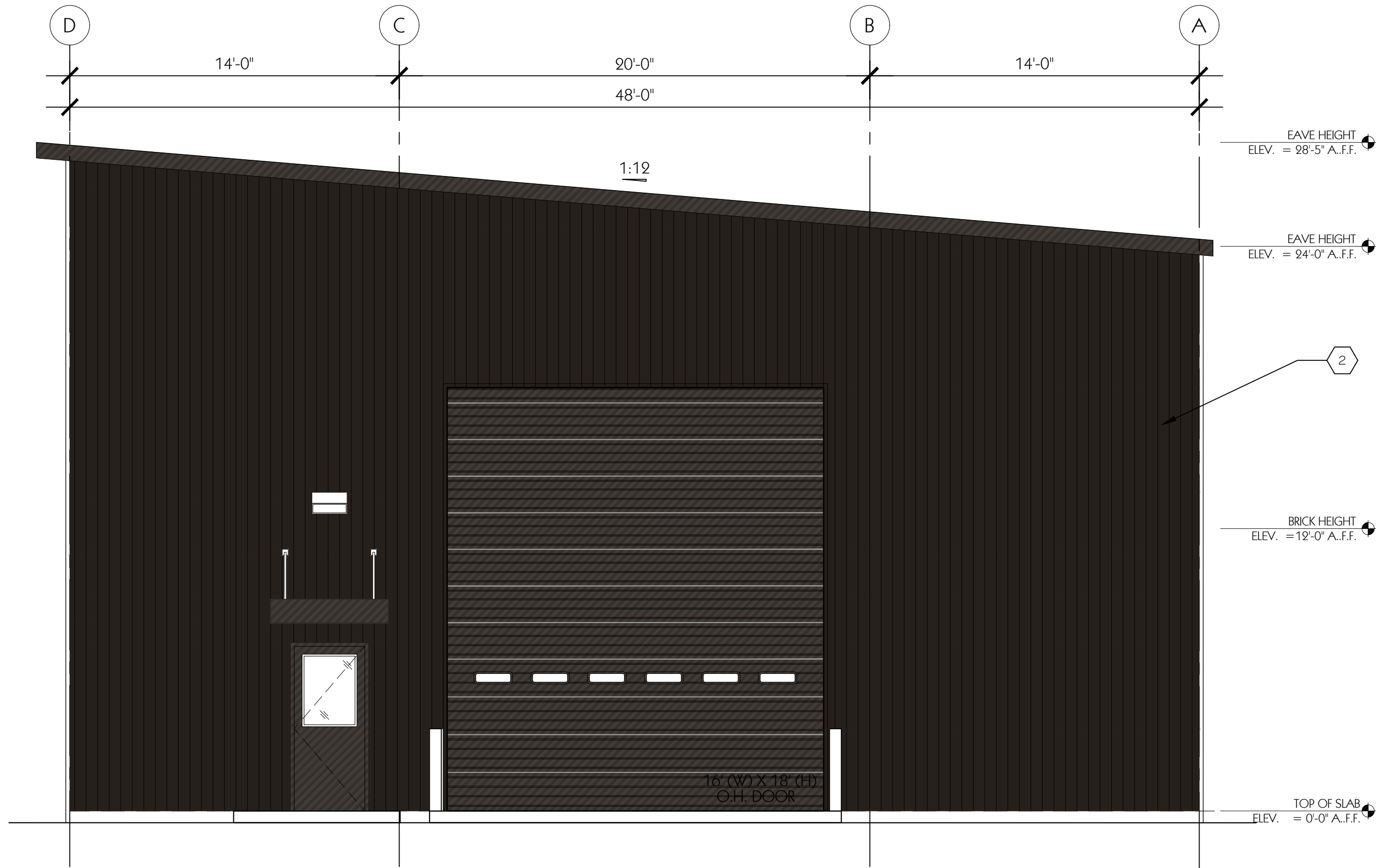
3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

