

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 outparcelt 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

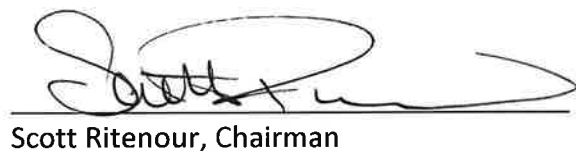
There were no workshop items.

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