

**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