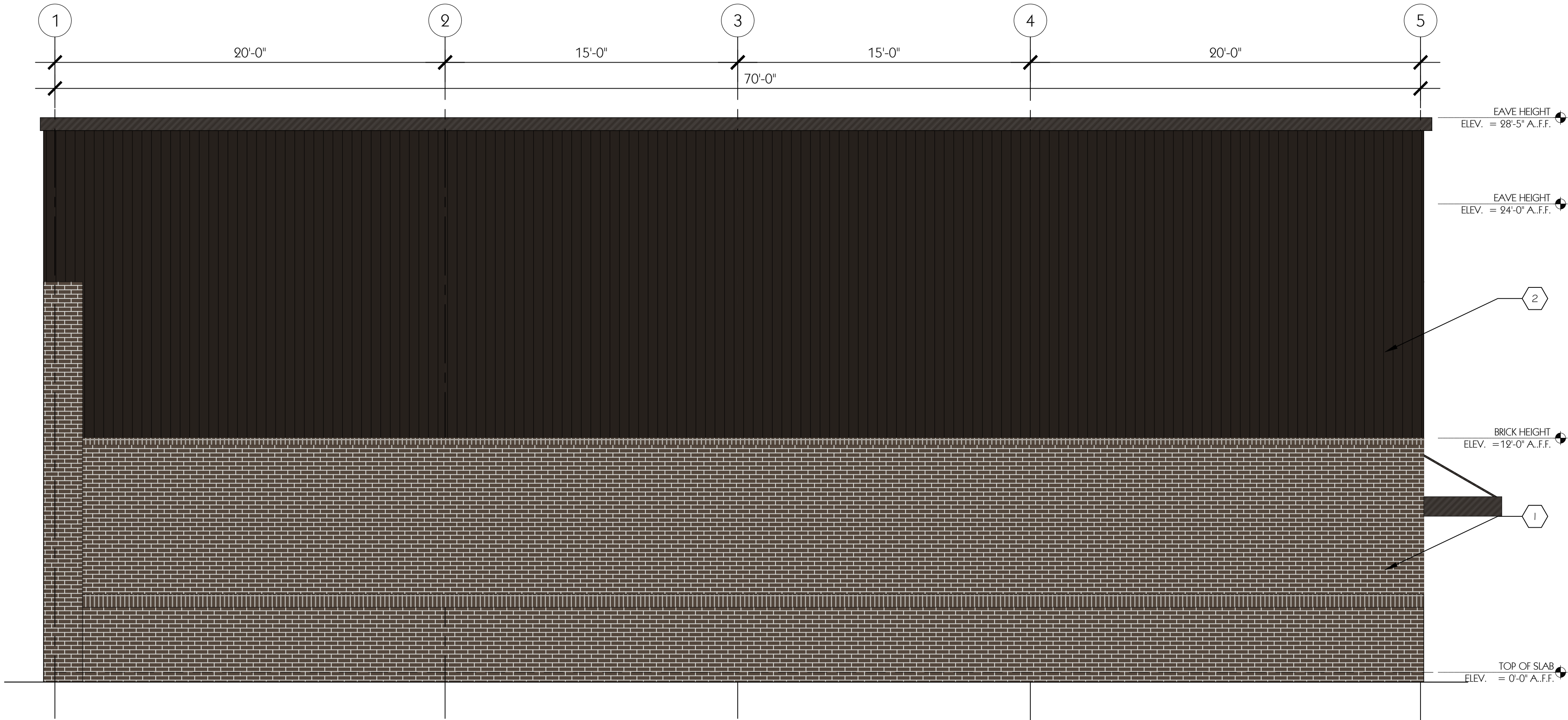
1 1/2" PANEL TYPE 7.2 PRE-FINISHED CORRUGATED PANEL BY MBCI, SIGNATURE 200 COLOR CUSTOM IRON ORE (SW7069)	COLOR BRICK – MERIDIAN BRICK COLOR: CHOCOLATE WIRE CUT

EXTERIOR MATERIAL SCHEDULE		
1	BRICK VENEER	
2	METAL SIDING	



1 1/2" PANEL TYPE 7.2 PRE-FINISHED CORRUGATED PANEL BY MBCI, SIGNATURE 200 COLOR CUSTOM IRON ORE (SW7069)	COLOR BRICK - MERIDIAN BRICK COLOR: CHOCOLATE WIRE CUT

1 EAST ELEVATION
1/4"=1'-0"



EXTERIOR MATERIAL SCHEDULE		
1	BRICK VENEER	
2	METAL SIDING	

2 SOUTH ELEVATION
1/4"=1'-0"

MATERIAL BOARD – CLAYTON TEST FACILITY

1 1/2" PANEL TYPE 7.2 PRE-FINISHED
CORRUGATED PANEL BY MBCI, SIGNATURE
200 COLOR CUSTOM IRON ORE (SW7069)



COLORED BRICK – MERIDIAN BRICK
COLOR: CHOCOLATE WIRE CUT

